

## lot 10

Rent  
**£274,840**  
per annum  
exclusive

### Antler Complex, Bruntcliffe Way, Morley Business Park Morley, Leeds, West Yorkshire LS27 0JG

#### Freehold Office Park Investment

- Tenants include Ricoh Europe ASP Ltd, Amey plc and Warranties Direct Ltd
- Situated on established office and business park location
- Comprises 1 detached and 8 semi-detached office buildings

- Approximately 2,465.85 sq m (26,542 sq ft)
- Car parking for approximately 100 cars, providing a car parking ratio of 1:265
- Future redevelopment potential (subject to consents)



On Behalf of a Major  
Property Company







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#### Location

**Miles:** 5 miles south-west of Leeds City Centre  
7 miles south-east of Bradford  
29 miles south-west of York  
**Roads:** A643, M62 (Junction 27), M621 (Junction 27)  
**Rail:** Morley Railway Station  
**Air:** Leeds Bradford Airport

#### Situation

Morley Business Park is some 5 miles south-west of Leeds city centre, strategically located adjacent to both the M62 and M621 Motorways. The property is situated on Bruntcliffe Way, off Bruntcliffe Lane (A643), within the established Morley Business Park, a well located commercial centre. Nearby occupiers include Santander and Travelodge.

#### Description

The property comprises an office park of 1 detached and 8 self-contained semi-detached office buildings. The property benefits from a site area of approximately 0.75 hectares (1.85 acres) providing car parking for approximately 100 cars. The accommodation benefits from double glazing, suspended ceilings, recessed lighting, perimeter trunking and central heating.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground First	Office	153.29 sq m 162.95 sq m	(1,650 sq ft) (1,754 sq ft)	<b>VACANT POSSESSION</b>			
Unit 1A	Ground First	Office	159.60 sq m 162.40 sq m	(1,718 sq ft) (1,748 sq ft)	<b>ERBE MEDICAL UK LTD</b>	10 years from 16/04/2007 (1)	£46,340	15/04/2017
Unit 2	Ground First	Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	<b>WARRANTIES DIRECT LTD</b>	From 13/09/2013	£25,000	30/11/2016
Unit 2A	Ground First	Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	<b>AMEY PLC (2)</b>	25 years from 24/06/1990	£27,000	23/06/2015
Unit 3	Ground First	Office	91.23 sq m 97.36 sq m	(982 sq ft) (1,048 sq ft)	<b>VACANT POSSESSION</b>			
Unit 3A	Ground First	Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	<b>RICOH EUROPE ASP LTD (3)</b>	25 years from 24/06/1990	£26,750	23/06/2015
Unit 4	Ground First	Office	204.96 sq m 207.26 sq m	(2,206 sq ft) (2,231 sq ft)	<b>WHITEGATES (HOLDINGS) LTD</b>	25 years from 25/03/1990	£51,750	24/03/2015
Unit 5	Ground First	Office	155.00 sq m 162.70 sq m	(1,668 sq ft) (1,751 sq ft)	<b>CGI IT UK LTD (4) (5)</b>	25 years from 25/03/1991	£49,000	24/03/2016
Unit 5A	Ground First	Office	159.60 sq m 162.70 sq m	(1,717 sq ft) (1,751 sq ft)	<b>CGI IT UK LTD (4) (5)</b>	25 years from 25/03/1991	£49,000	24/03/2016
<b>Totals</b>			<b>2,465.85 sq m</b>	<b>(26,542 sq ft)</b>			<b>£274,840</b>	

(1) The lease is subject to a schedule of condition.

(2) For the year ending 17/12/2013, Arney Plc reported pre-tax profits of £68,088,000 and a total net worth of £215,975,000. (Source: www.riskdisk.com 19/08/2014).

(3) The tenant is not currently in occupation.

(4) For the year ending 30/09/2013, CGI IT UK Limited reported a turnover of £573,435,000, pre-tax profits of £52,860,000 and a total net worth of £611,664,000. (Source: www.riskdisk.com 19/08/2014).

(5) The tenant is not currently in occupation.

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