

lot 24

3100 Century Way, Thorpe Park Leeds, West Yorkshire, LS15 8ZB

Rent
£409,375
per annum
exclusive
(gross)

Prime Office Investment situated in
High Profile Business Park

- Entirely let to Atkins Ltd until 2018
- Approximately 2,273.13 sq m (24,470 sq ft) of Grade A office space
- Excellent car parking ratio of 1:229 per sq ft

- Situated adjacent to Junction 46 of the M1 with good public transport facilities
- Nearby occupiers include IBM, GE Energy Services, Total Gas & Power, Coors Brewers Ltd and Leeds University
- Six Week Completion Period Available



On behalf of R Stokely
and H L Dorins as Joint
LPA Receivers

Edward
Symmons





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£409,375
per annum
exclusive
(gross)

Location

Miles: 195 miles north of London
44 miles north-east of Manchester
33 miles north of Sheffield
9 miles east of Leeds city centre
Roads: M621, M1 (Junction 46), M62 (Junction 27)
Rail: Leeds City Station
Air: Leeds/Bradford Airport (7 miles north-west)

Situation

The property is situated in a highly visible position on the eastern side of Century Way, the main route through the centre of Thorpe Park, providing direct access to the A63 (Selby Road) and the M1 (Junction 46). Situated 9 miles to the east of Leeds city centre, Thorpe Park is one of the top business parks in the UK. Notable occupiers including IBM, GE Energy Services, Total Gas & Power Limited and Leeds Partnerships NHS Foundation Trust.

Description

The property comprises a two storey detached modern office building benefiting from fully raised floors, suspended ceilings, LG3 lighting, air conditioning and male, female and disabled WCs with shower facilities. The property also benefits from 107 parking spaces providing an excellent parking ratio of 1:229 per sq ft.

Tenure

Virtual Freehold. Held from Thorpe Park Developments Ltd for a term of 999 years from 1st January 2003 at a peppercorn rent.

VAT

VAT is applicable to the sale of this property.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Reception	95.62 sq m	(1,030 sq ft)	ATKINS LTD (formerly WS Atkins (Services) Limited) (1) (2)	12 years and 3 months from 05/04/2006 until 07/08/2018 on a full repairing and insuring lease	£409,375	08/08/2013
Ground (East)	Office	405.69 sq m	(4,367 sq ft)				
Ground (West)	Office	633.58 sq m	(6,819 sq ft)				
First (East)	Office	507.04 sq m	(5,460 sq ft)				
First (West)	Office	631.20 sq m	(6,794 sq ft)				
Totals		2,273.13 sq m	(24,470 sq ft)			£409,375	

(1) For the year ending 31st March 2011, Atkins Ltd reported a turnover of £844,100,000, pre-tax profits of £25,300,000 and a net worth of £94,000,000 (www.riskdisk.com 26/04/2012). Atkins is the UK's largest engineering design consultancy and was established in 1938 (www.atkinsglobal.com).
(2) The tenant is not currently in occupation of the entire building and is in the process of sub-letting part of the ground floor.

For further details please contact:
Will Hinds
Tel: +44 (0)20 7034 4861.
Email: will.hinds@acuitus.co.uk
Charlie Powter
Tel: +44 (0)20 7034 4853.
Email: charlie.powter@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Taylor Wessing
5 New Street Square, London EC4A 3TW.
Tel: +44 (0)20 7300 7142.
Email: j.oliver@taylorwessing.com
Ref: James Oliver.