

Lot 47

£63,000 per annum
exclusive (3)

Unit 6, Riverside 2 Office Park, Campbell Road,
Stoke-on-Trent, Staffordshire ST4 4RU

Freehold Modern Office Investment



Picture taken October 2018

Tenancy and accommodation

Lot 47

£63,000 per annum
exclusive (3)

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	242.47 sq m (2,610 sq ft)	STAFFORDSHIRE DOCTORS URGENT CARE LIMITED (1)	Approximately 6 years from 07/03/2014	£36,000	(31/12/2020)
First	Office	256.50 sq m (2,761 sq ft)	SECURITY PLUS LIMITED (2)	10 years from 02/09/2016	£27,000 (3)	Fixed rental increases (3) (01/09/2026)
Totals		498.97 sq m (5,371 sq ft)			£63,000	

- (1) Staffordshire Doctors Urgent Care Limited is contracted by the NHS to operate 111 telephone helplines.
 (2) For the year ending 30th September 2018, Security Plus Ltd reported a turnover of £39,259,071, pre-tax profits of £857,345 and a total net worth of £3,262,648 (Experian Group: 05/06/2019).
 (3) Under the terms of the lease to Security Plus Limited, the current rent is £26,000 p.a.x., with fixed rental increases to £27,000 p.a.x. on 02/09/2019, £28,000 p.a.x. on 02/09/2020, £28,990 p.a.x. on 02/09/2021 and £30,371 p.a.x. on 02/09/2024. The seller will pay the buyer the difference between £26,000 p.a.x. and £27,000 p.a.x. from completion of sale until 02/09/2019. Therefore, the property will make £27,000 p.a.x. from completion of sale.

Key Details

- Modern office building in a well located office park
- Includes 17 car parking spaces
- Neighbouring occupiers include Marks & Spencer, Michelin, Barclays, Sainsbury's, Dunelm and Booker Wholesale

Location

Miles: 1 mile south of Stoke-on-Trent city centre
37 miles south of Manchester
42 miles north-west of Birmingham
Roads: A52, A500 Queensway, M6 (Junction 15)
Rail: Stoke-on-Trent Railway Station
Air: Manchester Airport

Situation

Campbell Road is an established and strategic commercial and logistics location 1 mile south of Stoke-on-Trent city centre, just off the A500 Queensway, which provides immediate access to the M6 via Junction 15. Some 2 miles to the south-west, the Riverside 2 office park occupies a prominent roadside position opposite Marks & Spencer Distribution Centre. Other neighbouring occupiers include Michelin, Barclays, Sainsbury's, Dunelm and Booker Wholesale.

Description

The property comprises a modern two storey building providing office accommodation on the ground and first floors. The offices are highly specified with suspended ceilings, raised floors, central heating and air conditioning. The property benefits from 17 car parking spaces.

Tenure

Freehold.

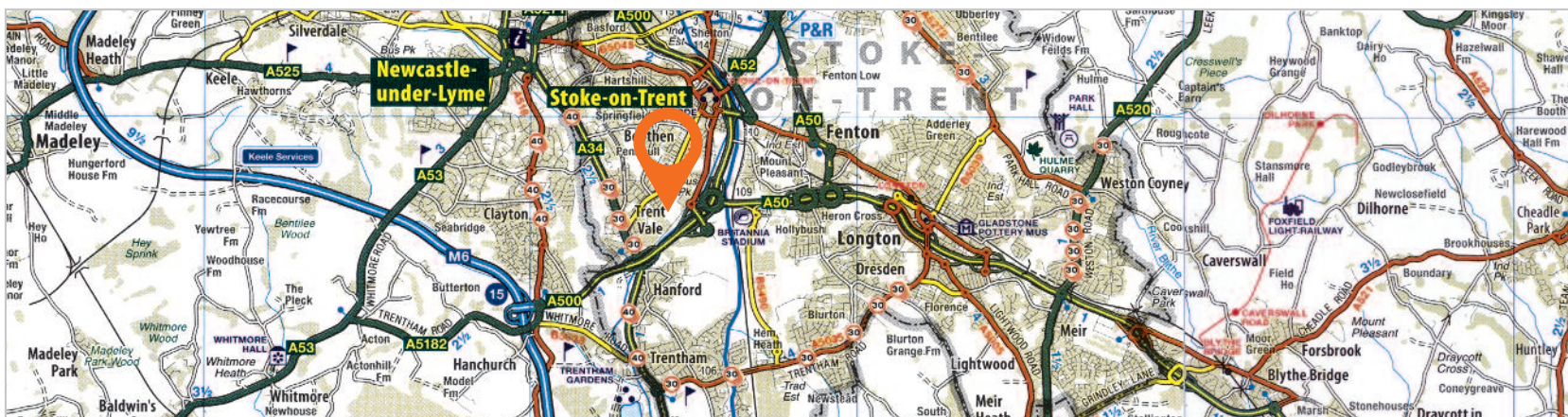
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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Acuitus
 John Mehtab
 +44 (0)20 7034 4855
 john.mehtab@acuitus.co.uk

Acuitus
 Billy Struth
 +44 (0)20 7034 4854
 billy.struth@acuitus.co.uk

Seller's Solicitors: Pickerings Solicitors
 Harj Dhatt
 +44 (0)1827 317070
 hdhatt@pickerings-solicitors.com