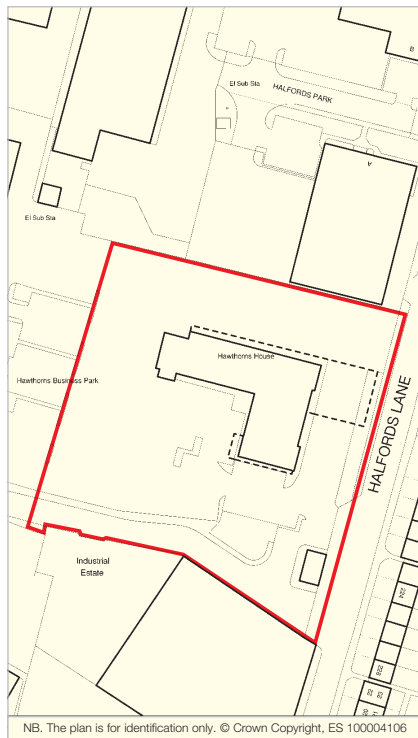


West Bromwich Hawthorns House Hawthorns Business Park Halfords Lane West Midlands B66 1BB

- **Freehold Multi-Let Office Investment**
- **Comprising 5,676.76 sq m (61,106 sq ft)**
- **Close to Junction 1 of the M5 motorway**
- **Total Current Rents Reserved**
£349,155.24 pa
(Part Inclusive) (11)
Vacant Possession
of 1,989.6 sq m
(21,417 sq ft)

**On the Instructions of
R A Croxen and D J Crawshaw
as Joint Administrators**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some 5 miles to the north-west of Birmingham and forming part of the West Midlands conurbation. Junction 1 of the M5 motorway is located close to the town.

The property is situated some 4 miles north-west of Birmingham City Centre and is adjacent to Junction 1 of the M5 motorway, which provides easy access to the M6. The property is located on the established Hawthorn Business Park and is opposite a densely populated residential area.

More particularly the property is situated on the west side of Halfords Lane, close to the junction with Halfords Park. Occupiers close by include Sandwell Academy, JCB and Scheff Foods. In addition The Hawthorns, West Bromwich Albion FC Ground is close by as is The Hawthorns Rail Station.

