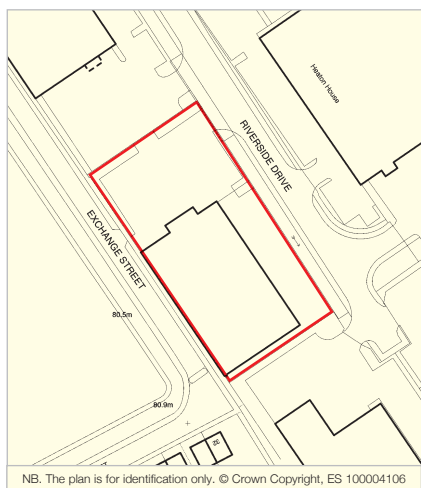


Cleckheaton Unit B Riverside Drive West Yorkshire BD19 4DH

- **Substantial Freehold Office Investment**
- Comprising a total of 2,476.7 sq m (26,600 sq ft)
- Entirely let to Schawk UK Ltd (with a guarantee from Matthews International Corporation) on a new 5 year lease (1)
- The business has operated from the property for over 20 years
- Well located approximately 0.4 miles from M606 (Junction 1) and M62 (Junction 26)
- Site area approximately 0.359 hectares (0.887 acres)
- Current Rent Reserved
£160,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The town of Cleckheaton is situated on the A643, close to the M62 motorway (Junctions 25 and 26), about 2 miles north-west of Dewsbury and 10 miles south-west of Leeds city centre. The property is located some 0.5 miles to the north of Cleckheaton town centre on the western side of Riverside Drive, close to its junction with Hunsworth Lane (B6121). The Chain Bar Interchange linking the M62 and M606 is approximately 0.4 miles to the north. Occupiers close by include a range of national and local traders in an established industrial area.

Description

The property is arranged on ground and one upper floor to provide ground and first floor offices with ancillary warehouse on part ground floor. Externally, the property provides parking spaces for some 55 cars.

The property provides the following accommodation and dimensions:

Ground Floor Offices	769.95 sq m	(8,288 sq ft)
Ground Floor Stores and		
Internal Offices	472.95 sq m	(5,091 sq ft)
First Floor Offices	1,233.80 sq m	(13,281 sq ft)
Total	2,476.70 sq m	(26,600 sq ft)

Site Area approximately 0.359 Hectares (0.887 Acres)

NB. Not inspected by Allsop, areas provided by Joint Auctioneer.

Tenancy

The property is at present let to SCHAWK UK LTD (with a guarantee from Matthews International Corporation) for a term of 5 years from 4th March 2018 at a current rent of £160,000 per annum. The lease contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on 3rd March 2020 on six months' notice.

NB. The business has operated from the property for over 20 years.

Tenant Information

Schawk UK Ltd is a leading global brand production and deployment company, part of SGK, a division of Matthews International Corporation (source www.schawk.com). Matthews International Corporation was formed in the US in 1902 and now employs over 10,000 people in more than 100 locations over six continents (www.matw.com).

For the year ended 30th September 2016, Schawk UK Ltd reported a turnover of £47.122m, a pre-tax profit of £5.981m, shareholders' funds of £16.042m and a net worth of £16.042m.

(Source: Experian 06.06.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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

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