

# Lot 22, The Antler Complex, Bruntcliffe Way, Morley, Leeds, West Yorkshire LS27 0JG

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Office Park Investment

- Well Established Business Park
- 9 Pavilion Offices and Car Parking
- Total Approximate Site Area of 0.75 Hectares (1.85 Acres)
- Approximate Site Coverage of 21%
- Well Located Adjacent to M62 and M621

#### Lot

22

#### Auction

31/Mar/2022

#### Rent

£52,890 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles south-west of Leeds City Centre 7 miles south-east of Bradford, 29 miles south-west of York

#### Roads

A643, M62 (Junction 27), M621 (Junction 27)

#### Rail

Morley Railway Station

#### Air

Leeds Bradford Airport

### Situation

Morley Business Park is some 5 miles south-west of Leeds city centre, strategically located adjacent to both the M62 and M621 Motorways. The property is situated on Bruntcliffe Way, off Bruntcliffe Lane (A643), within the established Morley Business Park, a well located commercial centre. Other occupiers in the park include Lencarta Ltd, Northern Elevator Ltd, Mansys UK Ltd and several more professional services and technology companies.

### Tenure

Freehold.

### Description

The property comprises an office park of 1 detached and 8 self-contained semidetached office buildings. The property benefits from a site area of approximately 0.75 hectares (1.85 acres) with a site coverage of 21%, providing car parking for approximately 100 cars.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Area (Approx)		Tenant	Term	Income	Reviews/(Reversion)
1	Ground First	Office Office	153.29 sq m 162.95 sq m	(1,650 sq ft) (1,754 sq ft)	INDIVIDUAL	125 years from 15/02/2021	£0	14/02/2146
1a	Ground First	Office Office	159.60 sq m 162.40 sq m	(1,718 sq ft) (1,748 sq ft)	ERBE MEDICAL UK LIMITED	20 years from 16/04/2007	£34,190	15/04/2027
2	Ground First	Office Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	WARRANTIES DIRECT LIMITED	13 years from 13/09/2013	£18,400	01/04/2022 (30/11/2026)
2a	Ground First	Office Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	LUX ROOMS LIMITED (3)	999 years from 20/12/2018	£0	19/12/3017
3	Ground First	Office Office	91.23 sq m 97.36 sq m	(982 sq ft) (1,048 sq ft)	COMPLETE COMPUTER SYSTEMS LIMITED (4)	125 years from 28/11/2016	£100	27/11/2141
3a	Ground First	Office Office	96.70 sq m 98.90 sq m	(1,041 sq ft) (1,065 sq ft)	INDIVIDUAL	125 years from 14/11/2016	£100	13/11/2141
4	Ground First	Office Office	204.96 sq m 207.26 sq m	(2,206 sq ft) (2,231 sq ft)	THE I.P.N. NO1 PENSION SCHEME	125 years from 16/05/2016	£100	15/05/2141
5	Ground First	Office Office	155.00 sq m 162.70 sq m	(1,668 sq ft) (1,751 sq ft)	MANSYS (5)	999 years from 18/05/2018	£0	17/05/3017
5a	Ground First	Office Office	159.60 sq m 162.70 sq m	(1,717 sq ft) (1,751 sq ft)	FUTURE PRINT LIMITED	999 years from 16/02/2018	£0	16/02/3017
<b>Total</b>			<b>2,465.85 sq m</b>	<b>(26,542 sq ft)</b>			<b>£52,590</b>	

(1) Erbe Medical UK Limited develops, manufactures and markets surgical systems for professional use in various medical disciplines all over the world and was incorporated in 1996. (<https://uk.erbe-med.com/uk-en/>)

(2) Warranty Direct Limited was incorporated in 1997 and is owned by FirstBase (Future Marketing) Ltd (FBFM). FBFM is a specialist in the extended car warranty market. (<https://www.warrantydirect.co.uk/>)

(3) Lux-Rooms Limited is a construction company incorporated in 2007. (<https://www.co-luxliving.co.uk/>)

(4) Complete Computer Systems is an IT and telephone support company incorporated in 2003 (<https://www.cc-sys.net/>)

