

# Lot 41

£40,000 per annum exclusive (with 16,472 sq ft offered with vacant possession)

Navigation Warehouse, 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 - North Wing	Office	265.33 sq m	(2,856 sq ft)	H H ASSOCIATES LIMITED (1)	3 years from 01/03/2016	£40,000	28/02/2019
Third - South Wing	Office	248.51 sq m	(2,675 sq ft)				
Ground - North Wing	Retail/Leisure	232.25 sq m	(2,500 sq ft)	VACANT POSSESSION			
Ground - South Wing	Retail/Leisure	267.56 sq m	(2,880 sq ft)				
First - North Wing	Office	265.60 sq m	(2,859 sq ft)	VACANT POSSESSION			
First - South Wing	Office	251.76 sq m	(2,710 sq ft)				
Second - North Wing	Office	264.30 sq m	(2,845 sq ft)	VACANT POSSESSION (2)			
Second - South Wing	Office	248.79 sq m	(2,678 sq ft)				
<b>Total</b>		<b>2,044.1 sq m</b>	<b>(22,003 sq ft)</b>			<b>£40,000</b>	

- (1) HH Global was founded in 1991 as an independent print manager in London. It has become the global marketing execution powerhouse to some of the world's largest brands. They currently have 35 offices across the world with 850 employees connected across 43 countries (Source: www.hhglobal.com). The tenant benefits from parking spaces under separate licence, co-terminus with the lease.
- (2) The landlord is currently in discussions with Strava Video Limited with regard to taking a lease of the south wing on the second floor.

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### Key Details

- Iconic Grade II listed waterfront warehouse
- Refurbished to high specification to provide office and retail accommodation
- Entire third floor let to HH Associates Limited
- Forms part of Wakefield's Waterfront regeneration scheme

### 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 and 1 & 2 Navigation Walk which are currently occupied by a call centre and Spectrum Community Health. Waterfront Wakefield has a dedicated stop for the free bus allowing easy access to the city centre and Westgate Rail Station every 10 minutes.

#### Description

The property is a four storey Grade II listed former warehouse, refurbished to a high specification to provide a ground floor retail unit and six self-contained office suites over first, second and third floors. The office accommodation benefits from new vertical circulation core with oak glass staircase, full access raised floors, natural ventilation and a passenger lift. The property benefits from rights to 30 car parking spaces.

Please note that 1 Navigation Walk is being offered as Lot 10 in this catalogue.

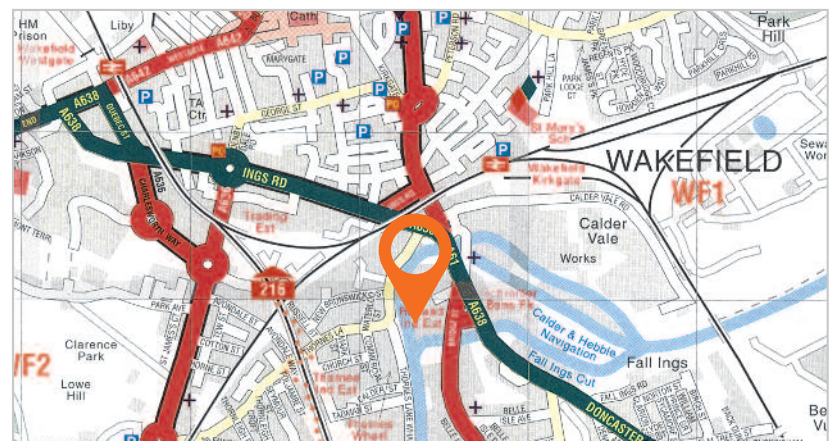
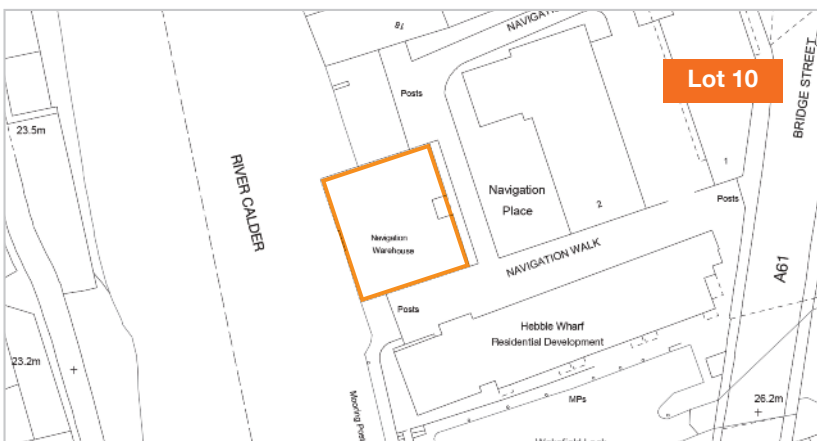
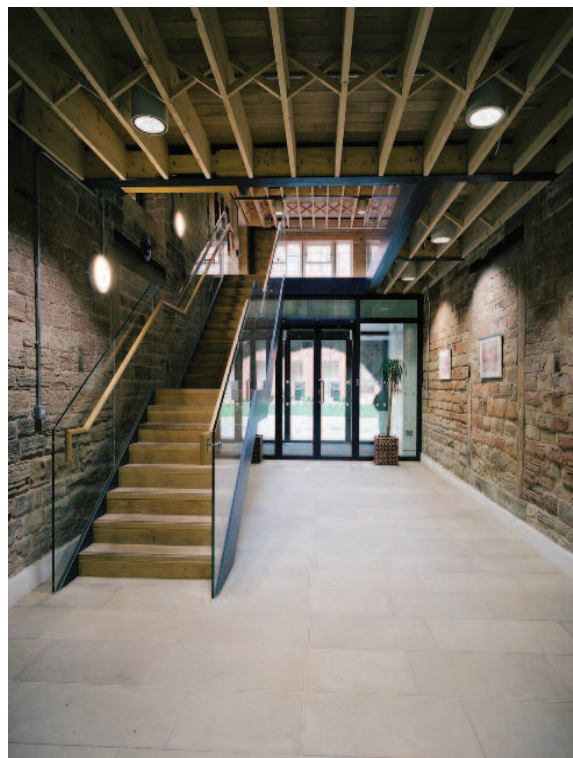
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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