



BE 1179

DARTFORD DARENT HOUSE CIT

LONDON

Address: UNIT 11 NEWTONS COURT, DARTFORD, DA2 6QT

Location: The property is located within the Crossways Business Park in Dartford, an established commercial centre located approximately 18 miles east of the City of London. The business park is strategically positioned at Junction 1a of the M25 motorway. These excellent transport links continue with the Dartford Cross less than one mile west. The A2, located two miles south, provides direct access to Central London, the M2 motorway and the Channel Ports.

Description: The property comprises a detached industrial property constructed in the mid 1990s. The property is of steel portal framed construction with reinforced concrete floors. Elevations are profile metal clad with a double pitch profile metal sheet roof. There are four full height shutter loading doors to the rear of the property. Office and staff accomodation is provided on the ground and 1st floor.

Age of Buildings: Mid 1990s.

Site Area: 0.79 ha (1.95 acres)

Total Floor Area: 2,589.7 sq m (27,876 sq ft)

Tenure: Leasehold.

Tenancies: The property is let to Post Office Limited on a reversionary lease expiring 22 November 2019.

Town Planning: The property is covered by the Dartford Borough Council's Core Strategy which was adopted in September 2011.

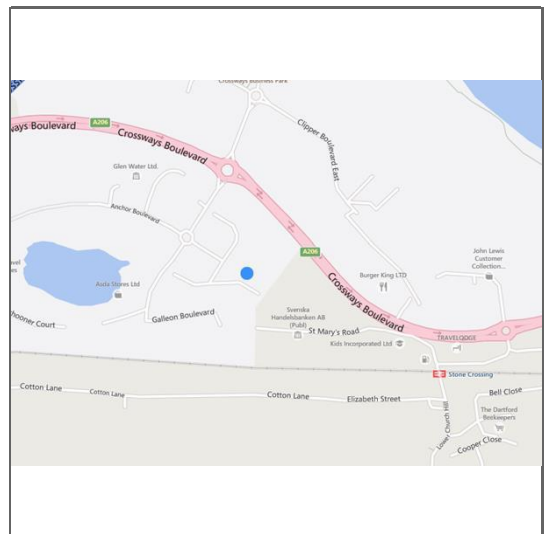
Asset Management Opportunities: None.

Valuation Commentary: CAV
The property is held Leasehold. Therefore, our basis of valuation is in determining whether there is any uplift in rental value which would provide a profit rent. Having undertaken our research we are of the opinion that there is no uplift in rental value above the current passing rent and therefore the Post Office interest in Subject Property is Nil Value.

MV
The property is held Leasehold as such the MV is no greater than CAV

AUV
The property is held Leasehold as such there is no AUV.

Valuation Date:	30 June 2013
CAV:	0
DA Building:	0
RA Bld/Land:	0
Market Value:	0
AUV Upper:	N/A
AUV Lower:	N/A
RUL (yrs):	20



Rental Units

RU No (Building)	RU Name	RU Usage	Occupier	Sq M	Market Rent (£pa)
1(100)	CASH IN TRAN	INTER BUSINESS	POL SUPPLY CHAIN	2,589.7	£195,200
(100)		PAYABLE	CPPF JERSEY NOMINEE 2(A) LIMITED		
(100)		PAYABLE	CPPF JERSEY NOMINEE 2(A) LIMITED		
				2,589.7	£195,200

