

lot 27

Rent
£171,055
per annum
exclusive (3)

Teleware House, York Road Thirsk, North Yorkshire YO7 3BX

Modern Freehold Office Investment

- Majority let to Teleware plc on a new 7 year lease until 2022 (subject to note 2)
- Tenant in occupation since at least 2001
- Totalling approx. 2,403 sq m (25,868 sq ft)
- 944 sq m (10,168 sq ft) of offices to be let
- Located in affluent market town at junction of A19 and A170
- Large on-site car park for approximately 110 cars



On behalf of Administrators

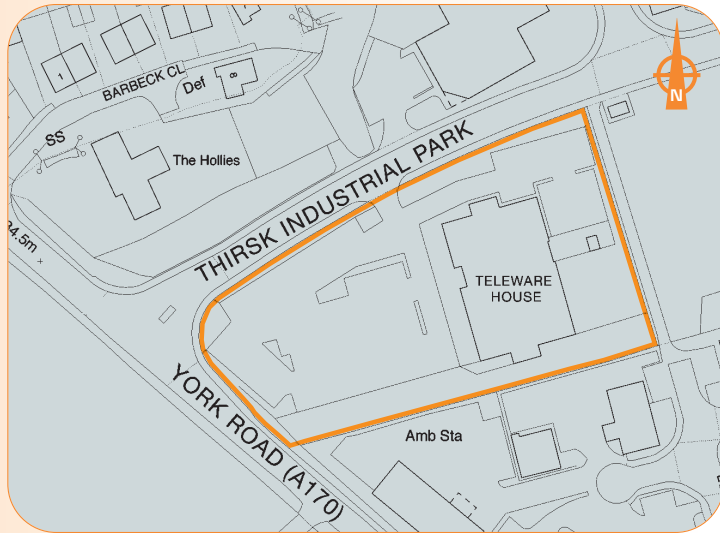
AlixPartners





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Location

Miles: 40 miles north-east of Leeds
22 miles north-west of York
27 miles north of Harrogate
Roads: A19, A168, A170, A61, A1(M)
Rail: Thirsk Railway Station
Air: Leeds Bradford International Airport

Situation

Thirsk is an affluent market town situated in North Yorkshire, some 40 miles north-east of Leeds. The property is situated to the east of the town centre at the entrance to Thirsk Industrial Estate in a mixed industrial/office area. Nearby occupiers include Highways Agency, Royal Mail and NFU.

Description

The property comprises a modern detached office building arranged over ground and two upper floors. The property benefits from suspended ceilings, recessed lighting, full access raised floors and air conditioning along with 110 car parking spaces. In addition there is an area of land to the rear, providing potential for expansion (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators 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.	Reversion
Part Ground	Office	134.24 sq m	(1,445 sq ft)	TELEWARE PLC (1)	7 years from 2015 on a full repairing and insuring lease (2)	£171,055 (3)	2022
First	Office	506.32 sq m	(5,450 sq ft)				
Second	Office/Kitchen	818.00 sq m	(8,805 sq ft)				
Ground	Office/Reception	635.27 sq m	(6,838 sq ft)	VACANT			
First	Office	309.36 sq m	(3,330 sq ft)				
Totals		2,403.19 sq m	(25,868 sq ft)			£171,055	

(1) For the year ending 31st March 2014, Teleware Public Limited Company reported a turnover of £2,502,000, pre-tax profits of £106,000 and a total net worth of £5,472,000. (Source: www.riskdisk.com 12/06/2014)

(2) The lease is due to complete imminently and will be subject to a schedule of condition. Please refer to the auctioneers for further information.

(3) The lease is subject to a 24 month rent free period from 25th March 2015. The seller has agreed to adjust the completion monies so that the property will produce £171,055 p.a.x from completion of the sale.

For further details please contact:

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



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