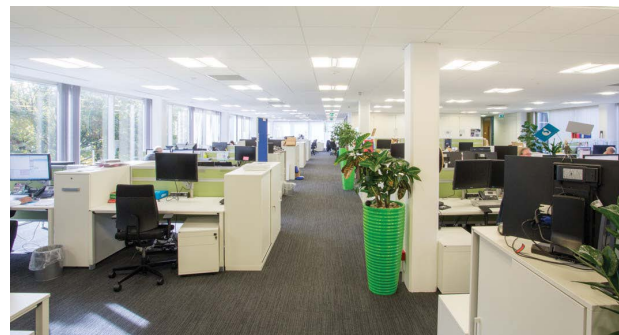


Delta 200 • Delta Business Park • Welton Road • Swindon SN5 7XB



Description

Delta 200 comprises a detached headquarters office building arranged over two floors extending to 2,977.15 sq m (32,046 sq ft) NIA.

The building was constructed in 1991, and provides office accommodation on ground and first floors with a central courtyard and light well. The property benefits from 124 car parking spaces, providing an attractive parking ratio of 1:245 sq ft.

The specification includes:

- 50mm raised access floors
- Suspended ceiling with recessed lighting
- Air-conditioning system
- Male and female WC facilities within the common areas
- Glazed elevations under a flat roof

The tenant has substantially upgraded their accommodation, and have over the last few years expanded into further suites within the building.

This has included the fitting out of Laboratory/R&D space, and shows their significant commitment to the building and location.

Accommodation

A schedule of areas is set out below;

Suite	sq m	sq ft
Ground floor	1448.07	15,587
First floor Suite 1.1	163.79	1,763
First floor Suite 1.2	127.09	1,368
First floor Suite 1.3	382.85	4,121
First floor Suite 1.5	63.73	686
First floor Suite 1.7-1.8	730.40	7,862
Ground floor reception	38.09	410
First floor lobby	23.13	249
Total	2,977.15	32,046

The property sits on a large site of 0.91 hectares (2.24 acres), reflecting a low density of 33%.

Tenure

The property is held by way of a 125 year lease (less one day) from 2 November 1990. The lease is on full repairing and insuring terms (subject to a Schedule of Condition) and subject to 5 yearly, upward only rent reviews, with the next review on 31/12/2016. The current ground rent is £50,000 per annum and is geared to 11% of the rack rental value.

Rental Income

The entire building including reception and first floor lobby is rentalised at £6.75 per sq ft. The net rental income for the entire building is £378,172.75 per annum after deduction of £50,000 ground rent.

Covenant

Dialog Semiconductor creates highly integrated mixed signal circuits (IC's) for a wide number of uses such as personal portable, LED solid state lighting and automotive applications. Further information on the company is available at www.dialog-semiconductor.com The UK Company is headquartered at Delta 200, Swindon and was established in 1985. Dialog Semiconductor Plc is a global sales, R&D and marketing organisation, and is headquartered in Stuttgart, Germany. In 2012, turnover was \$774 million (up 47% from 2011), and is one of the fastest growing European public semiconductor companies with 1,000 employees worldwide. Operating profit for 2012 was up 48% on the previous year.

Dialog Semiconductor (UK) Ltd (D&B rating 3A1)

Dialog Semiconductor plc (D&B rating 5A1)



Location

Swindon is the principal town and the main commercial centre for Wiltshire. The town lies approximately 40 miles (64 km) east of Bristol, 80 miles (129 km) west of London, 47 miles (76 km) west of Reading and 30 miles (48 km) south west of Oxford.

The town has good road communications being located adjacent to the M4 motorway (Junctions 15 and 16), which provides access to the M25 motorway and London to the east, and Bristol, the M5 motorway and South Wales to the west. The A417/419 trunk road, which runs from the M4 (Junction 15) to the M5 at Gloucester to the north, is now a dual carriageway for the majority of the route which provides convenient access to the South West, South Wales and the North.

Intercity rail services provide access to London, Wales and the South West with journey times of approximately 55 minutes to London (Paddington), 1 hour 5 minutes to Cardiff and 30 minutes to Bristol.

The nearest airports are Bristol, 49 miles (79 km) to the south west and Heathrow 68 miles (110 km) to the east. Heathrow Airport is the World's busiest international airport with over 69 million passengers annually.

Swindon has attracted some high profile occupiers including Nationwide Building Society, Zurich Insurance, British Telecom, Honda, The National Trust and Nokia who have been attracted by the excellent communications links and affordable high quality offi ce accommodation.

SITUATION

Delta Business Park is a modern, successful office campus and is recognised as one of Swindon's premier locations. The park is situated approximately 2 miles (3 km) north east of Junction 16 of the M4 motorway, and approximately 2 miles (3 km) west of the main town centre. Delta Business Park is accessed via Great Western Way dual carriageway which forms the western Ring Road of the town.

The park was developed by Taylor Woodrow during the 1990s, and nearby occupiers include; Intergraph UK Ltd, Secretary of State for the Environment, TM Group, Audi and a number of other occupiers.