

FREEHOLD INVESTMENT FOR SALE

11,250 sq ft – MODERN OFFICES

10 YEAR LEASE TO WHOLLY OWNED

SUBSIDIARY OF BAE SYSTEMS



Units 7 & 8 Oriel Court, Omega Park, Alton, Hampshire, GU34 2YT

- o Fully Let to In-Space Missions Ltd (a wholly owned subsidiary of BAE Systems).
- o 10 Year Lease from September 2021
- o Rent £151,875 per annum exclusive (£13.50 sq ft)
- o Edge of Town Business Park Location
- o Close Proximity to Mainline Railway Station (London Waterloo 1 Hour)
- o Easy Access to Main A31

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice)

Unit 7 – 6,000 sq ft (557.4 sq m)

Unit 8 – 5,250 sq ft (487.7 sq m)

Total – 11,250 sq ft (1,045 sq m)

Note: *The Units are interconnected and occupied as one by the tenant under the terms of a single lease.*

Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council.

Lease

The accommodation is let to Messrs In-Space Missions Ltd on a 10 year lease from September 2021 at a rent of £151,875 per annum exclusive, subject to 5 yearly rent review. There is a one-off tenant option to break at the end of the 5th year of the term.

Tenant

As announced on the 14th September 2021, In-Space Missions Ltd was acquired by BAE Systems and therefore trades as a wholly owned subsidiary.

Terms

FREEHOLD with price guide on application.

Viewing

Strictly by appointment with Glanfield Holmlund, Telephone 01420 544117, Email: glanfield.holmlund@talk21.com

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.
Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.