


MG01

Particulars of a mortgage or charge

602462/13



A fee is payable with this form.
We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page

☒ **What this form is for**
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland

☐ **What this form is NOT for**
You cannot use this form to register
particulars of a charge for a
company. To do this, please use
form MG01s

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A23 02/09/2011 111

COMPANIES HOUSE

For official use

1 Company details

Company number 0 0 0 3 1 1 1 4

Company name in full Adnams PLC

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Date of creation of charge

Date of creation 3 0 8 2 0 1 1

3 Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description Rent Deposit Deed ("the Deed") made between (1) the Company and (2) Woburn Estate Company Limited and Bedford
Estates Nominees Limited ("the Landlord")

4 Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured The observance and performance of the obligations of the Company in the Deed
and to pay the rents reserved by and comply with the lessee's obligations in the
Lease (as defined below) until it is lawfully assigned (other than by operation of law)
and thereafter the obligations of the Company in any guarantee of the obligations of
the person to whom the Company has assigned the Lease
The expression "the Lease" is defined to mean the Lease of the Premises briefly
described as Ground and Basement Floors 30-31 Store Street London WC1
dated 30th August 2011 made between
(1) the Landlord and
(2) the Company
for a term of 10 years from 30th August 2011 and also to include any document
entered into pursuant to such Lease or which is expressed to be supplemental
thereto

Continuation page
Please use a continuation page if
you need to enter more details

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5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge		Continuation page Please use a continuation page if you need to enter more details
Name	Woburn Estate Company Limited	
Address	The Bedford Office Woburn Milton Keynes	
Postcode	M K 1 7 9 P Q	
Name	Bedford Estates Nominees Limited	
Address	The Bedford Office Woburn Milton Keynes	
Postcode	M K 1 7 9 P Q	

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged		Continuation page Please use a continuation page if you need to enter more details
Short particulars	<p>The Company's equitable interest in</p> <p>(1) The sum of £15,900 (fifteen thousand nine hundred pounds) paid by the Company to the Landlord and which the Landlord is obliged under the Deed to pay into the Account (as defined below), and</p> <p>(2) Any other sums paid into that Account pursuant to the Deed and any interest credited to that Account which has not been released in accordance with the Deed</p> <p>The Account is defined to mean a separately identified deposit account at Child & Co(or such other bank as the Landlord from time to time nominates), until the said sum of £15,900 is paid into such an account, the Account is defined to mean an interest bearing client account of the Landlord's solicitors</p>	

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7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance or discount

N/A

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

9 Signature

Please sign the form here

Signature

Signature

X



X

This form must be signed by a person with an interest in the registration of the charge

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Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name **Saskia Arthur**

Company name **Boodle Hatfield**

Address

Post town

County/Region

Postcode

W I S I D A

Country

DX **DX 53 Chancery Lane LONDON**

Telephone **020 7629 7411**



Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



Important information

Please note that all information on this form will appear on the public record



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below

For companies registered in England and Wales
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. 31114
CHARGE NO. 9**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 30
AUGUST 2011 AND CREATED BY ADNAMS PLC FOR SECURING
ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY
TO WOBURN ESTATE COMPANY LIMITED BEDFORD ESTATES
NOMINEES LIMITED UNDER THE TERMS OF THE
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1
PART 25 OF THE COMPANIES ACT 2006 ON THE 2 SEPTEMBER
2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 SEPTEMBER
2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES