



SITUATION

Located close to the junction with Farringdon Lane within this gated courtyard development accessed directly off this attractive tree-lined square which comprises of a number of commercial and residential occupiers including media users and the **Royal Philharmonic Orchestra**. Hatton Garden is less than ¼ mile away and the area is well served by good public transport routes being within close proximity to Farringdon Station (Mainline, Hammersmith & City, District and Metropolitan Lines).

PROPERTY

Forming part of a terraced building comprising a **Rear Ground Floor Office** with internal access via a trap door to a **Basement**. In addition, the property includes 1 rear parking space.

ACCOMMODATION

Ground Floor Office Area Approx 350 sq ft
WC

Basement

(5ft restricted head height) 3'6" x 8'0"

VAT is NOT payable in respect of this Lot

£9,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 999 years from 1st October 2007 at peppercorn ground rent.

TENANCY

The property is let on an internal repairing and insuring lease to **Plowman Craven Ltd as Land Surveyors (See Tenant Profile)** for a term of 3 years from 25th March 2010 at a current rent of **£9,500 per annum** exclusive.

Note 1: The tenant, or their associated companies, have been in occupation for approximately 9 years.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

TENANT PROFILE

Plowman Craven is a leading chartered geomatics company offering a broad range of professional measurement services and is one of the largest geomatics companies in the UK (source www.plowmancraven.co.uk). For Y/E 31/12/10 Plowman Craven reported a T/O of £6.7 m, Pre-Tax Profits of £371,000 and a Net Worth of £770,000.

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts