

lot 37

Northcliffe House, Meadow Road Derby, Derbyshire DE1 2BH

Rent
£119,110
per annum
exclusive
(with 60,720
sq ft vacant
possession)

Modern Freehold Warehouse and Office
Investment with Majority Vacant
Possession

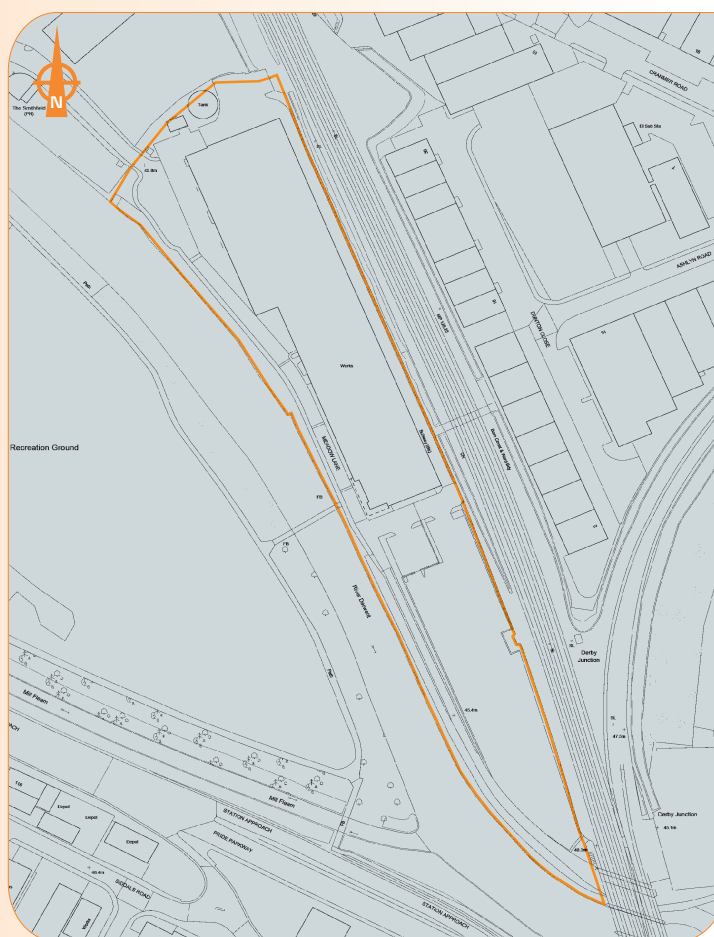
- Approximately 7,480 sq m (80,521 sq ft)
- Within walking distance of Derby City Centre and Derby Railway Station

- Established industrial area close to A52 and Derby City Inner Ring Road
- Substantial site of 1.943 hectares (4.8 acres) with car parking for approximately 190 cars



On the Instructions of
Helix
Property Advisors





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Location

Miles: 15 miles west of Nottingham
31 miles north-west of Leicester
52 miles north-east of Birmingham
Roads: A52, A38, A6, A50, M1 (Junction 25)
Rail: Derby Railway Station
Air: East Midlands Airport, Birmingham Airport

Situation

The property is situated to the west of Derby City Centre on the northern side of Meadow Road which is accessed directly from the Derby Inner Ring Road. The property lies adjacent to the Meadow Road Bus Depot and within walking distance of the city centre, the Bus Station and the Railway Station.

Description

The property comprises a substantial building providing warehouse and office accommodation. The warehouse element comprises two adjoining units and benefits from loading bays and ancillary office accommodation. The office element comprises a range of modern suites over ground and mezzanine floors. The property benefits from an approximate site area of 1.943 hectares (4.8 acres), providing some 190 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office/Storage	1,142.52 sq m (12,298 sq ft)	LOCAL WORLD LIMITED (1)	2 years from 06/03/2014 (2)	£79,110	01/12/2016
Ground/Mezzanine	Office	697.05 sq m (7,503 sq ft)	WOWCHER LIMITED (3)	1 year 5 months from 24/06/2014 (4)	£40,000	01/12/2015
Ground – Suite A	Office	226.03 sq m (2,433 sq ft)	VACANT POSSESSION	-	-	-
Ground – Suite C	Office	267.00 sq m (2,874 sq ft)				
First – Suite D	Warehouse	326.18 sq m (3,511 sq ft)				
First – Suite E	Warehouse	280.00 sq m (3,014 sq ft)				
Ground	Warehouse	53.97 sq m (581 sq ft)				
Ground	Warehouse	4,487.86 sq m (48,307 sq ft)				
Totals		7,480.61 sq m (80,521 sq ft)			£119,110	

(1) For the year ending 29/12/2013, Local World Limited reported a turnover of £230,579,000, pre-tax profits of £12,749,000 and a total net worth of £5,004,000. (Source: www.riskdisk.com 28/10/2014)

(2) The lease to Local World Limited provides a mutual rolling option to determine from the first anniversary of the term.

(3) Wowcher Limited is an online marketing business which uses bulk buying to offer unbeatable deals on things to do, see, eat and buy in a variety of cities in the UK (Source: www.wowcher.co.uk 03/11/2014).

(4) The lease to Wowcher Limited provides a mutual rolling option to determine, subject to 6 months' notice. Please refer to the legal documents.

For further details please contact:

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