

Request for Offers 1pm Thursday 16th May 2024 - 140 Vernon Road Nottingham Subject to Contract

We have now received our Client's instructions to invite written proposals no later than:-

1pm Thursday 16th May 2024

All offers are to be marked "Private and Confidential" and are to be emailed directly to:-

wtorr@heb.co.uk

We would be grateful if you could set out your offer giving specific reference to the following;

1. **Price** – Total cash consideration for the purchase of the freehold interest in the above property, excluding VAT;
2. **Identity of Purchaser** – Details of the acquiring entity;
3. **Purchaser Background** – Relevant track record and supporting information;
4. **Due Diligence** – Please confirm that the property has been inspected and set out what additional due diligence has been undertaken, and what, if any, remains outstanding;
5. **Data Room** – Confirmation that the contents of the WeTransfer Link issued by heb has been fully considered;
6. **Financing** – Confirmation if the purchase shall be made fully in cash or subject to any third party financing, If cash please provide Proof of Funds;
7. **Conditions** – All conditions to which your offer is subject to, should be set out together with your estimation of timescales within which any such conditions can be removed (**Our Clients preference is for an unconditional sale**);
8. **Solicitors** – You should set out the proposed purchaser's solicitors details;
9. **Approvals** – You should set out what further approvals will be required in order for you to complete the transaction and the timetable within which such approvals can be obtained;
10. **Proposed timetable** – Confirmation of your timetable for achieving exchange of contracts and completion of the proposed transaction.

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Matthew Hilton Bsc (Hons) MRICS | Jonathan Emmerson Bsc (Hons) MRICS | Associate H. Robert Maxey Bsc (Hons) MRICS
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Other important items to note:-

Data Room

Data Room link is below:-

<https://wettransfer.com/downloads/2f3e10b690be1e18bbd9ad550c50b8c220240513140442/fdaedb6f4ba44cd5be0187f0baa917f720240513140505/a8a61b>

If you have trouble accessing the files, please do let us know.

VAT

As stated in the marketing brochure, the Property is elected for VAT and will therefore be payable on the Purchase Price.

Asbestos Management Report

The Vendor can offer no reliance nor be able to assign the Asbestos Management Report (AMR) within the data room. In addition, the findings were in 2017 and there have been various Tenancies since the preparation of the AMR whereby the Management of the Asbestos was not in control of the Vendors. We are therefore not able to confirm the recent or current status of the Asbestos Management on site and the Property as defined in the Sale Contract will be sold as seen.

Concrete Blocks

The sale is to include the Concrete blocks and newly erected green V mesh security fence.

Inspection

Upon acceptance of a bid, we can then arrange with Site Security to open up the building for a formal internal inspection before moving ahead with the Legal Process.

Anti-Money Laundering

Please note, the successful purchaser will need to clear the Vendors and heb's Anti-Money Laundering Checks and the required information will need to be provided and satisfied within three working days of an offer being accepted.

Moving Forward

Please note that our Client is not obliged to accept the highest or indeed any offer received.

Should you need any further information please do let me know.

Kind Regards,

Will

Will Torr BSc (Hons) MRICS
Partner

Apex Business Park, Ruddington Lane, Nottingham, NG11 7DD
T: 0115 979 3491
M: 07866 716 974
E: wtorr@heb.co.uk
W: heb.co.uk



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