



**SITUATION**

The property is located on a tree-lined business park in Bramley, approximately 13 miles from Reading and 6 miles from Basingstoke. Bramley Mainline Station offers direct service to Reading in 17 minutes and to Basingstoke in 9 minutes. Frequent trains from Reading to Paddington Station in London take under 30 minutes. Bramley will also benefit from the opening of the Elizabeth Line Crossrail hub in Reading in 2018. The office park also benefits from excellent road connections to the M3 (Junctions 6 and 7) and the M4 (Junction 11) via the A33.

**PROPERTY**

Comprising a mid terrace **Office Building** arranged over ground and first floors with **Parking for 10 Cars**.

**VAT is applicable to this Lot**

**FREEHOLD**

**£23,000 per annum**

The Surveyors dealing with this property are **ELLIOTT GREENE** and **JONATHAN ROSS**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor Offices**

Area Approx 1,100 sq ft  
Plus Kitchen & WCs

**First Floor Offices**

Area Approx 1,175 sq ft  
Plus Kitchen

**Total Area** Approx 2,275 sq ft

**TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition and excluded from sections 24-28 of the L&T Act 1954) to **Rubicon Workflow Solutions Ltd as IT support providers (Visit: [www.rubicon-solutions.co.uk](http://www.rubicon-solutions.co.uk))** for a term of 10 years from 11th November 2015 at a current rent of **£23,000 per annum** exclusive.

**Rent Review and Tenant's Break November 2020**

**VENDOR'S SOLICITORS**  
Fladgate LLP - Tel: 020 3036 7000  
Ref: Ms Aditi Sawjani - Email: [asawjani@fladgate.com](mailto:asawjani@fladgate.com)

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 £500 (including VAT) upon exchange of contracts