

# Lot 26

£128,465 Per Annum  
Exclusive (1)

JobCentre, Westfield House, 85 Manningham Lane,  
**Bradford, West Yorkshire BD1 3BE**

Freehold Substantial Office Investment and Undeveloped Land with Residential Development  
Potential (Subject to Consents)





# Tenancy and accommodation

Lot 26

£128,465 Per Annum  
Exclusive (1)

## Key Details

- Let to The Secretary of State for Communities and Local Government until 2024 (no breaks)
- Substantial Office Building with Car Parking
- Includes a parcel of land 0.32 Acres (0.12 Hectares) with Development potential (subject to consents)
- Prominent location approximately 600 metres from Bradford Foster Square Railway Station

## Location

**Miles:** 8 miles west of Leeds, 30 miles north-east of Manchester  
**Roads:** A650, A6177, M606, M62  
**Rail:** Bradford Interchange, Bradford Forster Square Railway Stations  
**Air:** Leeds Bradford Airport

## Situation

The property is prominently situated on the west side of the busy Manningham Lane between Hanover Square and Victoria Street, approximately 600 metres from Bradford Foster Square Railway Station and The Oastler Shopping Centre and Market.

## Description

The property comprises a substantial 4 storey office building with a car park and undercroft car parking. The office building benefits from significant frontages to three roads and may be suitable for possible future residential conversion (subject to consents).

In addition to the office building, the property comprises a parcel of L shaped land, subject to vacant possession, equating to approximately 0.32 Acres (0.12 Hectares) which may be suitable to increase car parking or residential or commercial development (subject to consents).

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

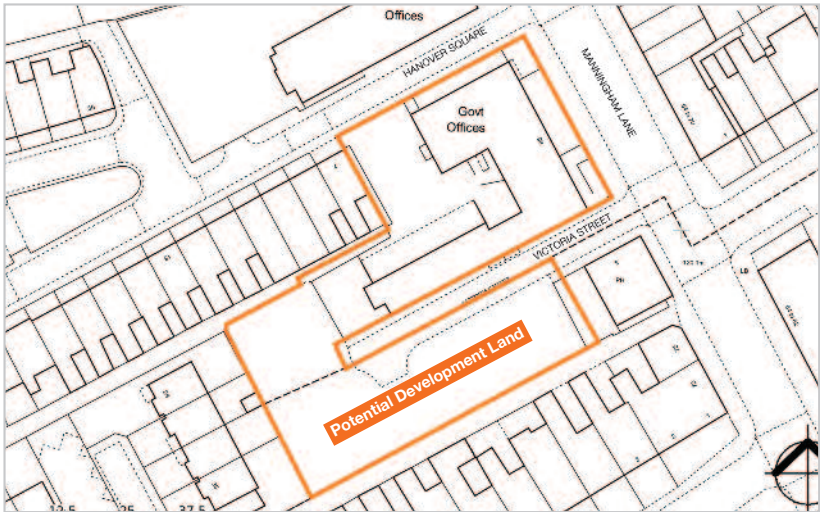
## Energy Performance Certificate

Band C. See legal pack.

| Floor  | Use    | Floor Areas (Approx) |                    | Tenant  | Term   | Rent p.a.x.  | Review/ (Reversion) |
|--------|--------|----------------------|--------------------|---|--|--------------|---------------------|
| Ground | Office | 448.95 sq m          | (4,833 sq ft)      | THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus | 6 years from 24/09/2018 on a full repairing and insuring lease (1) | £128,465 (1) | (23/09/2024)        |
| First  | Office | 664.71 sq m          | (7,155 sq ft)      |   |  |              |                     |
| Second | Office | 670.67 sq m          | (7,219 sq ft)      |   |  |              |                     |
| Third  | Office | 670.20 sq m          | (7,214 sq ft)      |   |  |              |                     |
| Land   | Unused | 0.32 Acres           | (0.12 Hectares)    | VACANT POSSESSION   | -  | -            | -                   |
| Total  |        | 2,454.53 sq m        | (26,421 sq ft) (2) |   |  | £128,465 (1) |                     |

(1) The property is let for a term of 6 years from 24th September 2018 by virtual of a Reversionary lease from 1st April 2022 until 31st March 2024. The current rent reserved under the terms of the lease is £128,465 per annum exclusive. The tenant is currently benefiting from a rent concession of £64,232 per annum exclusive for 10 months from completion of the Reversionary lease. The Seller will pay the Buyer the difference between the current rent reserved of £128,465 per annum exclusive and the concessionary rent of £64,323.50 per annum exclusive from completion of the sale until the end of the concessionary period. Therefore the property will produce £128,465 per annum exclusive from completion of the sale.

(2) The floor areas stated above have been taken for the Valuation Office Agency website. www.voa.gov.uk



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