

lot 8

Rent
£40,805
per annum
(Gross)

Meteor House, First Avenue, Robin Hood Airport Doncaster, South Yorkshire DN9 3GG

Multi-let Office Investment

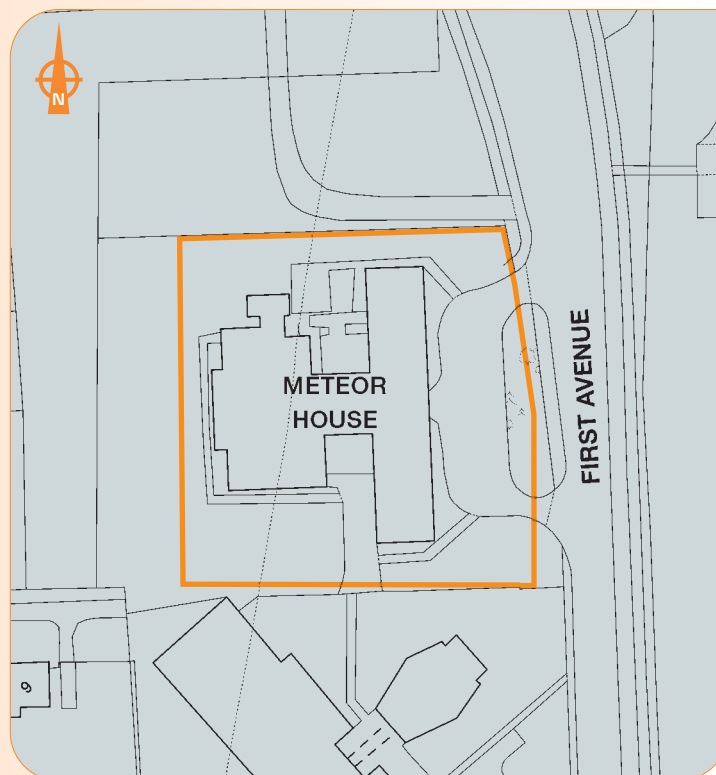
- Situated on established office and business park location
- Located very close to Doncaster Robin Hood Airport

- Approximately 790.58 sq m (8,511 sq ft)
- Includes car parking
- Active Management Potential
- High Yielding on Guide Price



On behalf of





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(Gross)

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Location

Miles: 7 miles south-east of Doncaster town centre
24 miles north-east of Sheffield
34 miles south-east of Leeds
Roads: Great North Road (A638), A1(M) Junction 35, M18 (Junction 3), A631
Rail: Doncaster Railway Station
Air: Robin Hood Airport Doncaster/Sheffield

Situation

The property is situated in a well located and established business park very close to Doncaster Robin Hood Airport, the UK's newest purpose built airport. The property is situated on the west side of First Avenue, the business park's main trunk road, close to its junction with Hayfield Lane. The location benefits from excellent communication links being located close to the A638, providing access to Doncaster Town Centre, M18 and the A1(M).

Description

The property comprises a two storey office building benefitting from car parking to the front for approximately 15 cars. The office accommodation benefits from a passenger lift.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Room Number	Floor	Floor Areas (Approx)		Tenant	Term (1)	Rent (2)
Rear Annex	Ground	232.25 sq m	(2,500 sq ft)	EXIMUS SOLUTIONS LTD on assignment from Peel Telecommunications Limited	99 years from 06/09/2011 until 05/09/2110 (3)	£2,500
1, 4, 6, 7	Ground	118.07 sq m	(1,271 sq ft)	VACANT		
8	Ground	13.28 sq m	(143 sq ft)	VACANT		
12	Ground	13.28 sq m	(143 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 02/01/2015	£1,500 (4)
13	Ground	19.88 sq m	(214 sq ft)	VACANT		
14-16	Ground	62.52 sq m	(673 sq ft)	CAROLINE FLINT MP	1 year from 06/09/2011 (Holding over)	£5,550
17	Ground	13.74 sq m	(148 sq ft)	DON VALLEY CONSTITUENCY LABOUR PARTY	1 year from 06/09/2011 (Holding over)	£1,480
18	Ground	54.34 sq m	(585 sq ft)	VACANT		
21	Ground	13.19 sq m	(142 sq ft)	LINING SUPPORT & INSTALLATIONS LIMITED	1 year from 18/02/2014	£1,520
1	First	57.69 sq m	(621 sq ft)	EDEN LEA (UK) LIMITED	1 year from 01/11/2014	£6,350
2	First	36.13 sq m	(389 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 25/06/2014	£4,000
6 & 7	First	57.41 sq m	(618 sq ft)	GAZETTE NEWSPAPER LIMITED	1 year from 07/03/2014	£5,970
8	First	15.04 sq m	(162 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 19/08/2014	£1,900
12	First	13.74 sq m	(148 sq ft)	EASEL & MORTAR	1 year from 01/11/2014	£1,700
14	First	13.74 sq m	(148 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 10/03/2014	£1,600
1	Second	37.43 sq m	(403 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 15/04/2014	£4,235
4	Second	8.54 sq m	(92 sq ft)	THE RIDGEWAY PARTNERSHIP LTD	1 year from 01/06/2014	£1,250
5	Second	10.31 sq m	(111 sq ft)	G & M CONSULTING LIMITED	1 year from 01/11/2014	£1,250
Totals		790.58 sq m	(8,511 sq ft)			£40,805

(1) The majority of the tenancies stated above are let by way of licences, several of which are subject to tenant/licencee options to determine on one month's notice. Please see the legal pack for further information.

(2) The rents stated above are all inclusive rents – please see legal pack for schedule of annual landlord expenditure.

(3) The lease provides for a tenant option to determine on 6th September 2016 and five yearly thereafter.

(4) The tenant benefits from a one month rent free period expiring 2nd February 2015.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP 
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Tel: +44 (0)207 320 3958.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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