

Title Number : SGL673267

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 10 JAN 2020 at 11:02:26 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SGL673267
Address of Property	: Unit 9, Optima Park, Thames Road, Crayford, Dartford (DA1 4QX)
Price Stated	: Not Available
Registered Owner(s)	: TRUSTEECO (UK) LIMITED (Co. Regn. No. 09152500) of The Studio, Leeds Street, Sunderland SR6 9RF MARTIN BALL of The Studio, Leeds Street, Sunderland SR6 9RF CHRISTOPHER BUCKINGHAM of The Studio, Leeds Street, Sunderland SR6 9RF as trustees of the Scotia Pension Scheme.
Lender(s)	: None

Title number SGL673267

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 JAN 2020 at 11:02:26. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

BEXLEY

- 1 (03.05.2006) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 9, Optima Park, Thames Road, Crayford, Dartford (DA1 4QX).
- 2 (03.05.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 March 2006
Term : 999 years from 31 March 2006
Parties : (1) Ashtenne Industrial Fund Nominee No.1 Limited and
Ashtenne Industrial Fund Nominee No.2 Limited
(2) James Hay Pension Trustees Limited
- 3 (03.05.2006) The landlord's title is registered.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.09.2018) PROPRIETOR: TRUSTEECO (UK) LIMITED (Co. Regn. No. 09152500) of The Studio, Leeds Street, Sunderland SR6 9RF and MARTIN BALL of The Studio, Leeds Street, Sunderland SR6 9RF and CHRISTOPHER BUCKINGHAM of The Studio, Leeds Street, Sunderland SR6 9RF as trustees of the Scotia Pension Scheme.
- 2 (03.05.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (12.09.2018) The value as at 12 September 2018 was stated to be between £200,001 and £500,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

Title number SGL673267

1 (26.09.2018) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

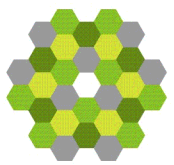
1	25.09.2018	Unit 9, Optima Park	14.09.2018 Beginning on and including 14 September 2018 and ending on and including 13 September 2028	SGL796016
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End of register

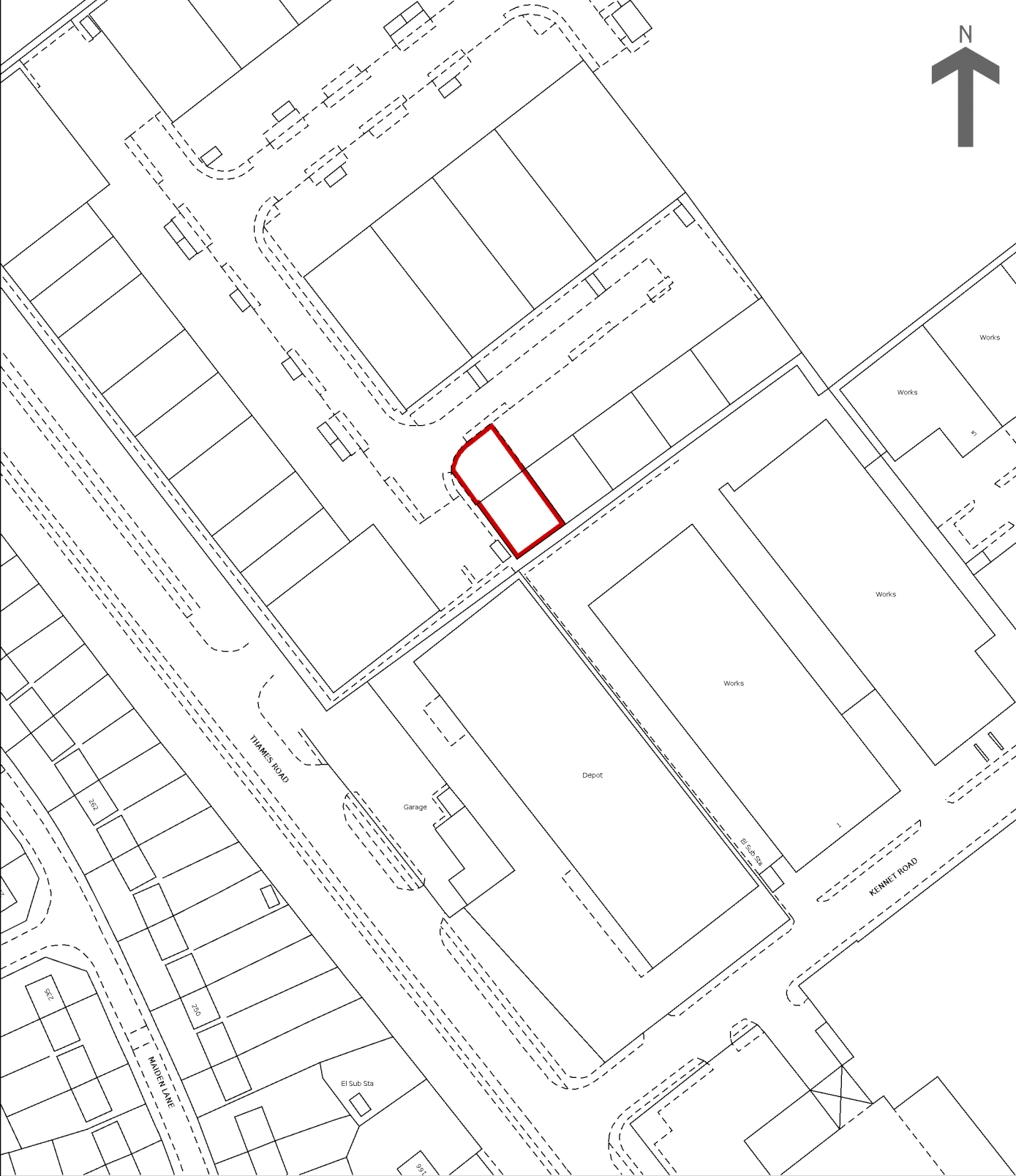
HM Land Registry

Current title plan

Title number **SGL673267**
Ordnance Survey map reference **TQ5275NW**
Scale **1:1250**
Administrative area **Bexley**



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