

lot 32

Units 1-5 Metis Building, Scotland Street Sheffield, South Yorkshire S3 7AT

Rent
£133,556
per annum
exclusive
(Subject to
Note 6)

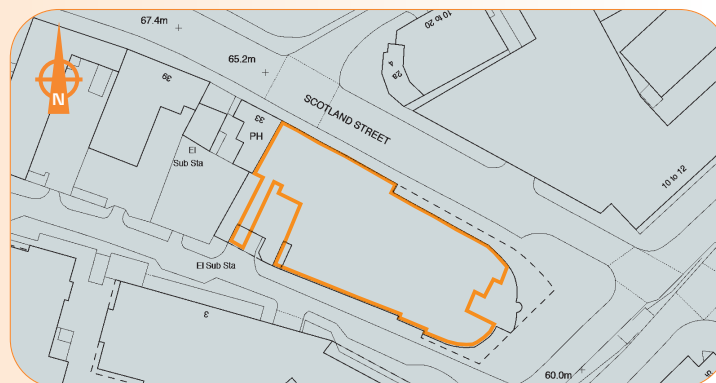
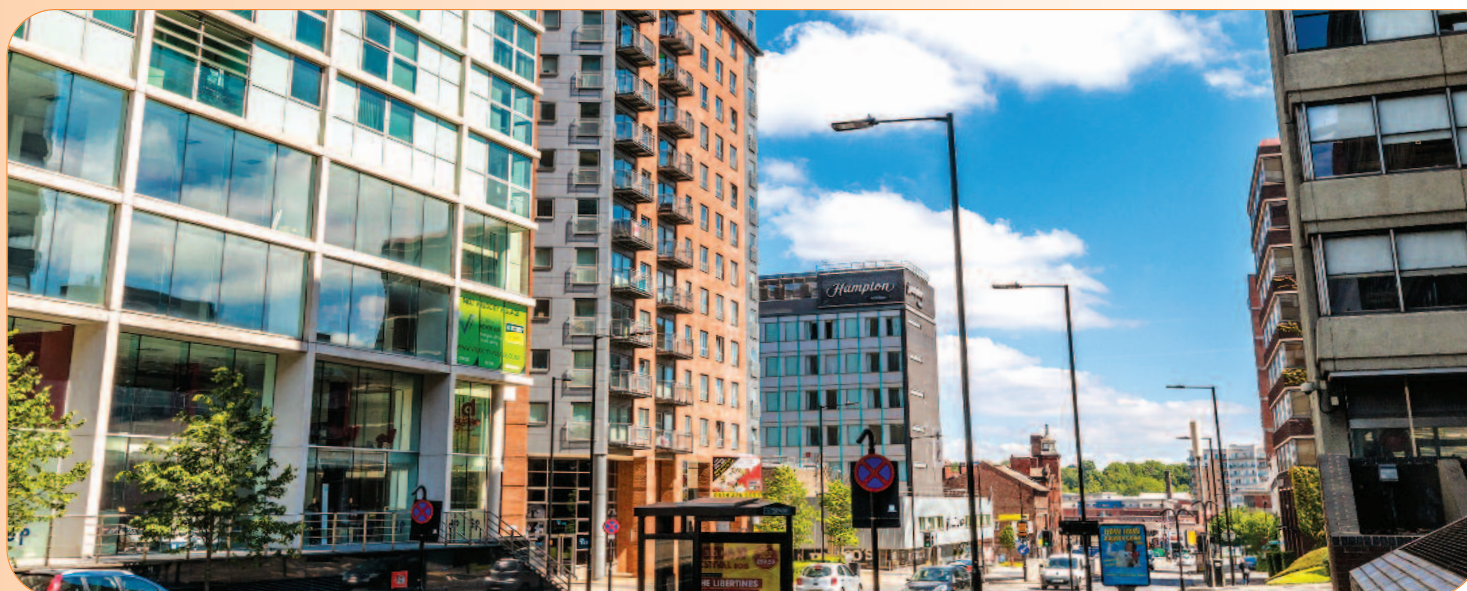
Prominent City Centre Office
Investment

