

## lot 15

Rent  
**£110,000**  
per annum  
exclusive

### Unit C, Madison Place Business Park, Central Park Newton Heath, Manchester M40 5AG

#### Modern Office Investment

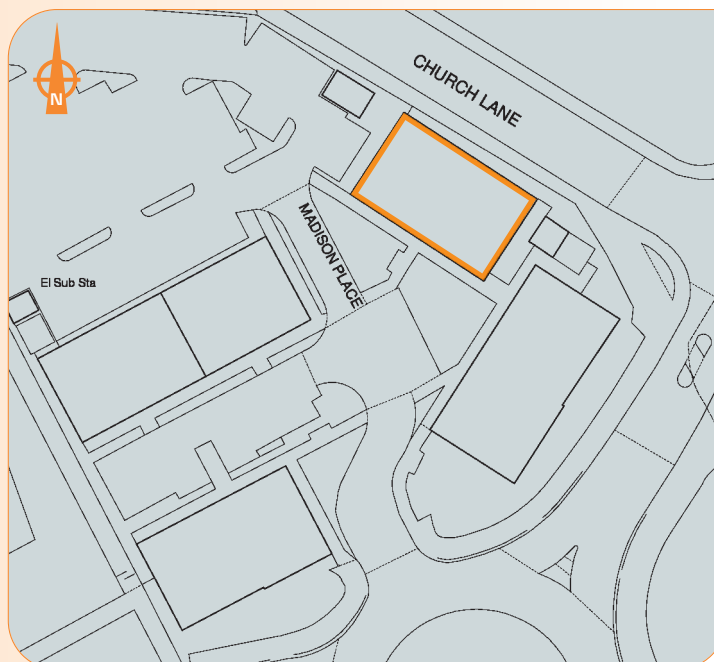
- Entirely let to The Central Manchester University Hospital's NHS Foundation Trust until 2025 (no breaks)
- Modern unit in prestigious business park location
- Nearby occupiers include Fujitsu and Greater Manchester Police Force
- Approximately 5 minutes from Manchester city centre on the Metrolink



On behalf of a Real  
Estate Investment Trust







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#### Location

Miles: 3 miles north-east of Manchester  
37 miles north-west of Sheffield  
67 miles south-west of Leeds

Roads: A62, A6042, M60 (Junctions 20, 21, 22)

Rail: Central Park Metrolink (approximately 5 minutes to Victoria)

Air: Manchester International Airport

#### Situation

The property is located within the prestigious Madison Place Business Park, 3 miles north-east of Manchester and just off Oldham Road (A62), the main arterial route from the M40 (Junction 22) into the north of the city. Madison Place forms part of the 700,000 sq ft Central Park development scheme, which benefits from a dedicated public transport interchange from the Central Park Metrolink. Other occupiers within the Park include Fujitsu and Greater Manchester Police Force.

#### Description

The property comprises a modern, detached two storey office building, completed to a high specification including air conditioning, raised flooring, suspended ceilings, shower facilities and a double height reception area. The property also benefits from a dedicated service yard and car parking for approximately 22 cars. Madison Place Business Park, in which the property is located, benefits from 24/7 on-site security and CCTV.

#### Tenure

Long Leasehold. Held for a term of 250 years less 10 days from 21st June 2007 until June 2257 at a peppercorn rent.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	339.5 sq m	(3,654 sq ft)	<b>CENTRAL MANCHESTER UNIVERSITY HOSPITAL'S NHS FOUNDATION TRUST (1)</b>	10 years from 29/09/2015 on a full repairing and insuring lease	£110,000	29/09/2020
First	Office	341.8 sq m	(3,679 sq ft)				
<b>Totals</b>		<b>681.3 sq m</b>	<b>(7,333 sq ft)</b>			<b>£110,000</b>	

(1) The Central Manchester University Hospital NHS Foundation Trust is the leading provider of tertiary and specialist healthcare services in Manchester, treating more than a million patients every year. (Source: www.cmft.nhs.uk 12/11/2015)

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#### Buyer's Legal Report Service

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