



FREEHOLD OFFICE INVESTMENT OPPORTUNITY

UNIT E AND UNIT K

BOURNE END BUSINESS PARK
Cores End Road
Bourne End
Buckinghamshire
SL8 5AS





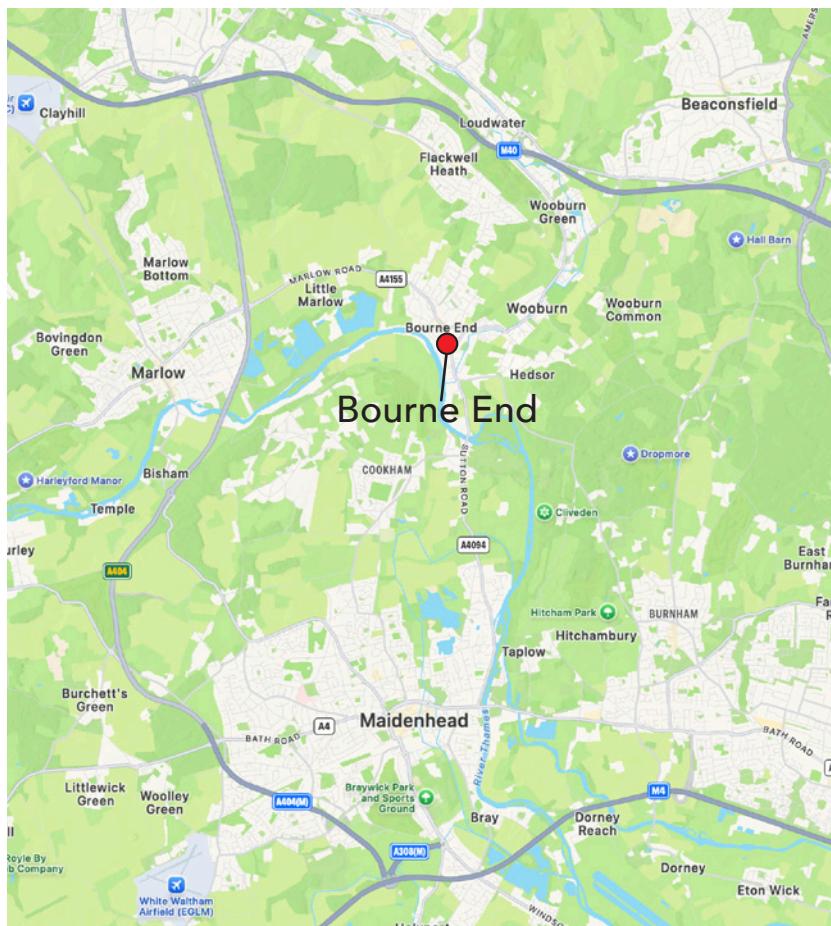
INVESTMENT SUMMARY

- Bourne End is an affluent market town in Buckinghamshire benefiting from good communication links to London
- The buildings are well located directly opposite Bourne End railway station and a 2 minute walk from the High Street
- Maidenhead Elizabeth Line station is a 10 minute train journey away
- Two self contained offices totalling 2,338 sq ft
- Freehold
- Potential for longer term residential conversion subject to planning.
- Each unit is single let on FRI leases with a current income of £48,000pa reflecting an average rent of only £20.53 psf
- Offers in excess of £580,000 subject to contract for both units reflecting 7.9% after deducting 5.2% costs. The price equates to £248 psf

LOCATION

Bourne End is an affluent market town on the River Thames, lying between the M4 and the M40 motorways. It is in a central location surrounded by several other towns including Marlow, Maidenhead, Beaconsfield & High Wycombe.

