

Leeds

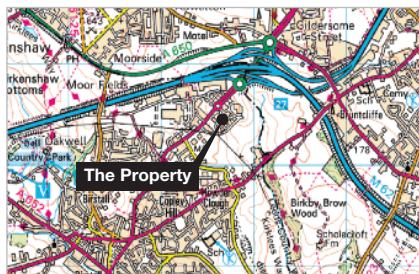
Woodhead House Centre 27 Business Park Woodhead Road Birstall West Yorkshire WF17 9TD

- **Attractive Freehold Office Investment**
- Comprises 1,544.68 sq m (16,627 sq ft) (GIA 1,787 sq m 19,236 sq ft)
- 112 car parking spaces
- Asset management opportunities
- Total Current Rents and Licence Fees Reserved

£179,803 pa ⁽¹⁾

**Vacant Possession of
71.82 sq m (772 sq ft)**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Leeds is the principal commercial, financial and administrative centre for the North of England and serves a population of some 680,000. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

Woodhead House is located approximately 6.5 miles south-west of Leeds city centre. The property is situated on the south side of Woodhead Road close to the junction with the A62 which in turn provides access to Junction 27 of the M62 Motorway. It is an established mixed use office, retail and leisure area and adjacent to Birstall Shopping Park which provides a range of amenities to complement the business area.

Description

Woodhead House provides an attractive office building arranged on ground and two upper floors. The floor plates of the building are laid out in an 'L shape' providing flexible divisible suites totalling 1,544.68 sq m (16,636 sq ft) (GIA 1,787 sq m 19,236 sq ft). The property has the benefit of air conditioning, suspended ceilings, raised access floors, a 10 person passenger lift and parking for some 112 vehicles.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 84 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 David Evans, Addlestone Keane. Tel: 0113 244 6700 e-mail: davidevans@aklaw.co.uk



No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent/Licence Fees £ p.a.	Next Review/ Reversion
G1	William Hill	Ground Floor 238.00 sq m (2,564 sq ft)	Lease from 15.06.2001 to 14.06.2016	£39,525 pa	Reversion 2016
	Kitchen	Ground Floor 6.46 sq m (70 sq ft)			
G2	Kloog	Ground Floor 42.65 sq m (459 sq ft)	Licence from 01.09.2013 to 31.08.2018. Fixed increases of £500 pa.	£5,000 pa	Reversion 2018
G3	The Advanced Aesthetic Clinic	Ground Floor 16.59 sq m (179 sq ft)	From 01.08.2013 to 31.07.2014	£3,024 pa	Reversion 2014
G4	Lever Technology Group plc	Ground Floor 159.86 sq m (1,720 sq ft)	Lease from 14.08.2013 to 13.08.2018. Fixed increases.	£11,596 pa	Reversion 2018
G5	Quickline Ltd	Ground Floor 32.88 sq m (354 sq ft)	Licence from 01.07.2013 to 31.12.2014.	£4,020 pa	Reversion 2015
G6	Vacant	Ground Floor 16.01 sq m (172 sq ft)			
G7	Elite-Bods Ltd	Ground Floor 16.12 sq m (174 sq ft)	Licence from 01.05.2014 to 30.04.2015. Break on 1 month's notice after 3rd month of term	£3,024 pa	Reversion 2015
G8	Meeting Room	Ground Floor 17.25 sq m (186 sq ft)			
1.1	G1 Group	First Floor 33.61 sq m (361 sq ft)	Licence from 01.12.2013 to 30.11.2016. Rolling 6 month break option.	£5,130 pa	Reversion 2015
1.2	Lets Get Healthy	First Floor 96.80 sq m (1,041 sq ft)	From 18.11.2013 to 17.11.2017. Fixed annual increases. Rolling 6 month break option after 2nd year	£11,000 pa	Reversion 2017
1.3	Calibre Resourcing Ltd	First Floor 37.86 sq m (408 sq ft)	Licence from 01.11.2013 to 31.10.2014	£4,200 pa	Reversion 2014
1.4	Vacant	First Floor 24.08 sq m (259 sq ft)			
1.5	Veritas Logistics	First Floor 28.09 sq m (302 sq ft)	Licence from 06.01.2014 to 05.06.2016. Rolling 1 month break option.	£4,800 pa	Reversion 2016
1.6	C02 Estates	First Floor 32.44 sq m (349 sq ft)	Licence from 01.04.2014 to 31.03.2016. Rolling 3 month break option.	£4,800 pa	Reversion 2016
1.7	3 For Ltd	First Floor 33.04 sq m (355 sq ft)	Licence from 01.03.2014 to 28.02.2016. Rolling 3 month break option.	£4,800 pa	Reversion 2016
1.8	Ryan Ward (t/a Cartridge Monster)	First Floor 15.96 sq m (172 sq ft)	Licence from 01.04.2014 to 31.03.2016. Rolling 3 month break option.	£3,120 pa	Reversion 2016
1.9	Vacant	First Floor 16.28 sq m (175 sq ft)			
1.10	Vacant	First Floor 15.45 sq m (166 sq ft)			
1.11	Inspect Asbestos Solutions	First Floor 30.80 sq m (332 sq ft)	Licence from 02.01.2014 to 31.12.2016. Rolling 3 month break option.	£5,700 pa	Reversion 2016
1.12	Instate Technology Ltd	First Floor 91.14 sq m (981 sq ft)	Licence from 01.04.2014 to 31.03.2019 with fixed increases. 6 month break option after 3rd year	£9,500 pa	Reversion 2019
1.13	Parkinson Gray Associates	First Floor 24.63 sq m (265 sq ft)	From 01.11.2013 to 31.10.2015. Rolling 6 month break	£4,584 pa	Reversion 2015
2.1	Milmor Ltd	Second Floor 95.60 sq m (1,029 sq ft)	From 01.05.2014 to 30.04.2019. Rolling 6 month break	£15,000 pa	Reversion 2019
2.2	Morrisons Utilities Ltd	Second Floor 349.30 sq m (3,760 sq ft)	Lease from 11.10.2013 to 10.10.2018. RPI increase at 3rd anniversary. Break option on 6 months notice on or after 10.10.2016	£28,200 pa	Reversion 2018
2.3	Marric Foods	Second Floor 33.05 sq m (356 sq ft)	Licence from 01.06.2014 to 31.05.2017. Rolling 3 month break	£5,160 pa	Reversion 2017
2.4	4 Resourcing Ltd	Second Floor 47.19 sq m (508 sq ft)	Licence from 16.06.2014 to 15.06.2017. Rolling 6 month break	£7,620 pa	Reversion 2017
		Total 1,544.68 sq m (16,627 sq ft) (exc ground floor shared kitchen)	Total £179,803 p.a.		

(1) The 3 units that are let on leases G1, G4 & 2.2 provide for a service charge contribution totalling £32,735. The remaining suites are let on licences and the licence fees set out in the above schedule are inclusive of service charge. All occupiers pay their own rates. Service charge budgets for 2013 and 2014 are available within the legal pack at www.allsp.co.uk
Not inspected by Allsop, areas provided by the Vendor.