

lot 8

Hume House, Wade Lane Leeds LS2 8NQ

Rent
£188,000
per annum
exclusive

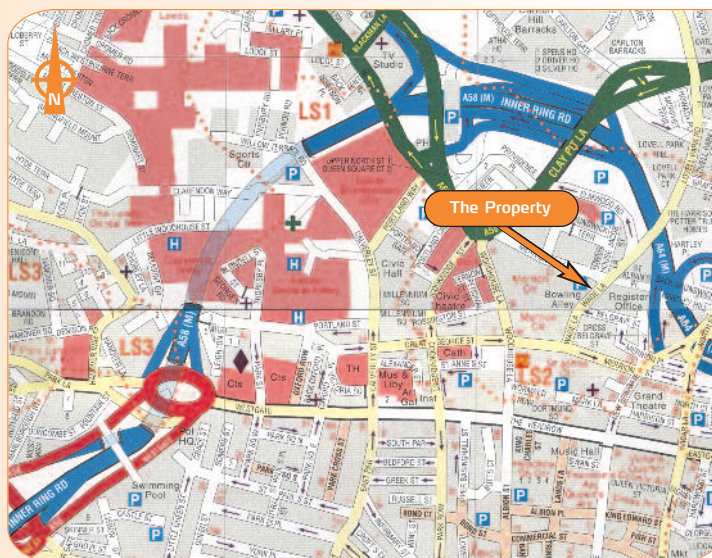
Freehold Office Investment
with Redevelopment Potential
(subject to consents)

- Entirely let to Trillium (Prime) Property GP Limited
- Prominent location near Leeds City Centre
- Adjacent to modern Opal Tower student accommodation
- Future Development Opportunities (subject to consent)
- Approximately 18,716 sq ft (1,738 sq m) office accommodation
- Substantial tenant works carried out in 2012
- Six Week Completion Period



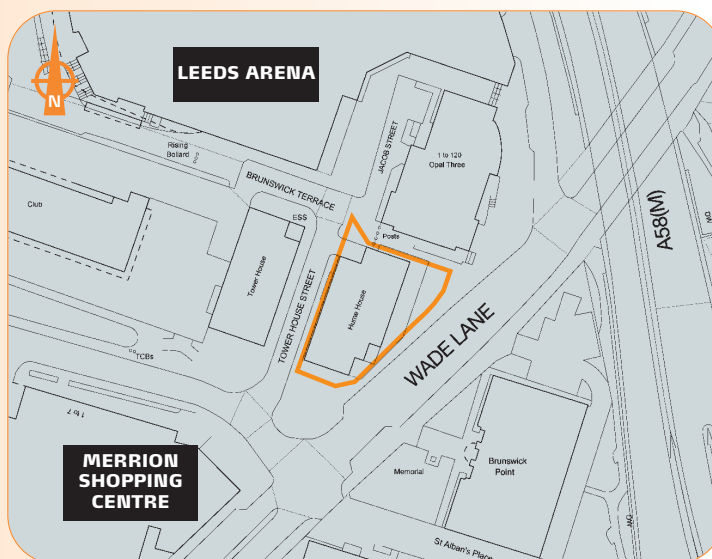
On behalf of
Joint LPA Receivers





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Location

Miles: 11 miles east of Bradford
26 miles south-west of York
45 miles north-east of Manchester
36 miles north of Sheffield

Roads: A1 (M), A58, M1, M62

Rail: Leeds Train Station (London King's Cross: 2 hours)

Air: Leeds Bradford Airport

Situation

The property is situated to the north-east of Leeds city centre on the western side of Wade Lane with additional frontage onto both Tower House Street and Merrion Way. The property lies adjacent to the modern Opal Tower student accommodation, close to Leeds Arena and opposite to Merrion Shopping Centre which houses occupiers including Morrisons, Sainsbury's, Greggs, Superdrug and Boots. Other nearby office occupiers include Lloyds Bank, Yorkshire Bank, Halifax and Eversheds.

Description

The property comprises office accommodation arranged over part two and part five storeys. The property benefits from a seven person passenger lift and 16 car spaces.

Tenure

Freehold.

VAT

VAT is 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.	Reversion
Basement	Storage	17.30 sq m (186 sq ft)	TRILLIUM (PRIME) PROPERTY GP LIMITED (1) (2) (Occupied by Department of Work and Pensions)	9 years and 5 days from 28/03/2009 on a full repairing and insuring lease	£188,000	31/03/2018
Ground	Storage	16.20 sq m (174 sq ft)				
Ground	Office	418.60 sq m (4,506 sq ft)				
First	Office	387.40 sq m (4,170 sq ft)				
Second	Office	299.80 sq m (3,227 sq ft)				
Third	Office	299.80 sq m (3,227 sq ft)				
Fourth	Office	299.70 sq m (3,226 sq ft)				
Totals		1,738 sq m (18,716 sq ft)			£188,000	

(1) For the year ending 31/03/2012, Trillium (Prime) Property GP Limited reported a turnover of £560,438,000, pre-tax profits of £37,612,000 and a total net worth of £407,856,000. (Source: www.riskdisk.com 19/12/2013)

(2) For the purposes of clarification, Trillium (Prime) Property GP Limited will benefit from a rent free period from 31st March 2014 until 31st March 2015. The seller has agreed to adjust the completion monies so that the unit will effectively produce £188,000 p.a.x. from completion of the sale.

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