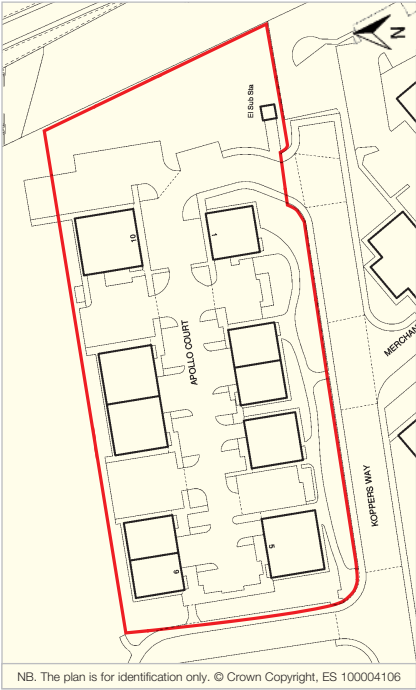


**Hebburn**  
**Apollo Court**  
**Koppers Way**  
**Monkton Business**  
**Park South**  
**Tyne & Wear**  
**NE31 2ES**

- **Freehold Modern Office Ground Rent Investment**
  - Secured on 10 office units
  - Close proximity to Newcastle and Sunderland
  - Reversions in 2132
  - Total Current Rents Reserved
- £2,350 pa**



**Tenure**  
 Freehold.

**Location**  
 Hebburn is a town of some 16,000 inhabitants located on the River Tyne in north-east England. More specifically, Monkton Business Park South is situated on the A194 between the A19 and A1, some 6 miles south-east of Newcastle and 8 miles north-west of Sunderland. The location is well connected to the regional road network with trunk roads providing easy access to Gateshead, Teesside, Washington and further afield.



**Description**  
 The property comprises a parcel of 10 self-contained modern office units forming part of a larger commercial estate, the remainder of which is not included in the sale.

**VAT**  
 VAT is applicable to this lot. Please refer to the Special Conditions of Sale regarding Transfer of a Going Concern provisions.

**Documents**  
 The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
 For EPC Rating please see website.

| Unit                                | Present Lessee                           | Accommodation (1)                         | Lease Terms               | Current Rent £ p.a. |
|-------------------------------------|--|---|---------------------------|---------------------|
| Unit 1                              | Individuals                              | 278.70 sq m (3,000 sq ft)                 | 125 years from 01.01.2007 | £200 p.a.           |
| Unit 2                              | Dentons Sipp                             | 232.25 sq m (2,500 sq ft)                 | 125 years from 01.01.2007 | £200 p.a.           |
| Unit 3                              | Elliott Johnson Limited                  | 232.25 sq m (2,500 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 4                              | Individuals                              | 334.44 sq m (3,600 sq ft)                 | 125 years from 01.01.2007 | £200 p.a.           |
| Unit 5                              | Individuals                              | 418.05 sq m (4,500 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 6                              | Cable Properties and Investments Limited | 255.48 sq m (2,750 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 7                              | Standard Life Trustee Company Ltd        | 255.48 sq m (2,750 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 8                              | Advanced Cutting Tools (Glasgow) Limited | 371.60 sq m (4,000 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 9                              | Invate Limited                           | 371.60 sq m (4,000 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| Unit 10                             | Standard Life Trustee Company Ltd        | 464.50 sq m (5,000 sq ft)                 | 125 years from 01.01.2007 | £250 p.a.           |
| (1) Floor areas provided by Seller. |  | <b>Total</b> 3,214.34 sq m (34,600 sq ft) | <b>Total £2,350 p.a.</b>  |                     |

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** J. Alger Esq, HLW Keeble Hawson LLP. Tel: 01142 521412. E-mail: [jamesalger@hlwkeeblehawson.co.uk](mailto:jamesalger@hlwkeeblehawson.co.uk)