

# FOR SALE

## THREE OFFICE BUILDING INVESTMENTS AVAILABLE INDIVIDUALLY OR TOGETHER



- Fringe city centre location
- Established Business Park
- Financially sound tenants
- Attractive asking price

Units 3, 7 & 8 Northwest Business Park,  
Servia Hill, Leeds LS6 2QH

## LOCATION

Northwest Business Park is a modern development of 8 self-contained office buildings fronting onto Servia Hill on the northern fringe of Leeds City Centre.

Approx 0.5 mile from the Leeds University main campus and 1 mile from Leeds City Centre the buildings are very conveniently situated for access to all areas north of the City Centre.

Situated in a predominantly residential area the buildings are easily accessible from Sheepscar via Clay Pit Lane (A58), Meanwood Road and Woodhouse Lane (A660) and thereafter to Hyde Park, Headingley and beyond.

## DESCRIPTION

Units 3, 7 & 8 Northwest Business Park each comprise a self-contained, 2 storey, semi detached office building with undercroft and street level parking at the rear.

Constructed approximately 30 years ago each building is of a predominantly brick construction under a pitched tiled roof with sealed-unit, double-glazed windows.

Internally each building benefits from the following specification features:-

- Modern suspended ceilings
- Integral fluorescent lighting
- Carpeting throughout
- Male and female toilet facilities
- Gas fired central heating
- Good natural light
- Internal spiral staircase
- Kitchen facility

Each building is currently partitioned to suit the existing tenant's specific use and occupational requirements. Any existing tenant fit-out may have been approved by way of a Licence for Alterations but it should not be assumed that this is automatically the case.

## ACCOMMODATION

Each building provides the following net internal floor areas:-

<b>Unit 3</b>	Ground Floor	1,030 sq ft
	First Floor	<u>1,145 sq ft</u>
	<b>Total</b>	<b>2,175 sq ft</b>

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<b>Unit 7</b>	Ground Floor	775 sq ft
	First Floor	<u>1,125 sq ft</u>
	<b>Total</b>	<b>1,900 sq ft</b>

<b>Unit 8</b>	Ground Floor	1,030 sq ft
	First Floor	<u>1,175 sq ft</u>
	<b>Total</b>	<b>2,205 sq ft</b>

## PARKING

Each building benefits from 6 specifically allocated parking spaces some of which are undercroft and others are surface parking.

## RATES

Each building has been assessed for rating purposes as having current rateable values as follows (with effect from April 2023):-

<b>Unit 3</b>	Ground Floor - £11,000	First Floor - £12,000
<b>Unit 7</b>	No assessment	
<b>Unit 8</b>	£22,750	

## EPC

Unit 3 Northwest Business Park has been assessed as having an energy rating of 69 (Band C).

Unit 7 Northwest Business Park has been assessed as having an energy rating of 56 (Band C).

Unit 8 Northwest Business Park has been assessed as having an energy rating of 79 (Band D).

Full copies of each EPC are available on request.

## LEASES

Each building is currently let by way of the following tenancy details:-

**Unit 3** - Let to Community Links Northern Limited by way of a lease commencing 24<sup>th</sup> June 2021 until 23<sup>rd</sup> April 2026. The current rent is £25,000 per annum. This rent rises to £26,000 per annum on 24<sup>th</sup> April 2024.

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**Unit 7** - Let to Foundation by way of a 5 year lease from 1<sup>st</sup> April 2020 at a current rent of £20,724 per annum. There is a tenant only break clause effective on 31<sup>st</sup> March 2023 which has not been exercised.

**Unit 8** - Let to Foundation by way of a 5 year lease from 1<sup>st</sup> April 2020 expiring 31<sup>st</sup> March 2025 at a current rent of £24,255 per annum. There is a tenant only break clause effective on 31<sup>st</sup> March 2023 which has not been exercised.

All three leases are drawn on effective full repairing and insuring terms albeit the leases for both Unit 3 and Unit 8 incorporate a Schedule of Condition.

All three leases are contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Copies of the leases are available on request.

## TENANT INFORMATION

**Community Links** are a mental health charity working predominantly in the Yorkshire and Humber regions. They are part of the Inspire North charity group. Their charity number is 514779 and company number is 1829004.

**Foundation** is a charity providing support for homeless and vulnerable individuals and families. Foundation is part of the Inspire North charity group and has been working for over 30 years in the North of England. Their charity number is 515517 and company number is 1829004.

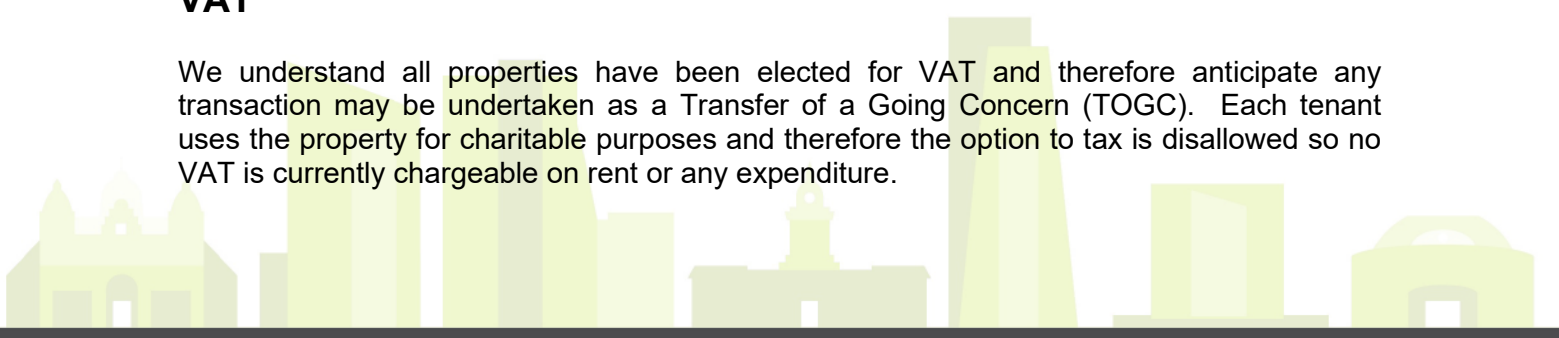
## TENURE

Each building is available by way of a purchase of the existing 999 year ground lease which commenced on 31 August 1989 at a peppercorn rent.

