

Lot 21

Greenford Business Centre, Old Field Lane North,
Greenford, Middlesex UB6 0AL

GUIDE PRICE: £1,350,000



MAJOR INVESTMENT OPPORTUNITY

This interesting investment opportunity occupies a site area of approx 1.61 acres (inclusive of access road that dissects the site). The site is made up of three main buildings that offer business space on short term agreements and latest available accounts show a gross monthly income before expenses of £30,272 for November 2007 and £28,727 for December (Thus averaging to £353,994 Gross pa). There are various rooms/offices that are currently vacant along with a further disused scout hut and approx 80 undemised parking spaces that when let would of course substantially increase the investment income. The site is located adjacent to Greenford Underground Station and in our opinion offers an excellent investment/business opportunity to a willing purchaser. The various offices, warehouse and premises offer overall approx 28,200 sq ft of space and the site offers additional investment income from advertising hoardings etc. Further details are available upon request from the Auctioneers.



LOCATION

Greenford forms part of the London Borough of Ealing, which is located within Greater London. Main industries in the borough include distribution, education, health, hotels and catering. Nearby major roads include the M4, A40, M25 and M40, with Heathrow International Airport located approximately 8.5 miles to the south west of the borough. Tube stations that serve the borough include Ealing Broadway which runs Central and District line trains and Ealing Common and South Ealing which both run Piccadilly and District line services. The site is located adjacent to Greenford Station (Central and Main Lines) in a predominantly industrial part of the borough.

TENANCY SCHEDULE

	NOV 07	DEC 07
ICG House	£13,489.38	£12,355.50
Stanford House	£8,264.97	£7,853.72
Greenford Storage Centre	£2,513.33	£2,513.33
Business Mail	£376.00	£376.00
Other Revenue	£5,629.01	£5,629.01
Gross Income before Expenses	£30,272.68	£28,727.56

TENURE

Leasehold: Lease is 50 years from 25 December 1979
Ground rent: £80,000 pa.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000

ADOPTED RATEABLE VALUE

For buildings: £97,000

VENDORS SOLICITORS

TLT Solicitors
One Redcliff Street,
Bristol BS99 7JZ

0117 917 7925

VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■