

lot 10

Saxby House, Piccadilly Court York, North Yorkshire YO1 9NX

Rent
£318,960
per annum
exclusive

Freehold Grade A Office Investment

- Entirely let to Siemens plc
- Prime city centre location
- Comprises approximately 1,858.70 sq m (20,007 sq ft) of Grade A office accommodation
- Benefits from on-site parking
- Approximately 15 mins walk from York Railway Station
- Nearby occupiers include Bridge Recruitment, VT Group Plc & HM Revenue & Customs



On behalf of
Joint LPA Receivers





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Location

Miles: 26 miles north-east of Leeds
41 miles north-west of Scarborough
60 miles south-east of Sheffield
Roads: A1306, A19, A64, A59, A1237
Rail: York Railway Station
Air: Leeds Bradford Airport
Robin Hood Doncaster Airport

Situation

York is a historic and affluent city with a population of approximately 174,000. The property is situated in a prominent position in the heart of York city centre. The building is accessed from Piccadilly which connects the prime retail pitch of Parliament Street with the York Inner City Ring Road. Surrounding office occupiers include government departments, professional firms and financial companies.

Description

Built in 2008 the property comprises a four storey office building arranged over ground and three upper floors of Grade A accommodation. The high quality specification includes suspended ceilings, raised floors, full integral air conditioning, 3 passenger lifts and a main ground floor reception area.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Office	530.30 sq m (5,708 sq ft)	SIEMENS PLC (1)	15 years from 26/02/2007 until 25/02/2022 (2)	£318,960	26/02/2012 and five yearly
First	Office	538.90 sq m (5,801 sq ft)				
Second	Office	520.00 sq m (5,597 sq ft)				
Third	Office	269.50 sq m (2,901 sq ft)				
Totals		1,858.70 sq m (20,007 sq ft)			£318,960	

(1) For the year ending 30th September 2014, Siemens plc reported a turnover of £3,082,427,000, pre-tax profits of £149,035,000 and a net worth of £456,953,000. (Source: www.riskdisk.com 12/05/2015)

(2) There is a tenant option to determine on 26/02/2017 subject to 6 months' prior written notice.

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