Copies of the ground lease documents are available on request.

## VAT

We understand all properties have been elected for VAT and therefore anticipate any transaction may be undertaken as a Transfer of a Going Concern (TOGC). Each tenant uses the property for charitable purposes and therefore the option to tax is disallowed so no VAT is currently chargeable on rent or any expenditure.



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## ANTI-MONEY LAUNDERING

Any purchaser will need to satisfy both the vendor and the vendor's agent's anti-money laundering policies.

## PRICING

The long ground leasehold interest for each property is available at the following prices:-

Unit 3 - **£295,000 + vat**

Unit 7 - **£255,000 + vat**

Unit 8 - **£285,000 + vat**

## VIEWING/FURTHER INFORMATION

For any further information or to arrange a viewing please contact the sole letting agents:-

**CARTER TOWLER**  
**0113 245 1447**

**Clem McDowell**  
[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)  
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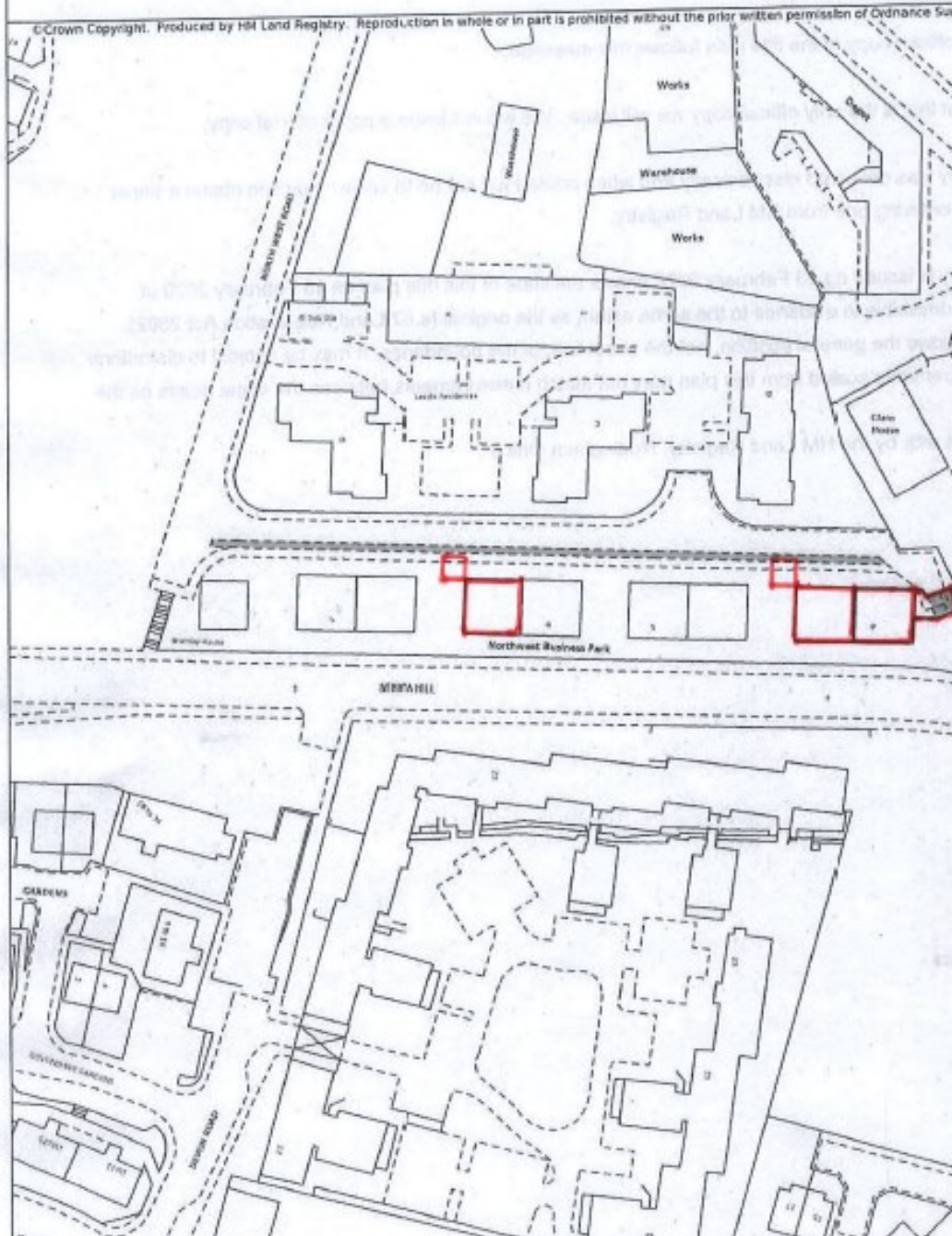




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HM Land Registry  
Official copy of  
title plan

Title number **WYK480855**  
Ordnance Survey map reference **SE2935SE**  
Scale **1:1250**  
Administrative area **West Yorkshire : Leeds**



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