(5) Mansys UK Limited is a managed service provider incorporated in 2007 (<https://www.man-sys.co.uk/>)

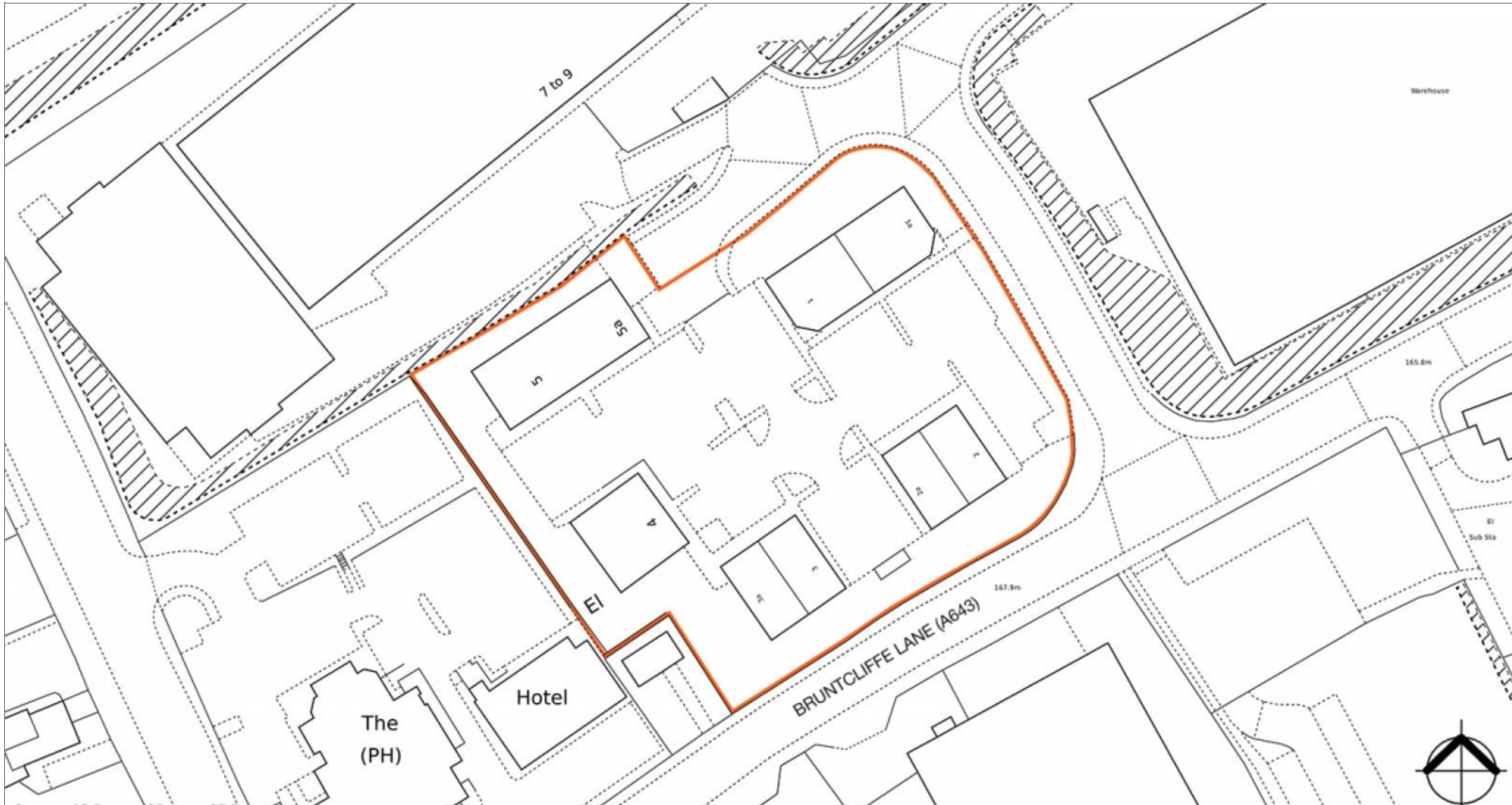
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