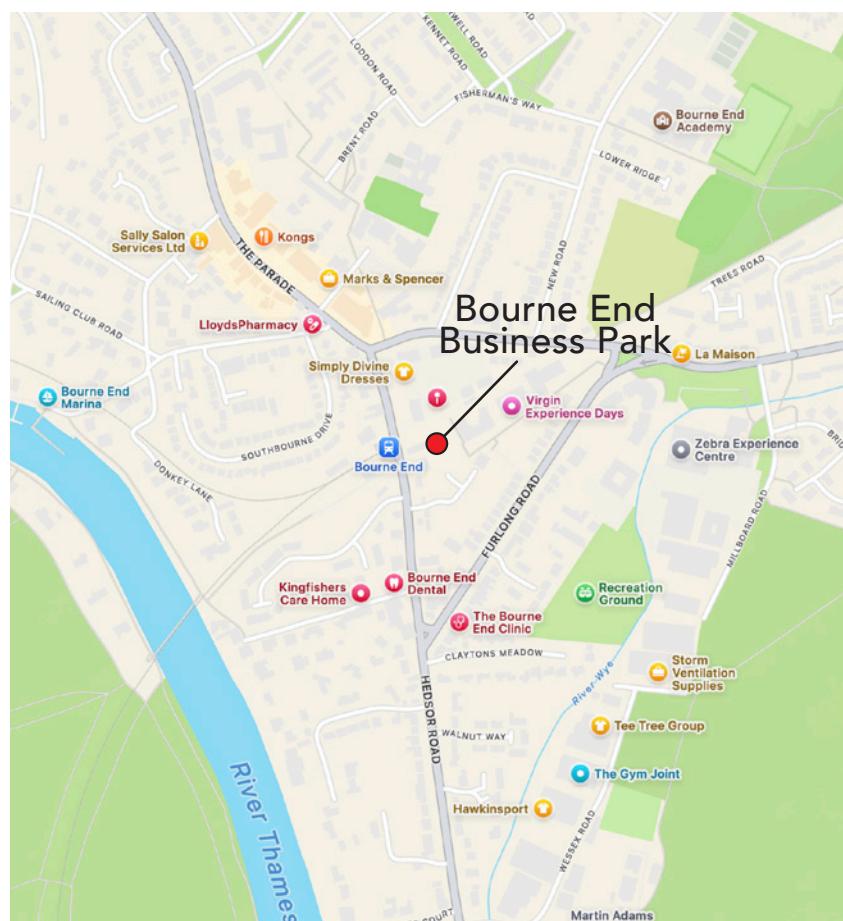
The town is at the southern boundary of the county of Buckinghamshire close to its border with Berkshire. Maidenhead is 5 miles south and High Wycombe 6.3 miles north.



SITUATION

The properties are situated on the Bourne End Business Park on the south side of Cores End Road (A4155). The park is situated in the town centre opposite Bourne End train station and less than 100m from the High Street. This central location has ensured that there is good occupier demand whenever space has become available.

In total there are fifteen buildings on the park, two large offices including Cavendish House and then thirteen smaller units in five terraces which include units E and K.



DESCRIPTION

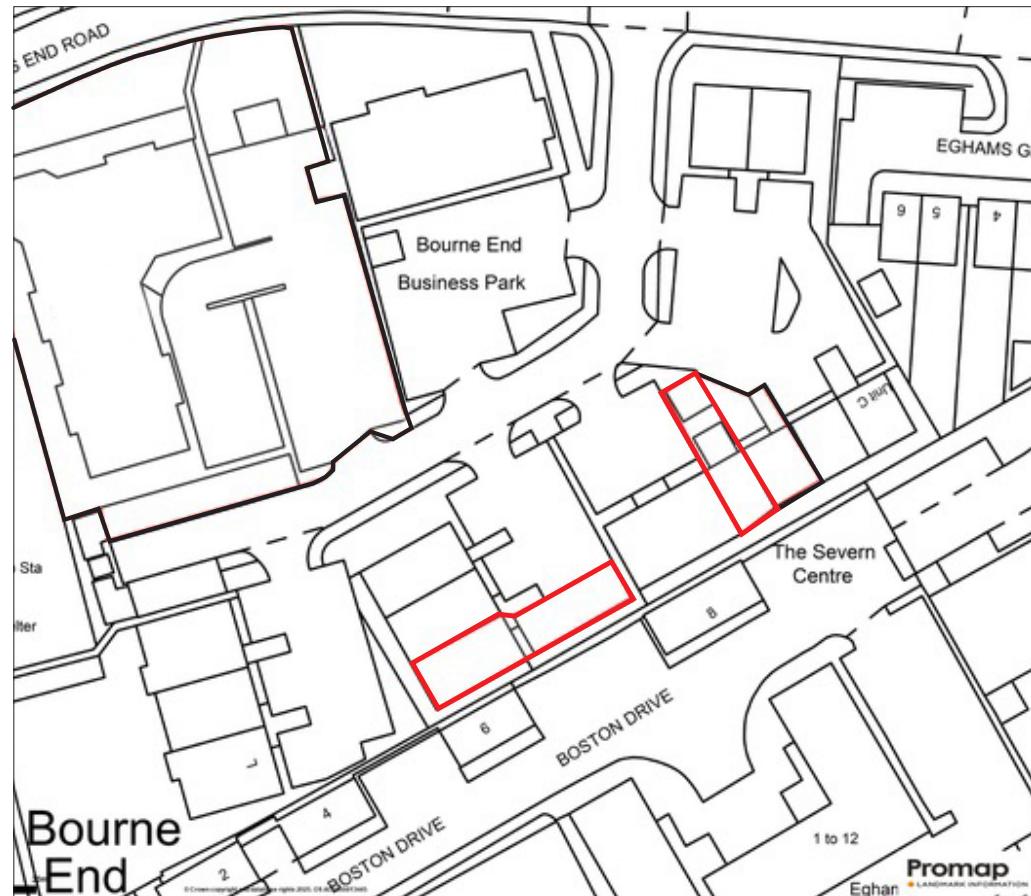
The investment comprises two single let self contained office units. Both buildings are two storey with brick elevations under a pitched slate tiled roof.

