

# MR04

## Statement of satisfaction in full or in part of a charge



Companies House

You can use the WebFiling service to file this form online  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

☒ **What this form is for**  
You may use this form to register  
a statement of satisfaction in full  
or in part of a mortgage or charge  
against a company

☐ **What this form is NOT**  
You may not use this form to  
register a statement of satisfaction  
in full or in part of a mortgage or  
charge against an LLP or a  
LL MR04

SATURDAY



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A08

06/07/2013

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COMPANIES HOUSE

2

### 1 Company details

Company number 0 3 7 7 1 4 3 3

Company name in full T S T CARDIFF LIMITED

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

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation

When was the charge created?

→ Before 06/04/2013 Complete **Part A and Part C**

→ On or after 06/04/2013 Complete **Part B and Part C**

#### ① Property acquired

If section 859C of the Companies  
Act 2006 applies, this is the date  
that the property was acquired

## Part A Charges created before 06/04/2013

### A1 Charge creation date

Please give the date of creation of the charge \*

Charge creation date 0 2 0 7 2 0 0 8

#### ① Property acquired

If section 859C of the Companies  
Act 2006 applies, this is the date  
that the property was acquired

### A2 Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is  
created or evidenced

Instrument description

Legal Mortgage dated 2nd July 2008 and made between (1) T S T  
Cardiff Limited ("the Borrower") and (2) Finance Wales Investments  
(2) Limited ("the Lender")

#### Continuation page

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

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A3

**Short particulars of the property or undertaking charged**

Please give the short particulars of the property or undertaking charged

Short particulars

1 As continuing security for the payment of the Liabilities, the Borrower charges in favour of the Lender, with full guarantee

FIRSTLY by way of legal mortgage leasehold land on the south east side of Whittle Road, Leckwith, Cardiff registered at HM Land Registry under title number WA900979 and all easements and rights attached to such property and all buildings, fixtures and other structures and fixed plant and machinery from time to time thereon ("the Property"), the interest of the Borrower in any proceeds of sale or other disposal or grant of any interest in the Property whenever receivable or payable and the benefit of covenants for title by any predecessor in title of the Borrower and any money paid or payable under any such covenants,

SECONDLY by way of assignment all rents and other income from time to time arising from or accruing on the Property or in respect of or arising out of any lease of the Property or any agreement for lease or otherwise without limitation derived by the Borrower from the Property and the benefit to the Borrower of all other rights and claims which the Borrower is now or may in the future become entitled in relation to the Property including without limitation the benefit of all rights and claims of the Borrower against, and of all covenants given by, any tenant and licensee from time to time of the Property and of the guarantees and indemnities in respect of any such obligations and any beneficial interest the Borrower may have from time to time in the Property or in any compensation or insurance money attributable to the Property,

THIRDLY by way of assignment the benefit of all guarantees, warranties and representations given or made by and any rights or remedies against all or any professional advisors now or at any time engaged by the Borrower in relation to the Charged Assets and the manufacturers, suppliers or installers of all plant, machinery, fixtures, fittings and other items now or from time to time in the buildings erected or to be erected on the Charged Assets and any other person, firm or company from time to time under the contract with or under a duty to the Borrower and the benefit of all sums recovered in any proceedings against all or any of such persons,

