



**Registration of a Charge**

Company name: **SECOMAK LIMITED**

Company number: **00250773**

Received for Electronic Filing: **31/08/2016**



X5EKD2H4

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**Details of Charge**

Date of creation: **17/08/2016**

Charge code: **0025 0773 0003**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **BUILDING 330, PHASE 300 CENTENNIAL PARK, ELSTREE, HERTS, WD6 3TJ**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **CHARLOTTE BURMBY**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 250773

Charge code: 0025 0773 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th August 2016 and created by SECOMAK LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st August 2016 .

Given at Companies House, Cardiff on 1st September 2016

The above information was communicated by electronic means and authenticated  
by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

 **BANK OF SCOTLAND**

**LEGAL CHARGE**

by

**SECOMAK LIMITED**

in favour of

**BANK OF SCOTLAND PLC**

Property : Unit 330, Phase 300 Centennial Park, Elstree, Herts, WD6 3TJ

00068662/14

Form of Charge filed at H M Land Registry under reference MD1077N

 **BANK OF SCOTLAND**

IMPORTANT NOTICE: WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER  
INDEPENDENT LEGAL ADVISER BEFORE SIGNING THIS DOCUMENT

LEGAL CHARGE

This Charge is made the 17th day of August 2016

In this Charge the following words have these meanings:-

<b>BoS:</b> means <b>Bank of Scotland plc</b> registered in Scotland, number SC327000 and having its Registered Office at The Mound, Edinburgh EH1 1YZ and includes its successors and assignees.
<b>The Borrower:</b> means <b>Secomak Limited</b> incorporated under the Companies Acts (Company No. 00250773) and having its registered office at Building 330, Centennial Park, Elstree, Hertfordshire, WD6 3TJ.
<b>Property:</b> means Unit 330, Phase 300 Centennial Park, Elstree, Herts, WD6 3TJ registered at H.M. Land Registry under Title Number HD550262.
<b>Proprietor:</b> means the Borrower.
<b>Secured Liabilities:</b> has the same meaning as in the Conditions.
<b>Conditions:</b> are the Charge Conditions (2007 Edition).

1. Each of the Borrower and the Proprietor agrees to pay to BoS the Secured Liabilities when BoS demands in writing.
2. The Proprietor with full title guarantee charges as security for the Secured Liabilities:-
  - 2.1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property;
  - 2.2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property;
  - 2.3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge;
  - 2.4 by way of assignment all rents and other sums at any time payable by any tenants or licensees of the Property to the Proprietor together with the benefit of all its rights and remedies relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities;
  - 2.5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge; and
  - 2.6 if the Proprietor is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property.
3. All of the provisions of the Conditions shall be deemed to apply to this Charge as though they were set out here in full.
4. If the title to the Property is registered at HM Land Registry, the Proprietor applies to the Land Registrar to enter upon the register of title to the Property a restriction that no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 17th August 2016 in favour of Bank of Scotland plc.

Form of Charge filed at H.M. Land Registry under reference MD1077N

5. The Borrower and the Proprietor confirm that they have received a copy of the Conditions.
6. This Charge shall take effect as a Deed.
7. A person who is not a party to this Charge shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Charge.
8. This charge and any dispute (contractual or non-contractual) arising out of or in connection with it or its subject matter ("Dispute") shall be governed by the law of England and Wales. For the benefit of BoS, the parties agree that the courts of England and Wales shall have exclusive jurisdiction to settle any Dispute. BoS shall be entitled to bring any proceedings in any other court of competent jurisdiction. The taking of proceedings in one or more jurisdictions shall not prejudice the taking of proceedings in any other jurisdiction, whether concurrently or not.

**IN WITNESS** this Charge has been executed as a Deed and delivered on the date at the top of this Charge.

**Execution by a company**

**SIGNED** as a deed by **Secomak Limited**  
acting by:

..... Director  
(Signature)

..... Director  
(Print full name)

..... Director/Secretary  
(Signature)

..... Director/Secretary  
(Print full name)

**OR**

**EXECUTED** as a Deed for and on behalf of the  
said **Secomak Limited**

by

.....  
.....Director

in the presence of:

.....  
signature Witness

.....  
Full Name

.....  
Address  
providence House  
providence place  
ISLINGTON N10 1NT

**SIGNED** on behalf of Bank of Scotland plc

.....  
(Signature)

**Address of BoS for registration and service-**

**Customer Service & Operations**

**Corporate Banking**

**Credit Fulfilment**

**5th Floor**

**110 St Vincent Street**

**Glasgow**

**G2 5ER**