

Armley Park Court, Stanningley Road (A647) Armley, Leeds LS12 2AE

lot 33

Freehold Multi-Let Office Investment

- Prominent roadside location fronting the A647 and opposite Central West Retail Park
- Tenants include DISC and BARCA-Leeds
- Recently refurbished flexible suites ranging from 51.19 sq m (551 sq ft) to 147.71 sq m (1,590 sq ft)
- Approximate site area of 0.38 hectares (0.9 acres) with on-site car parking for some 68 cars

Rent
£37,486
per annum
exclusive

On the
Instructions of



Location

Miles: 2 miles north-west of Leeds town centre
7 miles east of Bradford
38 miles north-east of Manchester
Roads: A647, A643, M6 (Junction 2)
Rail: Burley Park
Air: Leeds Bradford Airport

Situation

The property is located 2 miles north-west of Leeds city centre, occupying a prominent roadside location fronting the A647, the main arterial route into Leeds. Centre West Retail Park is directly opposite and houses occupiers including Tesco, Wilkinsons and Barnardo's.

Description

The property comprises a Grade II listed former school recently refurbished into 22 office suites arranged over ground and first floor. The suites range from 51.19 sq m (551 sq ft) to 147.71 sq m (1,590 sq ft). The property has an approximate site area of 0.38 hectares (0.9 acres) and benefits from on-site car parking for some 68 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Suite	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	2,3 & 8	Office	255.75 sq m (2,753 sq ft)	BARCA LEEDS (1)	5 years from 15/05/2015	£10,256	14/05/2020 (2)
Ground	9	Office	61.50 sq m (662 sq ft)	INDIVIDUAL (t/a First Choice Couriers)	5 years from 01/12/2008	£4,000	30/11/2013 (3)
Ground	1,6,10,11 & 12	Office	416.38 sq m (4,482 sq ft)	VACANT POSSESSION (4)			
First	19, 20 & 22	Office	163.04 sq m (1,755 sq ft)	INDIVIDUAL (t/a Northern Accounting Services)	3 years from 01/04/2009	£3,000	31/03/2012 (3)
First	14	Office	61.69 sq m (667 sq ft)	DISC (5)	8 years from 21/05/2015 (6)	£14,980	20/05/2023
First	4,5,6,7,13,15,16, 17, 18a & 18b	Office	651.52 sq m (7,013 sq ft)	INDIVIDUALS	18 months from 01/07/2003	£2,800	30/04/2006 (3)
First	21	Office	50.16 sq m (540 sq ft)	INDIVIDUALS	10 years from 20/08/2008	£1,700	19/08/2018
		Storage	50.82 sq m (547 sq ft)	INDIVIDUAL	N/A	N/A	N/A
		Advertising Board	Not Measured	J C DECAUX LIMITED	3 years from 01/04/2009	£750	31/03/2012 (3)
		Storage	Not Measured	V J STORAGE LTD			
Totals			1,710.86 sq m (18,419 sq ft)			£37,486	

- (1) Barca-Leeds is a multi-purpose charity providing specialist services to help people overcome a broad range of issues. (Source: barca-leeds.org.uk 07/01/2016)
- (2) The lease provides a rolling annual tenant break option on the anniversary of the term. Each time a break option is not exercised, the tenant will benefit from a rent free period of one month.
- (3) The tenant is holding over.
- (4) Suite 12 (approx 649 sq ft) is currently under offer to DISC, co-terminus with their current lease at a rent of £2,596 p.a. with 12 months rent free.
- (5) DISC —Developing Initiative for Support in the Community is a registered UK charity (No 515755). (Source: disc-vol.org.uk 07/01/2016)
- (6) The lease provides an option to break on the fifth, sixth, and seventh anniversary of the term. If the break is not exercised on the fifth anniversary, the tenant will benefit from a 4 month rent free period.

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