**Continuation page**

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

# MG01 - continuation page

## Particulars of a mortgage or charge

<b>6</b>	<b>Short particulars of all the property mortgaged or charged</b>
	Please give the short particulars of the property mortgaged or charged
Short particulars	<p>cont 1</p> <p>Particulars of a mortgage or charge</p> <p>Name of Company T S T CARDIFF LIMITED</p> <p>Number of Company 03771433</p> <p>FOURTHLY by way of assignment the benefit of all Agreements for Lease, all the proceeds of any claim, award or judgement arising out of any Agreement for Lease and all sums paid or payable to the Borrower under or in respect of any Agreement for Lease,</p> <p>FIFTHLY by way of fixed charge all the goodwill of the Business and the full benefit of all contracts entered into by or with the Borrower in respect of the Business,</p> <p>SIXTHLY by way of floating charge all moveable plant, machinery, implements, utensils, furniture and equipment now or from time to time placed on or used in or about the Property belonging to the Borrower ("the Floating Charge Assets"),</p> <p>2 The Borrower covenants with the Lender that it will not without the prior written consent of the Lender</p> <ul style="list-style-type: none"> <li>- create or allow to be created any Security Interest on any of the Charged Assets capable of ranking in priority to or equally with the security created by the Legal Mortgage or any right or option on the Charged Assets nor agree to do any of the same,</li> <li>- sell, convey, transfer or otherwise dispose of any of the Charged Assets (or any interest in them) other than disposals of Floating Charge Assets provided such disposals are made in the ordinary course of the Borrower's business for their market value</li> </ul> <p>The following definitions are used in this Form</p> <p>"Agreements for Lease" means all present and future agreements, contracts, options or undertakings for or in relation to the creation of any estate, interest or right in or over the Property (including, without limitation, in relation to any lease, licence, tenancy or right to occupy whether on a fixed term or periodic basis)</p> <p>"Business" means the trade or business carried on by the Borrower at the Property</p> <p>"Charged Assets" means the property, assets, debts, rights and undertaking which at any time shall be or ought pursuant to any provision of the Legal Mortgage to be charged or mortgaged or assigned in favour of or held by the Lender as specific security for the payment and discharge of all Liabilities and references to the "Charged Assets" include references to any part of them</p> <p>"Security Interest" means any mortgage, charge, pledge, lien, hypothecation, leasing, hiring, hire purchase agreement, trust arrangement, title, retention, encumbrance, assignment, rights of set-off, third party rights or other security interest, right or arrangement whatsoever and whether express or arising by operation of law</p>

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**Part B Charges created on or after 06/04/2013****B1 Charge code**

Please give the charge code This can be found on the certificate

Charge code ①

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① Charge code

This is the unique reference code allocated by the registrar

**Part C To be completed for all charges****C1 Satisfaction**I confirm that the debt for the charge as described has been paid or satisfied  
Please tick the appropriate box

- ☒ In full  
☐ In part

**C2 Details of the person delivering this statement and their interest in the charge**

Please give the name of the person delivering this statement

Forename(s)

Tracey

Surname

Jones

Please give the address of the person delivering this statement

Building name/number

Oakleigh House,

Street

14-16 Park Place

Post town

Cardiff

County/Region

South Glamorgan

Postcode

C	F	2	3		8	Q	A
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Please give the person's interest in the charge (e.g. chargor/chargee etc)

Person's interest in the charge

Chargee

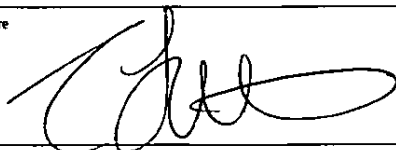
**C3 Signature**

Please sign the form here

Signature

Signature

X



X

**MR04**

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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. The contact information you give will be visible to searchers of the public record.

Contact name Tracey Jones

Company name Finance Wales Investments (2) Ltd

Address Oakleigh House, 14-16 Park Place

Post town Cardiff

County/Region South Glamorgan

Postcode C F 1 0 3 D Q

Country

DX

Telephone 029 20 338147



**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

**Part A Charges created before 06/04/2013**

- ☐ You have given the charge date
- ☐ You have completed the Description of instrument and Short particulars in Sections A2 and A3

**Part B Charges created on or after 06/04/2013**

- ☐ You have given the charge code

**Part C To be completed for all charges**

- ☐ You have ticked the appropriate box in Section C1
- ☐ You have given the details of the person delivering this statement in Section C2
- ☐ You have signed the form



**Important information**

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



**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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)