

lot 21

Albion House, Rawdon Business Park, Green Lane Yeadon, Leeds, West Yorkshire LS19 7XX

Rent
£195,280
per annum
exclusive

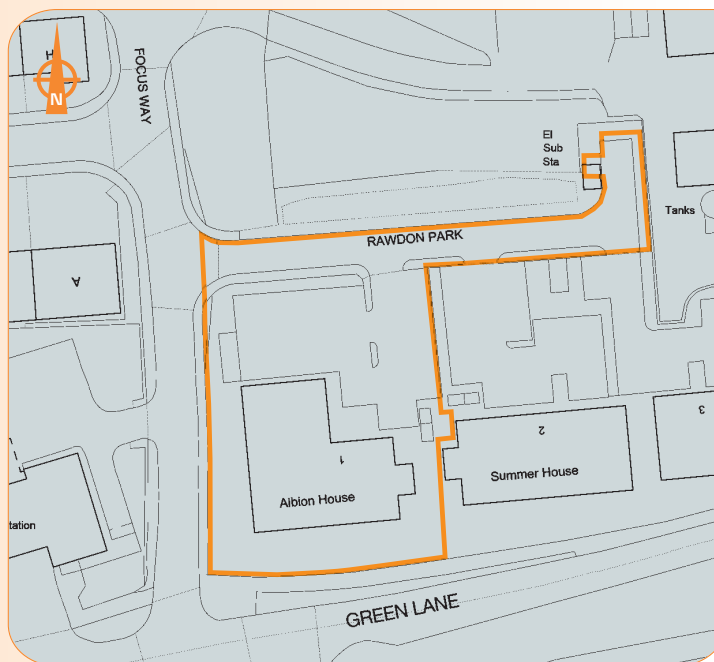
Freehold Office Investment

- Entirely let to Brenntag UK Group Limited (with guarantee)
- Prominent corner position on Green Lane (A658)
- Close to Leeds Bradford International Airport
- On-site car parking
- Six Week Completion



On behalf
of Joint
Fixed
Charge Receivers





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Location

Miles: 7 miles north-west of Leeds City Centre
32 miles south-west of York
44 miles north-east of Manchester
44 miles north of Sheffield
Roads: A658, A65
Rail: Guiseley Railway Station
Air: Leeds Bradford International Airport (1.5 miles)

Situation

The property is situated just south of Yeadon town centre in a prominent corner location on the northern side of Green Lane (A658) at its junction with Focus Way. Leeds Bradford International Airport lies just over a mile to the east of the property with more immediate occupiers including Plumb Center, Rawdon Fire Station, China Red Restaurant and a number of other office occupiers including The Superstat Group and Clariant Services.

Description

The property comprises office accommodation over ground and first floors and benefits from on-site car parking for approximately 35 cars. There is a substation on site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge 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 Fixed Charge 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
Ground	Reception/Office	498.80 sq m	(5,369 sq ft)	BRENNTAG INORGANIC CHEMICALS LIMITED (1) (Guaranteed by Brenntag UK Group Limited)	15 years from 25/12/2003 on a full repairing and insuring lease	£195,280	24/12/2018
First	Office	482.13 sq m	(5,189 sq ft)				
Totals		980.93 sq m	(10,558 sq ft)			£195,280	

(1) For the year ending 31st December 2012, Brenntag Inorganic Chemicals Limited reported pre-tax profits of £6,039,000 and a total net worth of £26,038,000 (Source: www.riskdisk.com 03/03/2014). Brenntag Group are the global market leader in full-line chemical distribution and the foremost chemical sales and marketing organisation in the UK and Ireland. (Source: www.brenntag.co.uk 03/03/2014)

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