

lot 17

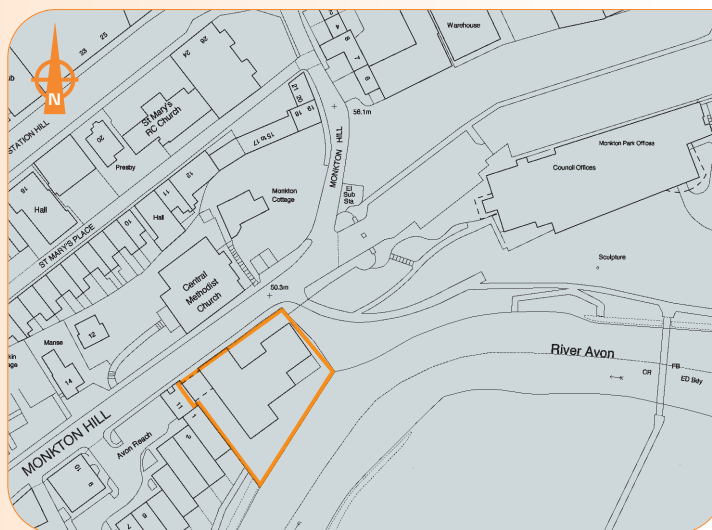
# Blocks 1-4 Avon Heights, Monkton Hill Chippenham, Wiltshire SN15 1ER

Rent  
£160,000  
per annum  
exclusive

### Substantial Freehold Office Investment

- Let to Good Energy Limited (with guarantee from Good Energy Group plc) on a new 10 year lease (subject to option)
- Historic market town close to the North Wessex Downs and Cotswolds
- Substantial office building comprising approximately 15,000 sq ft with undercroft car parking for approximately 24 cars
- Residential Conversion potential (subject to consents)





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**Location**

Miles: 27 miles east of Bristol  
14 miles north-east of Bath  
Roads: A350, M4 (Junction 17)  
Rail: Chippenham Railway Station (1hr 13mins to London Paddington)  
Air: Bristol Airport, Cardiff Airport

**Situation**

Chippenham is an affluent and historic Wiltshire market town situated between the North Wessex Downs to the east, the Cotswolds to the west and Salisbury Plain to the south. The property is situated on the south side of Monkton Hill in the town centre, some 170 metres from Chippenham Railway Station.

**Description**

The property comprises a substantial office building, arranged as four interconnected buildings over 4 floors, of approximately 15,000 sq ft. The offices benefit from suspended ceilings, central heating and undercroft car parking for approximately 24 cars. The property may benefit from Residential Conversion subject to consents.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Viewings**

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on-site. Please contact Alec Linfield. Telephone: +44 (0)20 7034 4860.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Office	420.35 sq m	(4,525 sq ft)	<b>GOOD ENERGY LIMITED (with guarantee from Good Energy Group plc)</b>	10 years from 12/02/2016 on a full repairing and insuring lease (2) (3)	£160,000	12/02/2021 (11/02/2026)
Lower Ground	Car Park	38.55 sq m	(415 sq ft)				
First	Office	483.15 sq m	(5,201 sq ft)				
Second	Office	352.95 sq m	(3,799 sq ft)				
Third	Office	97.55 sq m	(1,050 sq ft)				
<b>Totals</b>		<b>1,392.55 sq m</b>	<b>(14,990 sq ft)</b>			<b>£160,000</b>	

- (1) Founded in 1999, Good Energy is a British renewable energy company which is listed on the London Stock Exchange (Source: www.goodenergy.co.uk). For the year ending 31st December 2014, Good Energy Group plc reported a turnover of £57,618,000, pre-tax profits of £1,288,000 and a total net worth of £14,413,000. (Source: www.riskdisk.com 12/02/2016).
- (2) The lease is subject to a schedule of condition and is outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
- (3) The lease provides for a tenant option to determine the lease on or after 12th February 2018 subject to providing 9 months' prior written notice. A penalty of £80,000 is payable by the tenant if the tenant exercises their option to determine the lease prior to 30/09/2019.

**For further details please contact:**  
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**Dentons UKMEA LLP**  
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See: **www.acutus.co.uk** for further details

**Seller's Solicitors:**  
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Ref: Michael Cohen.