Description

The property is arranged on ground, mezzanine and five upper floors. The property provides a purpose built office having extensive on-site parking. The property has the benefit of central core with lift, stairs and toilets.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Café (Former Gatehouse)	M Linford-Doyle	Ground Floor (10)	46.45 sq m	(500 sq ft)	10 years from 27.06.2005	£5,600 p.a.	Reversion 2015
Ground Floor/Mezzanine	Vacant	Ground Floor Mezzanine	153.5 sq m 183.85 sq m	(1,652 sq ft) (1,979 sq ft)			
Ground Floor Part	FCL UK Limited (1) (Freight Forwarders)	Ground Floor (10)	222.95 sq m	(2,400 sq ft)	2 years from 25.02.2011	£23,000 p.a.	Reversion 2013
First Floor Rear	Sandwell Mind (2) (Mental Health Charity)	First Floor Rear	623.15 sq m	(6,708 sq ft)	Term commencing 08.08.2012 and expiring 07.10.2013. Tenant break option on 08.08.2013 and rolling thereafter. IR & I (Service charge capped at £32,000 + RPI)	£33,362.24 p.a.	Reversion 2013
First Floor Front	Chemex International Limited (3)	First Floor Front (10)	417.1 sq m	(4,490 sq ft)	6 years from 19.03.2007	£33,675 p.a.	Reversion 2013
Second Floor Rear S.1, S.2 and Front	Vacant	Second Floor Rear (S.1 and S.2) Second Floor Front	157.35 sq m 522.79 sq m	(1,694 sq ft) (5,627 sq ft)			
Second Floor South	Seetec Business Technology Centre Ltd (not in occupation) (4)	Second Floor (10)	248 sq m	(2,670 sq ft)	Term commencing 05.11.2007 and expiring 31.12.2012. IR & I subject to a Schedule of Condition (Outside 1954 Act)	£24,030 p.a.	Reversion 2012
Third Floor Front	Tyco Fire & Integrated Solutions UK Ltd (5)	Third Floor	351.15 sq m	(3,780 sq ft)	5 years from 14.10.2008	£30,240 p.a.	Reversion 2013
Third Floor Rear	Tyco Fire & Integrated Solutions UK Ltd (5)	Third Floor	681.8 sq m	(7,339 sq ft)	Term commencing 23.06.2008 and expiring 22.06.2013. IR & I	£58,712 p.a.	Reversion 2013
Fourth Floor Front	Romec Limited (6)	Fourth Floor	403.69 sq m	(4,345 sq ft)	Term commencing 03.05.2010 and expiring 29.09.2011. New lease being agreed at £36,000 pa expiring 30.06.2014	£40,000 p.a.	Reversion 2011
Fourth Floor Rear	Vacant	Fourth Floor	605.55 sq m	(6,518 sq ft)			
Fifth Floor Front	Caretech Holdings plc (7) (t/a Care Tech Community Services Ltd)	Fifth Floor (10)	433.3 sq m	(4,664 sq ft)	6 years from 02.08.2010. Rent review every year Tenant's option to break at 3rd year IR & I	£37,000 p.a.	Reversion 2016
501/506	QSP Limited (8) (Waste Management Training)	Fifth Floor	140.83 sq m	(1,516 sq ft)	Term commencing 01.07.2011 and expiring 30.07.2014. Inclusive (Outside 1954 Act)	£30,000 p.a. (11)	Reversion 2014
507, 508, 509, 510 & 511	Vacant	Fifth Floor	170.38 sq m	(1,834 sq ft)			
512	Leythorne Limited (Technical Publication Contractors) (9)	Fifth Floor	21.27 sq m	(229 sq ft)	1 year from 01.01.2012 Rolling tenant option to break	£4,350 p.a. (11)	Reversion 2012
513 & 514	Vacant	Fifth Floor	52.2 sq m	(562 sq ft)			
515 & 516	The Save the Children Fund	Fifth Floor	97.45 sq m	(1,049 sq ft)	5 years from 19.11.2009	£14,686 p.a. (11)	Reversion 2014
L Haw	Vacant		144 sq m	(1,550 sq ft)			
Mast	T-Mobile (UK) Ltd & Hutchinson 3G UK	Roof Mast			10 years from 23.01.2006. Rolling tenant option to break on 07.10.2014 or at any time after losing their operating licence.	£4,500 p.a. (Inclusive)	Reversion 2016
Car Park	West Bromwich Albion FC	Matchday Parking			Term commencing 17.08.2012 to 31.05.2013	£10,000 p.a.	Reversion 2013
		Total	5,676.76 sq m	(61,106 sq ft)	Total £349,155.24 p.a.		

- (1) Website Address: www.fcluk.com. Terms have been agreed with FCL for a new 6 year IR & I lease at a rent of £23,000 per annum with a break at the end of the third year.
(2) Website Address: www.sandwellmind.org.uk
(3) Website Address: www.cleaningandhygiene.co.uk
(4) For the year ended 31st March 2011, Seetec Business Technology Centre Ltd reported a turnover of £53,457,888, a pre-tax profit of £614,641,639, shareholders' funds of £15,985,222 and a net worth of £15,985,222. (Source: riskdisk.com 19.09.2012) Website Address: www.seetec.co.uk
(5) For the year ended 30th September 2011, Tycos Fire & Integrated Solutions UK Ltd reported a turnover of £217,090,000, a pre-tax profit of £15,444,000, shareholders' funds of £34,722,000 and a net worth of £15,139,000. (Source: riskdisk.com 19.09.2012) Website Address: www.tycos.co.uk
(6) The ultimate holding company of Romec Limited is Royal Mail Holdings plc (Source: riskdisk.com 19.09.2012) Website Address: www.romec.com
(7) For the year ended 30th September 2011, Care Tech Holdings plc reported a turnover of £109,150,000, a pre-tax profit of £2,416,000, shareholders' funds of £73,214,000 and a net worth of £6,672,000. (Source: riskdisk.com 19.09.2012) Website Address: www.caretech-uk.com
(8) Website Address: www.qsptraining.co.uk
(9) Website Address: www.leythorne.co.uk
(10) Not inspected by Allsop.
(11) Inclusive of service charge, rates, insurance and electricity.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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