

Lot 6

£92,250 per annum
exclusive

Units D1 & D2 Lowfields Business Park, Elland Riorges Link,
Elland, Nr Leeds, West Yorkshire HX5 9DG

Freehold Office Investment



Tenancy and accommodation

Lot 6

£92,250 per annum
exclusive

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
D1	Ground First	Office Office	213.91 sq m (2,303 sq ft) 221.85 sq m (2,388 sq ft)	VAILLANT GROUP UK LIMITED (1)	10 years from 29/09/2016 (2)	£55,000	28/09/2026
D2	Ground First	Office Office	143.75 sq m (1,547 sq ft) 146.47 sq m (1,576 sq ft)	NORTHERN POWERHOUSE DEVELOPMENTS LTD	5 years from 21/11/2016	£37,250 (3)	20/11/2021
Totals			725.98 sq m (7,814 sq ft)			£92,250	

- (1) For the year ending 31st December 2015, Vaillant Group UK Limited reported a turnover of £296,281,000, pre-tax profits of £12,017,000 and a total net worth of £51,101,000 (Source: www.riskdisk.com 08/06/2017).
- (2) The lease provides for a tenant option to determine the lease on 28/09/2021.
- (3) As to Unit D2, the lease provides for a rent free period until May 2018. The seller will pay the buyer the rent that would have been due in the absence of the rent free period. Therefore the property will effectively produce £37,250 per annum exclusive from completion of the sale. The seller is holding a £22,350 rent deposit.



Key Details

- Comprises two modern and attractive office buildings adjacent to well established mixed use industrial and office park
- Tenants include Vaillant Group UK Limited and Northern Powerhouse Developments Limited
- Approximately 0.29 hectares (0.71 acres) with low site coverage of approximately 19%
- Residential Potential (subject to consents)

On behalf of



Location

Miles: 18 miles south-west of Leeds
26 miles north-east of Manchester

Roads: M62, A629

Rail: Brighouse Railway Station

Air: Leeds Bradford Airport

Situation

Lowfields Business Park is a well established and busy mixed use industrial and office park located some 18 miles south-west of Leeds, between Halifax and Huddersfield, and with excellent access to junction 24 of the M62 motorway. The property is situated on the north side of Elland Riorges Link, at its roundabout junction with Lowfields Way. This property is situated to the south of the mainline railway, which separates the site from the main business park. The neighbouring property uses are residential.

Description

The property comprises a level and regular shaped site of approximately 0.29 hectares (0.71 acres) with a low site coverage of approximately 19% and upon which there are two modern and attractive two storey office buildings with surface car parking for 39 cars, with a good office to car parking ratio of 1:200. The property may benefit from longer term residential potential (subject to consents).

Tenure

Freehold.

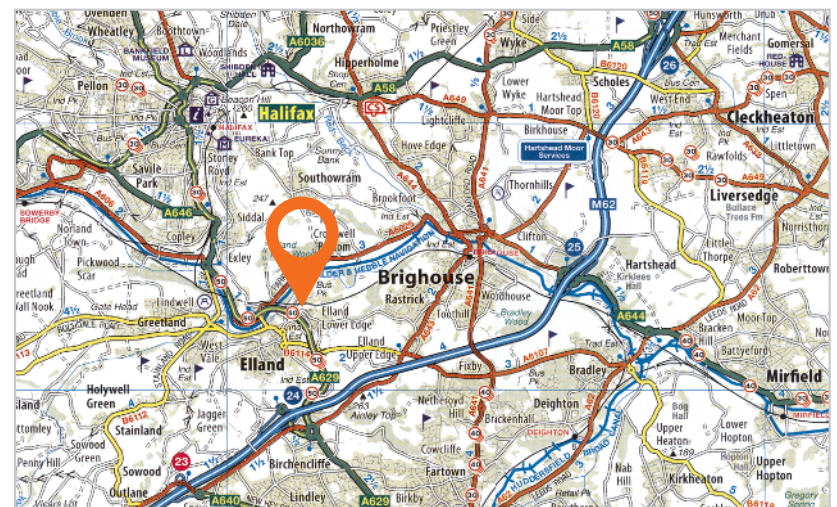
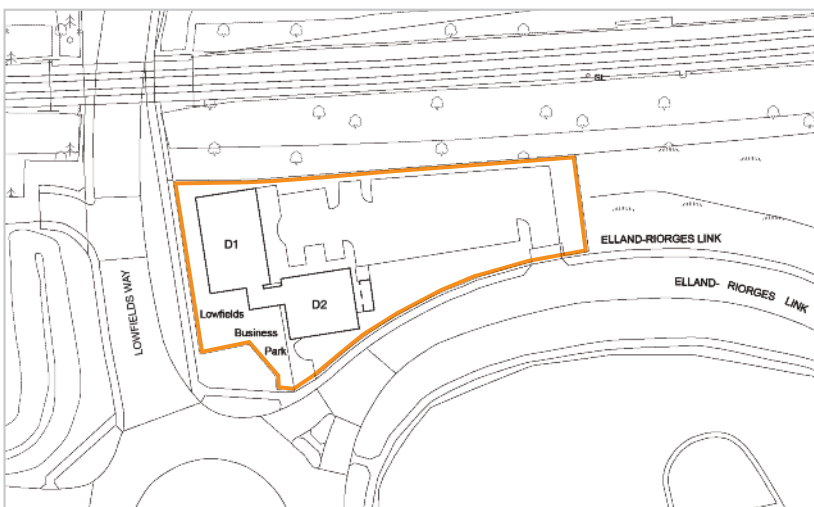
VAT

VAT is applicable to this lot.

Note

Units A1, A2, A4 and Ellant House, Lowfields Business Park are being offered as lot 6

Six Week Completion



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