

## lot 6

Rent  
**£95,000**  
per annum  
exclusive  
(Subject to  
note 2)

### Beta House, Parkside Court, Rooley Lane Bradford, West Yorkshire BD5 8LB

#### Freehold Modern Office Investment

- Tenants include Yorkshire Building Society and Yorkshire Housing Limited
- Well located on Bradford Ring Road (A6177)
- Approximately 1,130.70 sq m (12,171 sq ft)
- Car parking for approximately 68 cars, providing a car parking ratio of 1:179

- Nearby occupiers include McDonald's, Marks and Spencer, Toby Carvery, LPS Solicitors, Morrisons and Asda
- Future redevelopment potential (subject to consents)



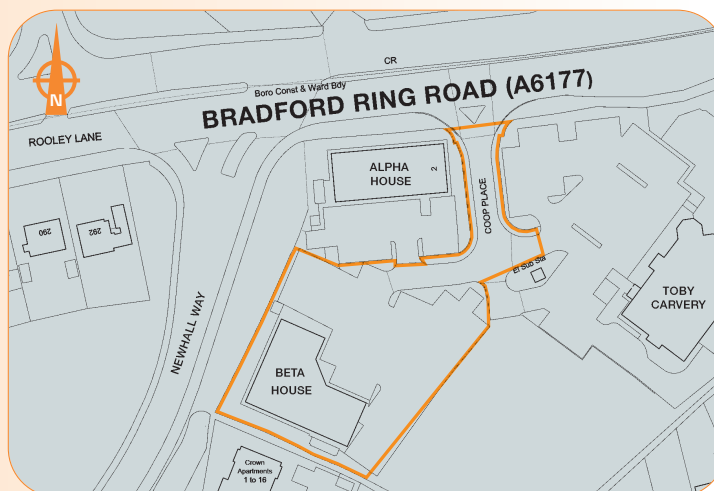
On behalf of  
Fixed Charge  
Receivers





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#### Location

**Miles:** 2½ miles south of Bradford City Centre  
9 miles south-west of Leeds  
**Roads:** A6177, A650, M606 (Junction 3), M62 (Junction 26)  
**Rail:** Bradford Interchange Railway Station,  
Bradford Forster Square Railway Station  
**Air:** Leeds Bradford International Airport

#### Situation

The property is well located in an established office and business location, situated on Bradford Ring Road (A6177) two miles south of Bradford City Centre and ½ mile east of junction 3 of the M606 providing access to the M62. Parkside Court is prominently located immediately off Rooley Lane (A6177). Nearby occupiers include McDonald's, Marks & Spencer, Toby Carvery, LPS Solicitors, Morrisons and Asda. Additionally YBS Group occupy Yorkshire House to the north of Rooley lane (A6177).

#### Description

Beta House is a modern three storey office building benefitting from full access raised floors, suspended ceilings, category II lighting, passenger lift and comfort cooling. The property has an approximate site area of 0.35 hectares (0.86 acres) providing car parking for approximately 68 cars.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Ground	Office	376.90 sq m	(4,057 sq ft)	<b>YORKSHIRE BUILDING SOCIETY (1)</b>	5 years from 25/02/2013 on a full repairing and insuring lease (2)	£65,000	24/02/2018
First	Office	376.90 sq m	(4,057 sq ft)				
Second	Office	376.90 sq m	(4,057 sq ft)	<b>YORKSHIRE HOUSING LIMITED (3)</b>	3 years from 01/08/2013 on a full repairing and insuring lease (4)	£30,000	31/07/2016
<b>Totals</b>		<b>1,130.70 sq m</b>	<b>(12,171 sq ft)</b>			<b>£95,000</b>	

(1) For the year ending 2013, Yorkshire Building Society reported a total income of £543,400,000 and pre-tax profits of £199,300,000 (Source www.ybs.co.uk 10/11/2014).

(2) The lease provides for tenant options to determine the lease on 25th August 2015 and 25th February 2017. If the tenant does not exercise their option to determine on 25th August 2015 the tenant will benefit from a concessionary rent of £32,500 p.a.x from 26th August 2015 to 25th February 2016. The lease includes a right to use 34 car parking spaces and is subject to a schedule of condition.

(3) For the year ending 31/03/2012, Yorkshire Housing Limited reported a turnover of £75,594,000, pre-tax profits of £7,694,000 and a total net worth of £107,617,000. (Source: www.riskdisk.com 10th November 2014)

(4) The lease includes a right to use 18 car parking spaces and is subject to a schedule of condition.

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#### Buyer's Legal Title Report

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