Units E and K are similar in specification in that they are end of terrace self contained offices with suspended ceiling incorporating Cat II lighting, fully accessed raised floor with toilets on ground and first floor.

TENANCY

The two buildings are let in accordance with the schedule below. Both leases are full repairing and insuring.

An estate service charge is levied to all occupiers on the park which again is fully recoverable from the tenants.



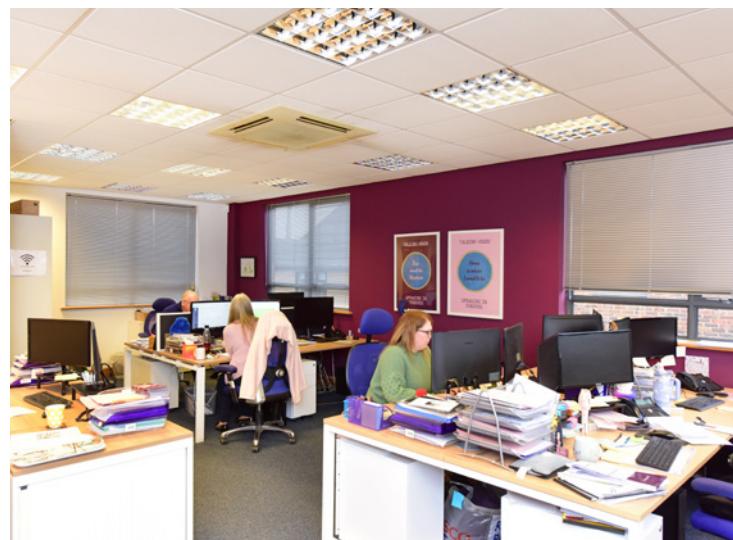
ACCOMMODATION

Unit	Sq m	Sq ft
Ground Floor	39.96	430
First Floor	42.19	454
TOTAL	82.15	884
Unit K	Sq m	Sq ft
Ground Floor	64.13	690
First Floor	70.91	763
TOTAL	135.04	1,453



TENANCY SCHEDULE

Address	Tenant	Area (Sq Ft)	Rent (PA)	Lease start	Lease Expiry	Break Clause	Rent Review	Comments
Unit E	South Bucks Senior Living	884	£18,000	26/02/21	25/04/30			The tenant occupies the adjoining unit and has created a doorway with LL consent.
Unit K	Dr Falk Pharma UK Ltd	1,453	£31,000	05/01/24	04/11/29			Annual increases of £1,000
TOTAL		2,337	£48,000					



TENURE

Both properties are held freehold.

EPCs

Unit E - B

Unit K - B

VAT

The properties have been elected for VAT purposes and it is expected that the sale will be treated as a TOGC.

AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

PROPOSAL

We are instructed to seek offers in excess of £580,000 subject to contract for both units reflecting 7.9% after deducting 5.2% costs. The price equates to £248 psf

We have assumed purchaser's costs of 6.8%.

VIEWINGS

Viewings are strictly by appointment only, accompanied viewings will be conducted by either BCMRE or Page Hardy Harris.

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