- Comprises 5 self-contained modern office units
- Fully let to tenants including BEST Limited, Clear Environmental Consultants Limited, W People Limited and AON Consulting (Benefits) Limited
- Approximately 1,833.86 sq m (19,740 sq ft)
- Popular university city
- Nearby occupiers include Hampton by Hilton Hotel, HSBC offices and BMW



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Location

Miles: 6 miles south-west of Rotherham
34 miles south of Leeds
36 miles north of Nottingham
Roads: A61, A57, M1 (Junction 33, 34)
Rail: Sheffield Railway Station
Air: Robin Hood Airport Doncaster/Sheffield

Situation

Sheffield is a popular university city and is the commercial and financial centre of South Yorkshire. The property is situated in a prominent corner position on the west side of the B5639 at its junction with Scotland Street and Solly Street. Nearby occupiers include Hampton by Hilton Hotel, HSBC offices and BMW.

Description

The property comprises ground and first floor office accommodation arranged as five separate units, which forms part of a larger building. The property benefits from suspended ceilings, raised floors, passenger lifts to larger units and a secure private car park for approximately 35 cars.

Tenure

Long Leasehold – Held for a term of 250 years from 1st January 2004 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 1	Ground	Office	191.84 sq m (2,065 sq ft)	BEST LIMITED (1)	8 years from 14/09/2009 (2)	£35,986	(13/09/2017)
	First	Office	160.90 sq m (1,732 sq ft)				
Unit 2	Ground	Office	130.53 sq m (1,405 sq ft)	CLEAR ENVIRONMENTAL CONSULTANTS LIMITED (3)	3 years from 05/07/2013	£21,000	(04/07/2016)
	First	Office 8 Car Parking Spaces	76.74 sq m (826 sq ft)				
Unit 3	Ground	Office	192.68 sq m (2,074 sq ft)	W PEOPLE LIMITED (4)	5 years from 04/09/2012	£24,000	03/09/2015 (03/09/2017)
	First	Office	177.35 sq m (1,909 sq ft)				
Unit 4	Ground	Office	380.33 sq m (4,094 sq ft)	TRUSTEES OF THE CHRIST EMBASSY	1 year from 07/06/2014	£30,000	(06/06/2015)
	First	Office	261.42 sq m (2,814 sq ft)				
Unit 5	Ground	Office	262.07 sq m (2,821 sq ft)	AON CONSULTING (BENEFITS) LIMITED (5)	5 years from 11/11/2013	£22,570 (6)	(10/11/2018)
Totals			1,833.86 sq m (19,740 sq ft)			£133,556	

- (1) BEST Limited (Building Engineering Services Training Limited) is a leading UK training provider for the Building Services Engineering (BSE) sector, covering heating and ventilating, air conditioning, refrigeration, plumbing and electro-technical industries. Since 1990, BEST has successfully managed the training of over 7,000 apprentices and introduced them as skilled personnel into the building services industry. (www.best-ltd.co.uk)
- (2) The lease provides for a tenant option to determine on 28th September 2015, subject to three months' notice.
- (3) For the year ending 31st December 2014, Clear Environmental Consultants Limited reported a turnover of £2,153,000, pre-tax profits of £404,000 and a total net worth of £2,416,000. (Source: www.riskdisk.com 11/06/2015)
- (4) For the year ending 28th February 2014, W People Limited reported a total net worth of £1,046,151. (Source: www.riskdisk.com 11/06/2015)
- (5) AON Consulting (Benefits) Limited is ultimately owned by AON plc. AON is the UK's largest insurance broker (Insurance Times, August 2014) and provider of risk management services, number one insurance broker and a leading player in the UK's human capital consulting market. AON currently employs 6,000 people in 23 offices across the country. (www.aon.com)
- (6) The current rent reserved under the terms of the lease is £19,750 p.a.x. The lease provides for a fixed increase in rent on 11th November 2015 to £22,750 p.a.x. The Seller has agreed to adjust the completion monies so that the unit will produce £22,750 p.a.x. from completion of the sale.

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