

**Bidding Proforma and Procedure**

**The Observatory, Repository Road, Woolwich, SE18 4BN**

**Subject to Contract**

Further to your recent interest in The Observatory, Repository Road, Woolwich, SE18 4BN we are instructed to invite the submission of offers for the purchase of the freehold interest in the property on behalf of our client, the Ministry of Defence (“the Vendor”).

Please note that offers should be submitted no later than **12 noon Thursday 25th April 2024**

Any offers must be submitted on this specific bid proforma and sent via email to the following address: [james.lineham@avisonyoung.com](mailto:james.lineham@avisonyoung.com)

Due diligence information is available at https://www.avisonyoung.co.uk/theobservatory in order for you to submit a fully researched offer.

Please note that the Vendor does not bind itself to accept the highest bid and reserves the right at its sole discretion to terminate, modify or suspend the bid process or the transaction at any time.

No representations, warranties or title guarantee will be given by the vendor and the property and is to be sold on an as seen basis.

Please note that the property is not elected for VAT.

Bidders need to complete the following in block capitals:

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| **Please confirm the identity of the purchasing entity, together with full details of its legal form, date/place of registration, key directors, principals and key individuals, operational, ownership structure (including full equivalent details of its parent, shareholders, subsidiaries and relevant associated companies, as well as full details of all persons or entities that control, directly or indirectly, in fact or at law, the purchasing entity or for whose ultimate benefit the purchase will be made).** | |
| Name of company: |  |
| Registration Information: |  |
| Contact name(s): |  |
| Contact Telephone Number(s): |  |
| Principal contact e-mail address: |  |

**Unconditional Offer**

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| **Offers are invited for the freehold interest, subject to contract. All offers should be submitted exclusive of VAT.** | |
| Amount of offer (£), in pounds sterling: | **£** |
| Confirmation of 10% deposit payable on exchange of contracts: |  |
| Proposed timescale for exchange of contracts, including requirements for Board approval (if appropriate): |  |
| Proposed timescale for contract completion: |  |
| If the offer is subject to any technical investigations or any other pre-exchange conditions, please provide specific detail, justification, and timescales: |  |
| Please provide details of your proposed use of the property: |  |
| Please detail any overage(s) you are willing to offer: |  |
| Please confirm acceptance of MoD’s standard Anti-turn clause |  |
| Please confirm Turn Period in years, as defined in MoD’s standard Anti-turn clause |  |

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| **Funding** - Please provide clear and detailed evidence of the source of funding (including the identity and commitment of any debt providers/funding institutions) for the acquisition of the property interest. If relevant, please provide full details and sources of funding for each and any additional bidding or development partners: |
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| **Legal Team -** Please provide details of your solicitor/legal representative(s) |
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| **Authority** - Please provide confirmation on whose authority and with what level of approval the bid is made. |
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| **Project Website -** Confirmation that you and your solicitors have reviewed the contents of the project website and that you are satisfied with the content: |
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| **Project Experience:** Please provide details of the company’s development track record. If there are any further documentation/comments that you wish to supply to support your bid submission, please include here. |
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| **Confidentiality and Disclosure**: The DIO will want, and may be required by law, to make public disclosures concerning certain details of the sale, either upon completion or at such later date as may be agreed with the successful purchaser. These details will include (but may not be limited to) the identity of the purchasing entity and the sale price.  Please confirm you will agree appropriate terms in the sale contract regarding confidentiality and disclosures and that you will provide a separate confidentiality letter if required: |
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Your Name:

Your Signature:

Date: