lot 10

Saxby House, Piccadilly Court York, North Yorkshire YO1 9NX

Rent **£318,960** per annum exclusive Freehold Grade A Office Investment

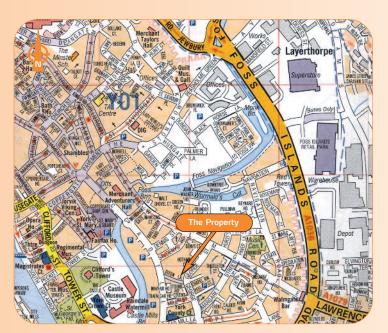
- Entirely let to Siemens plc
- Prime city centre location
- Comprises approximately 1,858.70 sq m (20,007 sq ft) of Grade A office accommodation
- Benefits from on-site parking
- Approximately 15 mins walk from York Railway Station
- Nearby occupiers include Bridge Recruitment, VT Group Plc & HM Revenue & Customs



On behalf of Joint LPA Receivers



lot 10





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Miles: 26 miles north-east of Leeds 41 miles north-west of Scarborough 60 miles south-east of Sheffield Roads: A1306, A19, A64, A59, A1237 Rail: York Railway Station Leeds Bradford Airport Robin Hood Doncaster Airport

York is a historic and affluent city with a population of approximately 174,000. The property is situated in a prominent position in the heart of York city centre. The building is accessed from Piccadilly which connects the prime retail pitch of Parliament Street with the York Inner City Ring Road. Surrounding office occupiers include government departments, professional firms and financial companies.

Built in 2008 the property comprises a four storey office building arranged over ground and three upper floors of Grade A accommodation. The high quality specification includes suspended ceilings, raised floors, full integral air conditioning, 3 passenger lifts and a main ground floor reception area.

Freehold.

VAT is applicable to this lot.

Six Week Completion

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act 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.	Reviews
Ground First Second Third	Office Office Office Office	530.30 sq m 538.90 sq m 520.00 sq m 269.50 sq m	(5,708 sq ft) (5,801 sq ft) (5,597 sq ft) (2,901 sq ft)	SIEMENS PLC (1)	15 years from 26/02/2007 until 25/02/2022 (2)	£318,960	26/02/2012 and five yearly
Totale		- 0-0	(ft)			C0 -6-	

(1) For the year ending 30th September 2014, Siemens plc reported a turnover of £3,082,427,000, pre-tax profits of £149,035,000 and a net worth of £456,953,000. (Source: www.riskdisk.com 12/05/2015)
(2)There is a tenant option to determine on 26/02/2017 subject to 6 months' prior written notice.

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