

MONCKTON HOUSE

MONCKTON HOUSE, EPSOM CENTRE, WHITE HORSE BUSINESS PARK, TROWBRIDGE, BA14 0XG





LOCATION

Trowbridge is the County town of Wiltshire and is located approximately 13 miles south east of Bath, 40 miles south west of Swindon and 33 miles north east of Salisbury. The town has direct access to the A350 which in turn links with Junction 17 of the M4 approximately 32 km (20 miles) to the north. Neighbouring towns of Frome, Chippenham and the city of Bath are all within a 30 minute drive of Trowbridge with Bristol and Swindon accessible in under an hour. The resident population within a 30 minute drive is approximately 450,000 rising to 1,750,000 within an hour.

SITUATION

The property is situated on White Horse Business Park, widely acknowledged as the region's most established commercial location. The 60 acre park accommodates some 53,400 sq m (575,000 sq ft) of high quality business accommodation ranging from high specification offices to light industrial units.

DESCRIPTION

Monckton House is a two storey, self-contained office building constructed in 2006 to a high specification and includes:

- Suspended ceilings.
- Air conditioning.
- Passenger lift.
- Two Disabled W.C.s (one on each floor).

The property includes 34 car spaces providing an excellent parking ratio of 1:192 sq ft.

There are two entrances to the central core, allowing the accommodation to be sub divided floor by floor and wing by wing.



TENURE

The property is held on a 999 year lease from 28 September 1994 at a peppercorn rent.

INVESTMENT RATIONALE

Mathematics in Education and Industry expanded recently and were granted a new lease of the whole of their now larger demise, with a rebased rent but no rent free period, which demonstrates their high satisfaction with the location and the building.

EPC

The property has an EPC rating of C67.

PROPOSAL

We are instructed to seek offers in excess of £640,000 subject to contract and exclusive of VAT. A purchase price at this level reflects an attractive net initial yield of approximately 11.21%, assuming standard purchaser's costs of 5.80%.



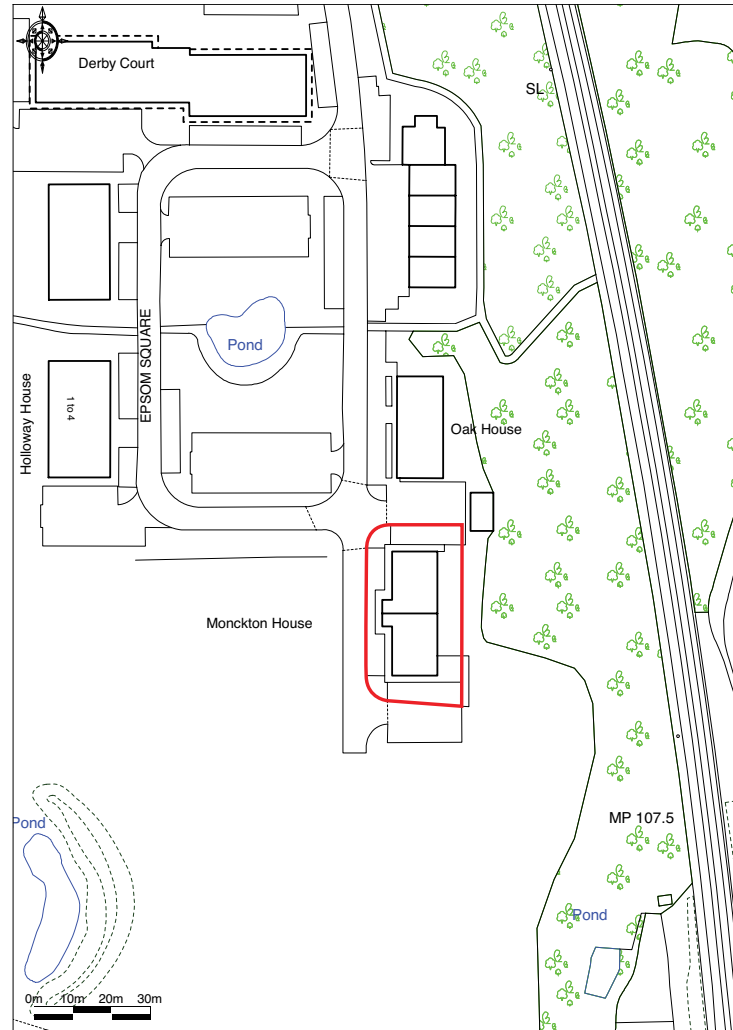


TENANCY SCHEDULE

Premises	Tenant	NIA Sq Ft	Lease Commencement	Lease Expiry	Rent £pa	Rent £psf	Comments
First Floor	Mathematics in Education and Industry	3,209	14/07/2014	31/08/2016	33,700	10.50	13 parking spaces.
Ground Floor	The Orders of St John Care Trust	3,316	12/07/2006	11/07/2021	42,200	12.73	21 parking spaces. TBO 12-7-16 on 6 months' notice
Totals		6,525			75,900		

NOTES:

- We are informed that both leases are effective FR&I via a service charge.



FURTHER INFORMATION

DATA ROOM

Copy legal documents and other information are in the data room. Please email the agents for access.

SERVICES

Services have not been tested and no warranty is made or implied.

VAT

VAT will be charged on transactions where it is due. Some of the properties may be eligible for sale as a TOGC. Please see data room for further information.

CONTACTS

To request access to the data room please contact David Klein at D&P Klein david@kleinonline.co.uk or Anthony Bianchi at Bianchi Chartered Surveyors anthony.bianchi@blueyonder.co.uk

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