

## lot 46

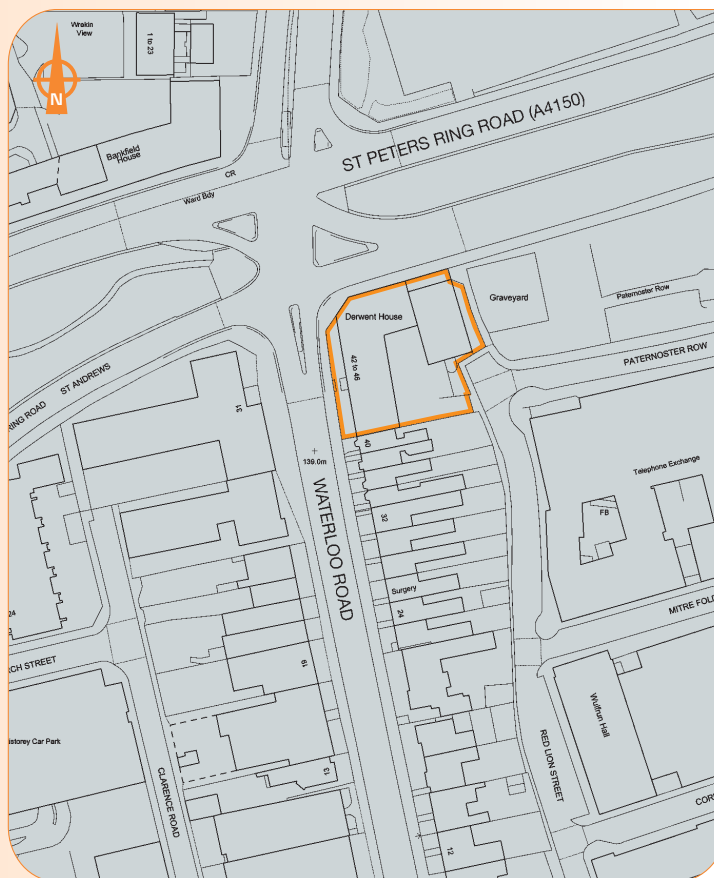
### Derwent House, 42-46 Waterloo Road Wolverhampton, West Midlands WV1 4XB

Rent  
**£100,854**  
per annum  
exclusive  
plus Offices  
to be Let

#### Freehold Office Investment

- Tenants include Hays Specialist Recruitment Limited, Pearson Driving Assessments Limited, Remploy Limited
- City centre location within heart of Commercial Quarter
- On-site parking
- Nearby occupiers include Wolverhampton City Council, Wolverhampton Magistrates Court, Civic Hall, Carillion and University of Wolverhampton
- Six Week Completion Period Available





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#### Location

Miles: 17 miles north-west of Birmingham  
 17 miles west of Telford

Roads: A4150, A41, M6 (Junction 10)

Rail: Wolverhampton (1 hour 49 minutes direct to London Euston)

Air: Wolverhampton (5 miles), Birmingham International (19 miles)

#### Situation

The property is situated on a prominent corner location of Waterloo Road and St Peters Ring Road (A4150) within the heart of Wolverhampton Commercial Quarter. Nearby occupiers include Wolverhampton City Council, Wolverhampton Magistrates Court, Civic Hall, Carillion and University of Wolverhampton.

#### Description

The property comprises a substantial and prominent office building on ground, first, second, third and fourth floors, benefiting from central heating and a passenger lift. There is rear access to the building via the off-street parking.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

**Six Week Completion Period Available.**

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
Ground – Left	Office	235.05 sq m (2,530 sq ft)	<b>REMPLOY LTD (1)</b>	10 years from 07/01/2004	£21,200	(06/01/2014)
Ground – Right	Office	112.88 sq m (1,215 sq ft)	<b>TOBY SHAW &amp; IAN ROBERTS (5)</b>	10 years from 26/03/2003	£11,500	(25/03/2013)
First – Part	Office	220.46 sq m (2,373 sq ft)	<b>HAYS SPECIALIST RECRUITMENT LIMITED (2)</b>	10 years from 10/03/2010 until 09/03/2020 (3)	£22,600	10/03/2015
First – Part	Office	233.74 sq m (2,516 sq ft)	<b>VACANT AND TO LET</b>			
Second – Part	Office	310.20 sq m (3,339 sq ft)	<b>PEARSON DRIVING ASSESSMENTS LIMITED (4)</b>	10 years, 4 months and 6 days from 25/05/2004	£26,720	(30/09/2014)
Second – Part	Office	151.15 sq m (1,627 sq ft)	<b>VACANT AND TO LET</b>			
Second – Part	Office	283.26 sq m (3,049 sq ft)	<b>SEETEC BUSINESS TECHNOLOGY CENTRE LIMITED (6)</b>	Tenancy at will from 12/09/2012 (7)	£18,834	N/A
Third & Fourth	Office	1,113.16 sq m (11,982 sq ft)	<b>VACANT AND TO LET</b>			
<b>Totals</b>		<b>2,659.90 sq m (28,631 sq ft)</b>			<b>£100,854</b>	

- (1) Remploy is the UK's leading provider of employment services. Helping to support disabled jobseekers and working with employers and partners. Remploy was established in 1945 under the 1944 Disabled Persons (Employment) Act. (Source: www.remploy.co.uk/about-us/whoweare.aspx 31/10/2012)
- (2) Hays Specialist Recruitment Limited is the leading global specialist recruitment group, and the market leader in the UK and Australia, placing professional candidates into permanent, temporary and interim jobs. Employing over 7,900 people worldwide, in over 247 offices in 33 countries. (Source: www.hays.co.uk/about-hays/index.htm 31/10/2012)
- (3) The lease provides for a tenants option to determine the lease on 09/03/2013; 09/03/2016; 09/03/2019.
- (4) For the year ending 31/12/2011, Pearson Driving Assessments Limited reported a turnover of £47,874,000, a pre-tax profit of £10,078,000 and a total net worth of £16,683,000. (Source www.riskdisk.co.uk 31/10/2012)
- (5) Sub-let to Destiny Recruitment Agency Limited.
- (6) For the year ending 31st March 2011, Seetec Business Technology Centre Limited reported a turnover of £53,457,888, a total net worth of £15,985,222 and a pre-tax profit of £14,641,639. (Source: riskdisk.com 09/11/2012)
- (7) Terms of lease being negotiated.

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