

lot 13

Gresley House, Ten Pound Walk Doncaster DN4 5HW

Rent
£456,862
per annum
exclusive

Substantial Office Investment

- Situated on established office and Business Park location
- Tenants include Aviva, Amey Rail, NHS and GE Energy (UK)
- Nearby occupiers include Barclays, Renault, Kronos, ATS Euromaster and NHS
- Approximately 3,529.82 sq m (37,995 sq ft) with versatile floor plates
- Car parking for approximately 145 cars, providing a car parking ratio of 1:262
- Future redevelopment potential (subject to consents)
- Six Week Completion

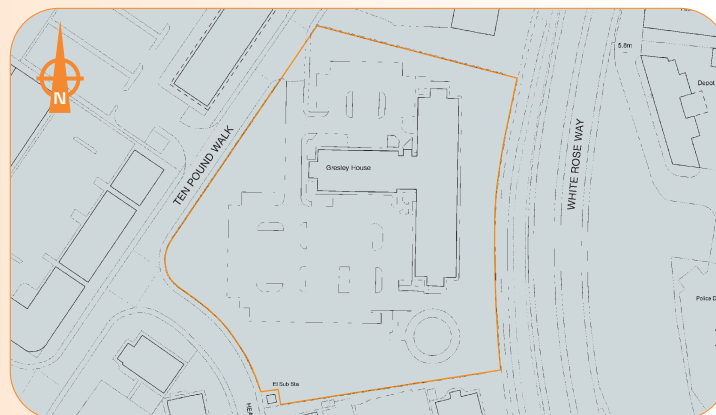
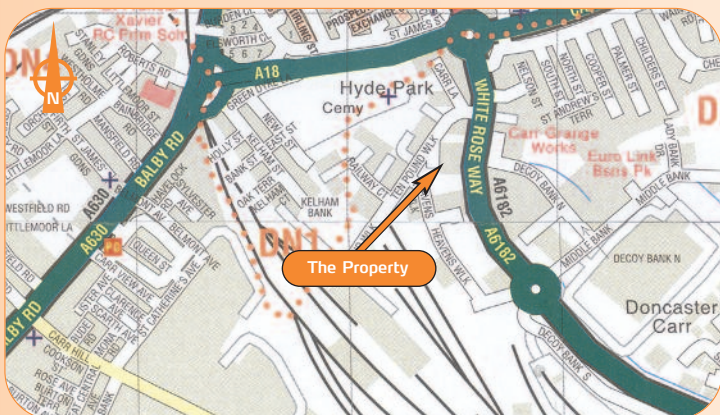


On Behalf of Peter
Welborn and Elaine
Tooke acting as
Joint LPA Receivers



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Location

Miles: 0.5 miles south of Doncaster Town Centre
19 miles north-east of Sheffield
28 miles south-east of Leeds
Roads: A1 (M) (Junction 36), M1 (Junction 32), M18 (Junction 3),
White Rose Way (A6182)
Rail: Doncaster Railway Station (1 hour 49 minutes to London Kings Cross)
Air: Doncaster Robin Hood Airport & Leeds Bradford Airport

Situation

The property is situated in a well located and established office and business park approximately 0.5 miles south of Doncaster Town Centre. Gresley House is situated on the eastern side of Ten Pound Walk which is accessed directly from White Rose Way (A6182), a major arterial route to Doncaster from the M18. Nearby occupiers include Barclays, Renault, Kronos, ATS Euromaster and NHS.

Description

The property comprises a substantial office building on the ground, first and second floors and benefits from versatile 'T' shape configured floor plates rendering each wing to be readily sub-let.

The property has a site area of approximately 1.26 hectares (3.11 acres) providing car parking for approximately 145 cars. The accommodation benefits from 2 x 8 passenger lifts, suspended ceilings and raised floors.

Tenure

Long Leasehold. Held from Doncaster Borough Council for a term of 125 years from 03/09/1990 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

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/(Reversion)
Ground	Office	486.99 sq m (5,242 sq ft)	AVIVA LIFE & PENSIONS UK LIMITED Sublet to Network Rail (1) (2)	25 years from 16/09/1991	£60,112	(15/09/2016)
Ground	Office	287.72 sq m (3,097 sq ft)	AMEY RAIL LTD (3)	1.5 years from 13/09/2012	£32,250	(24/03/2014)
Ground	Office	345.04 sq m (3,714 sq ft)	NHS PROPERTY SERVICES LTD (4)	10 years from 21/10/2009	£45,528	(20/01/2019)
First	Office	1,205.03 sq m (12,971 sq ft)	GE ENERGY (UK) LTD (5) (6)	15 years from 31/03/2004	£155,472	31/03/2014 (30/03/2019)
Second (Part)	Office	380.53 sq m (4,096 sq ft)	GE ENERGY (UK) LTD (5) (6)	15 years from 31/03/2004	£156,600	31/03/2014 (30/03/2019)
Second (Part)	Office	824.51 sq m (8,875 sq ft)	GE ENERGY (UK) LTD (5) (6)	15 years from 31/03/2004	£156,600	31/03/2014 (30/03/2019)
Car Park	Car Parking		NHS PROPERTY SERVICES LTD (4)	6 years from 01/04/2013	£6,900	(20/01/2019)
Totals		3,529.82 sq m (37,995 sq ft)			£456,862	

- (1) The property is let to Aviva Life & Pensions UK Limited (formerly Norwich Union Life Insurance Society).
- (2) For the year ending 31st December 2012, Aviva Life & Pensions UK Limited reported a turnover of £2,390,000,000, pre-tax profits of £547,000,000 and a total net worth of £4,534,000,000 (Source: www.riskdisk.com 05/09/2013).
- (3) Amey Rail Ltd is a subsidiary of Amey Plc. For the year ending 31/12/2012, Amey Plc reported pre-tax profits of £9,787,000 and a total net worth of £37,254,000. (Source: www.riskdisk.com 30/08/2013)
- (4) NHS Property Services Ltd is wholly owned by the Secretary of State and was set up in April 2013 to manage the ex-Primary Care Trust Estate not sold to providers. (Source: http://www.property.nhs.uk)
- (5) General Electric is a global company providing energy products and services to more than 120 countries and operates from 45 locations in the UK, including 25 manufacturing facilities. (Source: www.ge.com)
- (6) Please note that GE Energy (UK) Ltd is not currently in occupation of the property.

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