

Lot 40

£88,348 per annum exclusive

NHS Property Services, Gibraltar House, Plot C Northallerton Business Park, Northallerton, North Yorkshire DL6 2NA

Freehold Office Investment



Key Details

- Let to NHS Property Services Limited (1)
- Comprising 7,664 sq ft of modern office accommodation
- 7 miles to A1(M) and 6 miles to A19
- On-site car parking for 35 cars
- Located adjacent to Yorkshire County Council with Toyota, BT and Allerton Steel nearby

Location

Miles: 25 miles north of Harrogate
31 miles north-west of York
Roads: A19, A167, A684, A1(M) (Junction 51)
Rail: Northallerton Railway Station
Air: Leeds Bradford Airport

Situation

Northallerton, the county town of North Yorkshire, is 25 miles north of Harrogate and lies between the North Yorkshire Moors and Yorkshire Dales. The property is located on the established Northallerton Business Park, which lies to the east of Darlington Road (A167) and is accessed via Thurston Road. The property benefits from good road communications, approximately 7 miles east of the A1(M) motorway and 6 miles west of the A19. Other nearby occupiers include Gale & Phillipson, Toyota, BT, British Red Cross, North Yorkshire Fire & Rescue HQ and Allerton Steel.

Description

The property comprises a modern detached office building providing office accommodation over ground and first floors. The property benefits from dedicated on-site parking for approximately 35 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

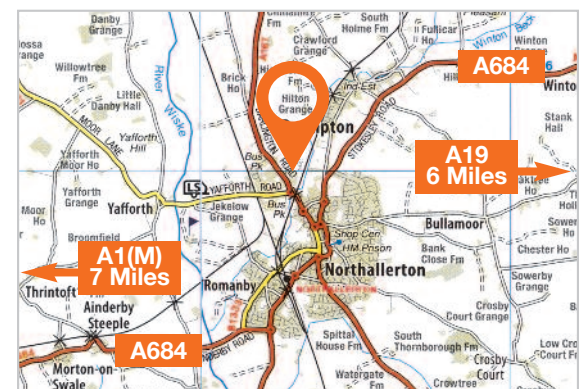
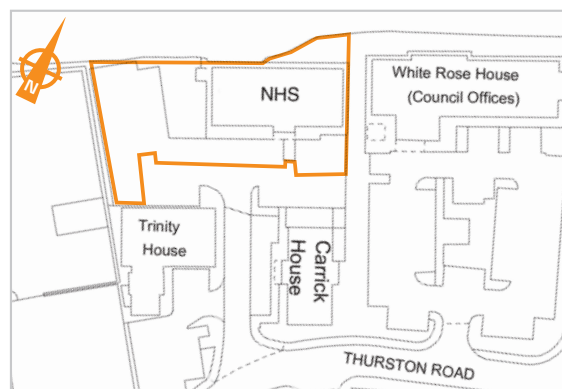
Energy Performance Certificate

Band C. Please see legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Offices/Ancillary	356 sq m (3,832 sq ft)	NHS PROPERTY SERVICES LIMITED (1)	5 years from 25/08/2016 (2)	£42,995	(25/08/2021) (2)
First	Offices/Ancillary	356 sq m (3,832 sq ft)	NHS PROPERTY SERVICES LIMITED (1)	10 years from 25/08/2016 (3)	£45,353	25/08/2021
Total		712 sq m (7,664 sq ft)			£88,348	

- (1) For the year ending 31st March 2018, NHS Property Services Limited reported a turnover of £780,541,000, a pre-tax loss of £-31,048,000 and a total net worth of £3,674,454,000 (Source: Experian Group 14/01/2019). The property has been sublet to NHS Foundation Trusts. The NHS has been in occupation since March 2006.
- (2) The lease provides a rolling tenant option to determine subject to nine months' written notice.
- (3) The lease provides for tenant options to determine on 25th August 2021 and 25th August 2023, both subject to six months' written notice.



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