

1 The Quadrant, Green Lane, Heywood, Greater Manchester OL10 1NG

Freehold Modern Office Investment

Lot 54

£40,000 per annum
exclusive (plus
3,988 sq ft vacant)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Part Ground	Offices/Ancillary	273.41 sq m (2,943 sq ft)	INTEGRATED WATER SERVICES LIMITED (1)	10 years from 24/07/2009	£36,000	23/07/2019
Lower Ground	Offices/Ancillary	107.77 sq m (1,160 sq ft)	INTEGRATED WATER SERVICES LIMITED (1)			
Part Ground	Offices/Ancillary	45.24 sq m (487 sq ft)	INTEGRATED WATER SERVICES LIMITED (1)	Approximately 2 years and 4 months from 1/04/2017 (2)	£4,000 (2)	23/07/2019
First	Offices/Ancillary	370.25 sq m (3,988 sq ft)	VACANT	-	-	-
Totals		796.67 sq m (8,569 sq ft)			£40,000	

(1) For the year ending 31st March 2016, Integrated Water Services Limited reported a turnover of £55,041,000, pre-tax profits of £2,303,000 and a total net worth of £4,209,000. IWS, part of South Staffordshire Plc, was formed in 2004 and provides a range of engineering based services dealing with all aspects of the water cycle (Sources: Experian Group and www.integrated-water.co.uk 27/04/2017).

(2) This lease has been agreed, but not yet completed.

Key Details

- Majority let to Integrated Water Services Limited on two leases (2)
- Approximately 8,569 sq ft with Car Parking
- Modern Office Building - approximately 3,988 sq ft available to let
- Established Business Park, 3 minutes' drive from Junction 19 of M62 Motorway

Location

Miles: 6 miles north-west of Oldham
8 miles north-east of Manchester City Centre
Roads: A58, M62 (Junction 19)
Air: Manchester Airport

Situation

The property is situated in a mixed residential and commercial area on the western side of Green Lane, which connects directly to the major A58 road, with easy access to Rochdale and Heywood town centres. Nearby occupiers include Aldi, Kwik Fit, Travis Perkins, Four Seasons Healthcare and a number of independent occupiers. Junction 19 of the M62 motorway is located nearby.

Description

The property comprises a detached office building arranged on ground, lower ground and first floors. The property benefits from CAT II lighting, suspended ceilings and air conditioning with car parking for approximately 19 cars.

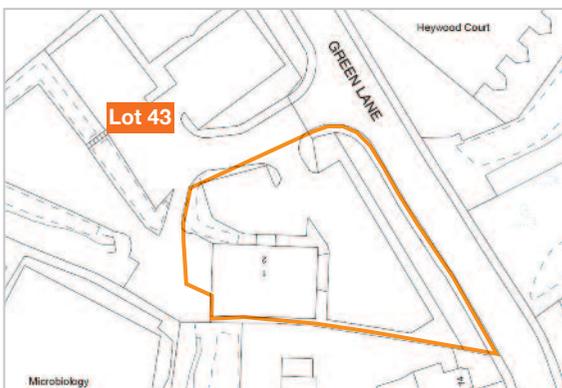
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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