

# Lot 10

£116,470 per annum  
exclusive (with  
6,130 sq ft offered with  
vacant possession)

1 Navigation Walk, Bridge Street,  
**Wakefield, West Yorkshire WF1 5RH**

Freehold Office Investment



## Tenancy and accommodation

| Floor        | Use                | Floor Areas (Approx) |                       | Tenant                               | Term                    | Rent p.a.x.     | Reversion  |
|--------------|--------------------|----------------------|-----------------------|--------------------------------------|-------------------------|-----------------|------------|
| Third        | Office             | 569 sq m             | (6,130 sq ft)         | SPECTRUM COMMUNITY HEALTH C.I.C. (1) | 8 years from 01/06/2015 | £116,470        | 31/05/2023 |
| Second       | Office             | 569 sq m             | (6,130 sq ft)         |                                      |                         |                 |            |
| First        | Office             | 569 sq m             | (6,130 sq ft)         | VACANT POSSESSION                    |                         |                 |            |
| Ground       | Reception/ Parking |                      |                       | COMMON PARTS                         |                         |                 |            |
| <b>Total</b> |                    | <b>1,707 sq m</b>    | <b>(18,390 sq ft)</b> |                                      |                         | <b>£116,470</b> |            |

(1) Spectrum Community Health C.I.C. is a social enterprise that delivers a range of community and offender healthcare services on behalf of the NHS, Local Authority Public Health services and other partners (Source: www.spectrumhealth.org.uk 08/11/2017). For the year ending 31st March 2016, Spectrum Community Health C.I.C. reported a turnover of £22,029,670, pre-tax profits of £312,411 and a total net worth of £1,371,719 (Source: Experian Group 08/11/2017).

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### Key Details

- New build office comprising 18,390 sq ft of high specification accommodation and secure undercroft car parking
- Majority let to Spectrum Community Health C.I.C. until 2023
- Forms part of Wakefield's waterfront regeneration scheme
- Asset management potential with 6,130 sq ft offered with vacant possession

### On Behalf of a Major Plc

#### Location

**Miles:** 10 miles south of Leeds  
24 miles north of Sheffield  
**Roads:** A61, A638, M1 (Junction 39), M62 (Junction 31)  
**Rail:** Wakefield Kirkgate  
Wakefield Westgate Rail  
**Air:** Leeds/Bradford Airport

#### Situation

Wakefield is a popular city located in West Yorkshire just off the M62 and M1 Motorways. The property forms part of the Waterfront Wakefield regeneration scheme, located in the southern area of the city, with frontage to the River Calder and Calder & Hebble Waterway. The development is accessed from Bridge Street via Marsh Way from the City Centre. Waterfront Wakefield is a mixed use development including Hebble Wharf, a 100 unit residential building, Navigation Warehouse and 2 Navigation Walk which is currently occupied by a call centre. Waterfront Wakefield has a dedicated stop for the free bus allowing easy access to the city centre and Westgate Train Station every 10 minutes.

#### Description

The property comprises a new build, four storey office development comprising three self-contained office suites over first, second and third floors with ground floor reception area and undercroft parking for 16 cars. The office accommodation has been built to a high specification standard, including comfort cooled 3 pipe VRF heat recovery system, recessed LH7 luminaire lighting, full raised floor and two passenger lifts.

Please note that Navigation Warehouse is being offered as Lot 41 in this catalogue.

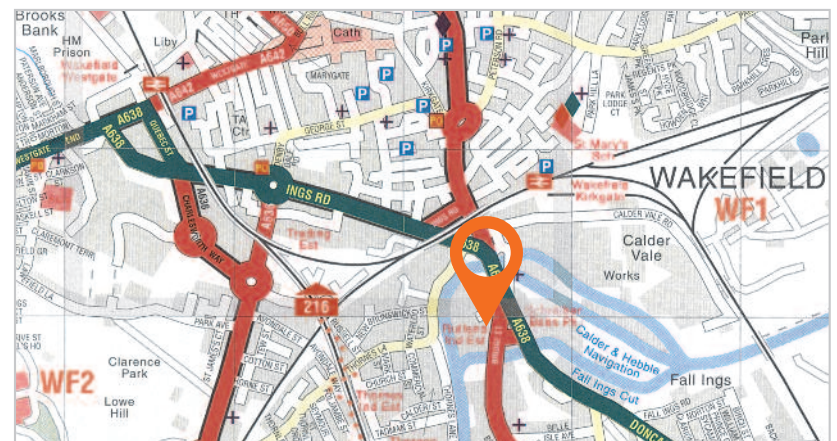
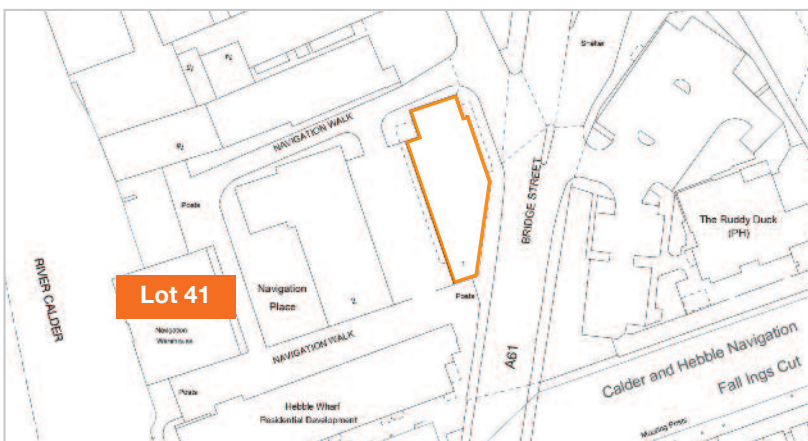
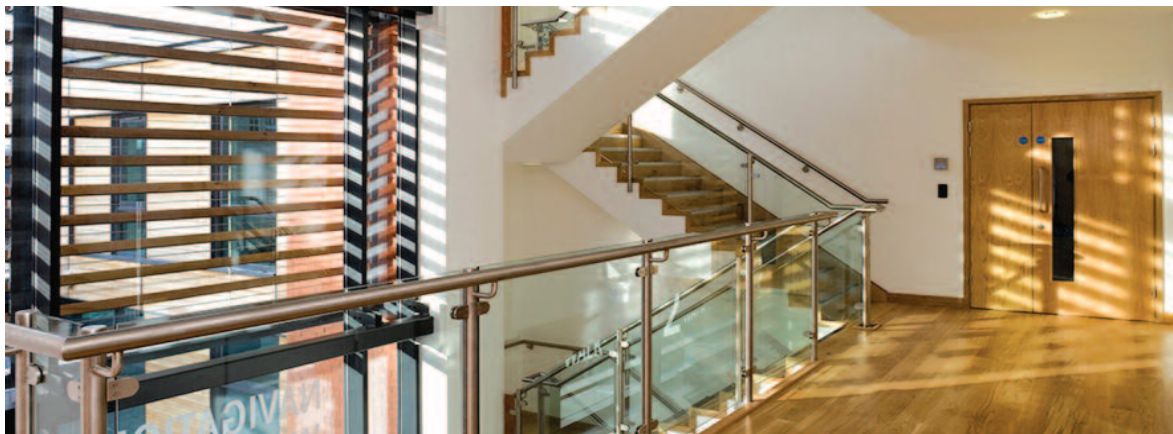
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Walker Morris LLP**  
Jacqueline Judson  
+44 (0)113 283 2646  
jacqueline.judson@walkermorris.co.uk