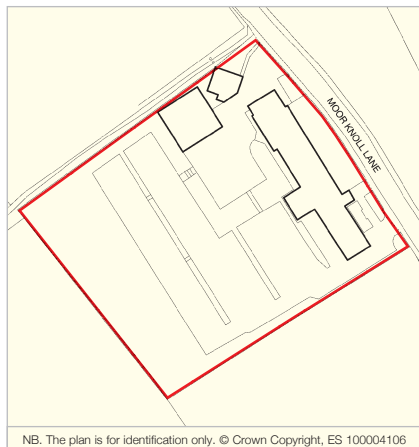
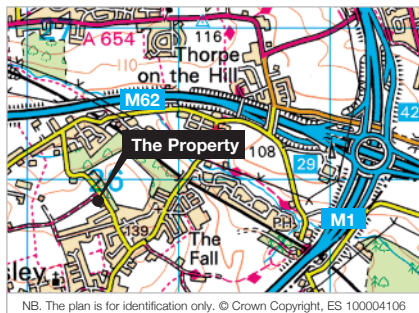


Wakefield

Northern House Moor Knoll Lane East Ardsley West Yorkshire WF3 2EE

- **Freehold Office Investment**
- Entirely let to Sharp Business Systems UK plc with a parent company guarantee
- HQ for Sharp Business Systems
- Site area of 0.8 hectares (2 acres)
- Residential redevelopment potential (1)
- Located in a predominantly residential area 1 mile from M1 Motorway (Junction 41), 2 miles from M62 Motorway (Junction 28)
- Reversion 2021
- Current Rent Reserved
£179,272.38 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

East Ardsley is a village located approximately 5 miles to the south of Leeds city centre and 5 miles north of Wakefield and Dewsbury. Wakefield has a population of some 74,000 and is located on the River Calder, 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of both the M1 (junctions 39, 40 and 41) and M63 (Junction 3) motorways and benefits from regular rail services to destinations throughout the North East. The property is situated on the east side of Moor Knoll Lane, 2 miles south of the M62 Motorway (Junction 28) and 1 mile north of the M1 Motorway (Junction 41) in a predominantly residential area.

Description

The property occupies a site that extends to 0.814 hectares (2 acres) upon which is a detached office building arranged on ground and two upper floors. The offices benefit from raised floors, suspended ceilings and LED lighting. Externally, the property benefits from a large car park to the rear with space for 91 cars. In addition, there is a separate warehouse and garage providing ancillary storage accommodation. NB. We understand from the vendor that the property is used by the tenant as the headquarters for their business systems.

The property provides the following accommodation and dimensions:

Ground Floor	515.00 sq m	(5,543 sq ft)
First Floor	513.40 sq m	(5,526 sq ft)
Second Floor (1)	456.70 sq m	(4,916 sq ft)
Ancillary Storage	46.45 sq m	(500 sq ft)
Total Offices	1,531.50 sq m	(16,485 sq ft)
Warehouse	279.70 sq m	(3,011 sq ft)
Garage	85.80 sq m	(924 sq ft)
Overall Total	1,897.00 sq m	(20,420 sq ft)

NB. The property has not been inspected by Allsop. The areas stated here have been provided by the vendor.
(1) Includes area of reduced head height.

Tenancy

The entire property is at present let to SHARP BUSINESS SYSTEMS UK PLC guaranteed by Sharp Electronics (Europe) Ltd for a term of 10 years from 11th October 2011 at a current rent of £179,272.38 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

Tenant Information

For the year ending 31st March 2016, Sharp Electronics (Europe) Ltd reported a turnover of £407.5m, a pre-tax profit of £28.9m, shareholders' funds and a net worth of £115m. (Source: Experian 22.09.2017).

For the year ending 31st March 2016, Sharp Business Systems UK Ltd reported a turnover of £88.7m, a pre-tax profit of £1.8m, shareholders' funds of £11.6m and a net worth of £9m. (Source: Experian 22.09.2017).

The ultimate holding company is Sharp Corporation.
Website: www.sharp.co.uk

Planning (1)

The property is situated within the Outer South West area of Leeds, referred to as site HG3-25 in Leeds Strategic Housing Land Availability Assessment (SHLAA), the land is safeguarded for the future development of homes. It may therefore lend itself to residential redevelopment and/or conversion, subject to the existing lease and all necessary consents.

All enquiries should be made to Leeds City Council.
Website Address: www.leeds.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Offices EPC Rating 80 Band D (Copy available on website).
Warehouse EPC Rating 89 Band D (Copy available on website).
Garage EPC Rating 92 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D Moroney Esq, Kuits LLP. Tel: 0161 832 3434 e-mail: davidmoroney@kuits.com

