

lot 17

Rent
£108,717
per annum
exclusive
(Gross) (2)

Oxford House, Sixth Avenue, Robin Hood Airport Doncaster, South Yorkshire DN9 3GG

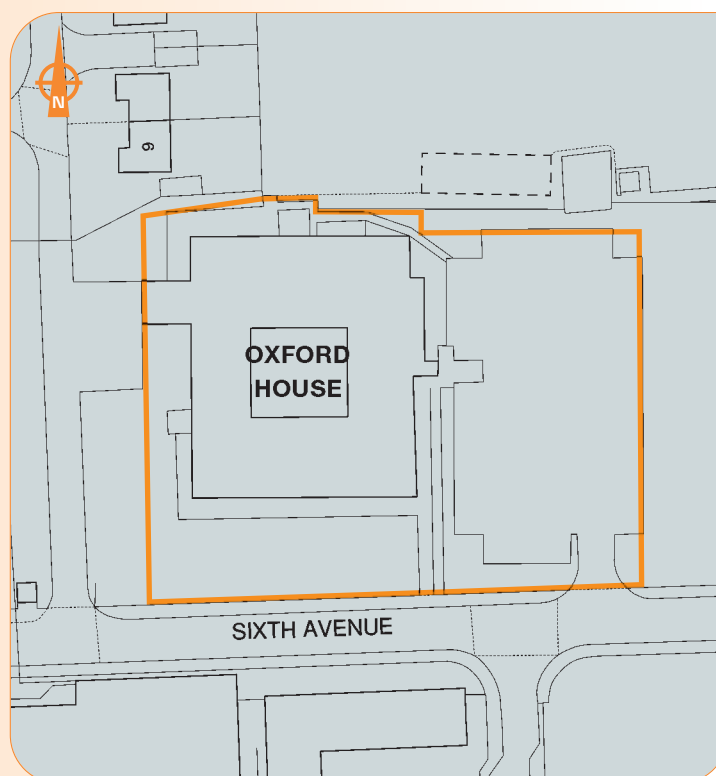
Multi-let Office Investment

- Situated on established office and business park location
- Located very close to Doncaster Robin Hood Airport
- Approximately 1,808.29 sq m (19,465 sq ft)
- Car parking for approximately 76 cars, providing a car parking ratio of 1:258
- Active management potential
- High yielding on guide price



On behalf of





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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 north side of Sixth Avenue, off First Avenue, the business park's main trunk road. 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 detached two storey office building situated around a central courtyard and benefits from car parking to the front for approximately 76 cars, providing a car parking ratio of 1:258. The first floor and common parts of the property were refurbished in 2014.

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/Licencee	Term (1)	Rent p.a. (2)
	Ground	929.00 sq m	(10,000 sq ft)	HABIA	10 years from 16/08/2005	£48,373
	First (part)	278.70 sq m	(3,000 sq ft)	TICS (GLOBAL) LIMITED	3 years from 10/09/2013	£14,520
0	First	74.32 sq m	(800 sq ft)	TICS (GLOBAL) LIMITED	1 year from 01/04/2014	£1,000
1, 2, 3, 4, 5	First	212.27 sq m	(2,285 sq ft)	GREEN ECO GRANTS LIMITED	From 10/03/2014 until 02/03/2015	£21,680
6	First	49.23 sq m	(530 sq ft)	M DWYER t/a Re-Sculpt Personal Training	1 year from 10/03/2014	£4,216
9	First	49.23 sq m	(530 sq ft)	MORGAN DODD LIMITED	1 year from 01/04/2014	£6,280
10 & 11	First	71.53 sq m	(770 sq ft)	MEETING NEW HORIZONS	1 year from 10/04/2014	£8,432
12	First	22.29 sq m	(240 sq ft)	MENTOR RECRUITMENT LIMITED	1 year from 01/04/2014	£4,216
Common Room	First	121.69 sq m	(1,310 sq ft)			
Totals		1,808.26 sq m	(19,465 sq ft)			£108,717

(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.

For further details please contact:

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Buyer's Legal Title Report

Dentons UKMEA LLP

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Walker Morris LLP

Kings Court, 12 King Street, Leeds LS1 2HL.

Tel: +44 (0)113 283 2646.

Email: jacqueline.seddon@walkermorris.co.uk

Ref: Jacqueline Seddon.