
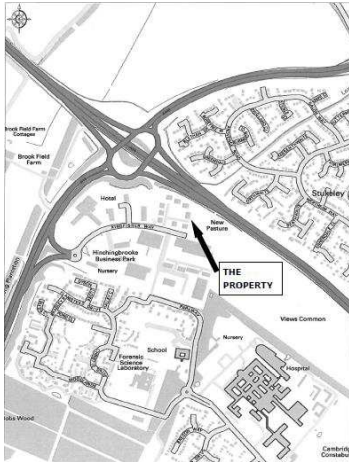




# APPENDIX

Property 1		UNIT 10, Ramsey Court, Hinchingsbrooke Business Park, Huntingdon			
  	Option 1				
	Size		Type of Acquisition	Costs	Notes
	566 sq m /6,100 sq ft		FRI Lease for 10 year lease with a 5 year break and 5 yearly upward only rent reviews	<ul style="list-style-type: none"><li>£90,000 p.a. plus VAT</li><li>Service Charge Costs</li></ul>	Vacant Possession
	Benefits			Constraints	
	<ul style="list-style-type: none"><li>Modern detached late 1990s/early 2000 office building within existing Business Park</li><li>Comfort Cooling</li><li>Raised Floors and Lift</li><li>26 Car Parking Spaces</li><li>EPC Band B</li><li>Running costs will be the same whether leasehold or freehold</li></ul>			<ul style="list-style-type: none"><li>Leasehold Asset therefore a wasting asset</li><li>Dilapidation Costs at end of lease term</li><li>Constraints due to normal commercial lease practices</li><li>Size of property potentially serves Highways demand for space only</li></ul>	
	Option 2				
	Size		Type of Acquisition	Costs	Notes
	566 sq m /6,100 sq ft		Virtual Freehold (Balance of 999 year lease)	<ul style="list-style-type: none"><li>£975,000 plus VAT</li><li>Service Charge Costs</li></ul>	Vacant Possession
	Benefits			Constraints	
	<ul style="list-style-type: none"><li>Modern detached late 1990s/early 2000 office building within existing Business Park</li><li>Comfort Cooling</li><li>Raised Floors and Lift</li><li>26 Car Parking Spaces</li><li>EPC Band B</li><li>Long-term investment with commercial potential - Virtual freehold allows CCC to utilise this property more commercially if service demand changes i.e. subletting a floor</li><li>Acquisition would be an asset to CCC's investment portfolio</li></ul>			<ul style="list-style-type: none"><li>Capital Investment</li><li>Size of property potentially serves Highways demand for space only</li></ul>	

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	<ul style="list-style-type: none"><li>Running costs will be the same whether leasehold or freehold</li></ul>			
Property 2	Vantage House, Vantage Park, Washingley Road, Huntingdon			
  	Option 1			
	Size	Type of Acquisition	Costs	Notes
	8,000 sq ft NIA with 31 car parking spaces (20 additional car parking spaces available)	FRI Lease for 15 year term with 5 yearly upward only rent review and break options at year 5 and 10.	<ul style="list-style-type: none"><li>£120,000 p.a. plus VAT for building and 31 car parking spaces</li><li>£15,000 p.a. for additional 20 spaces with one off capital build cost of £30,000 plus VAT.</li></ul>	<ul style="list-style-type: none"><li>Vacant Possession</li><li>Lease of part available as option.</li></ul>
	Benefits		Constraints	
	<ul style="list-style-type: none"><li>Modern detached office building, built within the last five years, within existing Business Park</li><li>Comfort Cooling</li><li>Raised Floors and Lift</li><li>35 Car Parking Spaces</li><li>EPC Band B</li><li>Property larger than space requirements for Highways Service which gives CCC opportunity to re-locate other teams to the building</li><li>Acquisition would be an asset to CCC's investment portfolio</li><li>Running costs will be the same whether leasehold or freehold</li></ul>		<ul style="list-style-type: none"><li>Leasehold Asset therefore a wasting asset</li><li>Dilapidation Costs at end of lease term</li><li>Potential Constraints due to normal commercial lease practices</li></ul>	
	Option 2a			
Size	Type of Acquisition	Costs	Notes	
8,000 sq ft NIA with 31 car parking spaces	Freehold	£1,240,000 plus VAT	<ul style="list-style-type: none"><li>Vacant Possession</li><li>Existing owners prepared to take a leaseback of part if whole building is not required immediately</li></ul>	

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	Benefits		Constraints	
	<ul style="list-style-type: none"><li>Modern detached office building, built within the last five years, within existing Business Park</li><li>Comfort Cooling</li><li>Raised Floors and Lift</li><li>31 Car Parking Spaces</li><li>EPC Band B</li><li>Property larger than space requirements for Highways Service which gives CCC opportunity to re-locate other teams to the building</li><li>Property already partially subdivided which could benefit any future need to sublet on a commercial lease basis to generate income.</li><li>Acquisition would be an asset to CCC's investment portfolio</li><li>Running costs will be the same whether leasehold or freehold</li></ul>		<ul style="list-style-type: none"><li>Capital Investment</li></ul>	
	Option 2b			
	Size	Type of Acquisition	Costs	Notes
	8,000 sq ft NIA with 31 car parking spaces (20 extra spaces to be built out at a approx.cost of £1500 per space)	Freehold	£1,345,000 plus VAT	<ul style="list-style-type: none"><li>Vacant Possession</li><li>Existing owners prepared to take a leaseback of part if whole building is not required immediately</li></ul>
	Benefits		Constraints	
	<ul style="list-style-type: none"><li>Modern detached office building, built within the last five years, within existing Business Park</li><li>Comfort Cooling</li><li>Raised Floors and Lift</li><li>31 Car Parking Spaces</li></ul>		<ul style="list-style-type: none"><li>Highest Capital Investment</li></ul>	

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	<ul style="list-style-type: none"><li>• Land for additional 20 spaces Cost of constructing additional car parking spaces is included within price and will be built out.</li><li>• EPC Band B</li><li>• Property larger than space requirements for Highways Service which gives CCC opportunity to re-locate other teams to the building</li><li>• Property already partially subdivided which could benefit any future need to sublet on a commercial lease basis to generate income.</li><li>• Running costs will be the same whether leasehold or freehold</li></ul>	
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