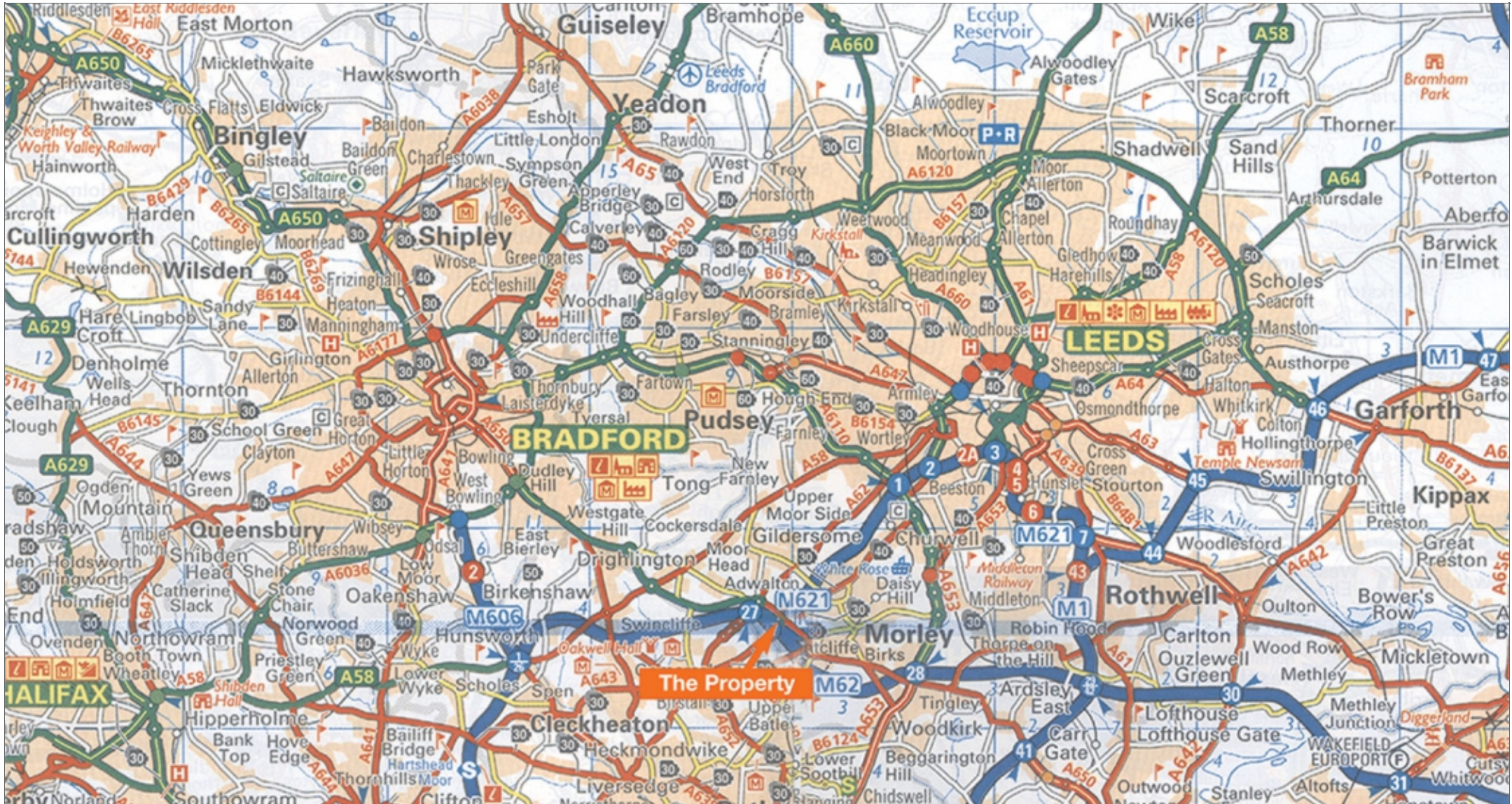
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## Contacts

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September 2020