



FOR SALE - FREEHOLD

**Woodhead Road, West Yorkshire
WF17 9TD**

Summary

- * Comprises 1,545.4 sq m (16,635 sq ft) (GIA 1,787 sq m (19,235 sq ft))
- * 112 car parking spaces
- * Asset management opportunities
- * Total Current Rents and Licence Fees Reserved
- * £175,519.11 pa Vacant Possession of 98.30 sq m (1,058 sq ft)
- *Tenure: Freehold
- * EPC Rating 65 Band C

Location

Woodhead House is located approximately 6.5 miles south-west of Leeds city centre in an area known as Birstall.

The property is situated on the south side of Woodhead Road, close to the junction with the A62 which in turn provides access to Junction 27 of the M62 Motorway.

It is an established mixed use office, retail and leisure area and adjacent to Birstall Shopping Park, which provides a range of amenities to complement the business area.

Description

Woodhead House provides an attractive office building arranged on ground and two upper floors.

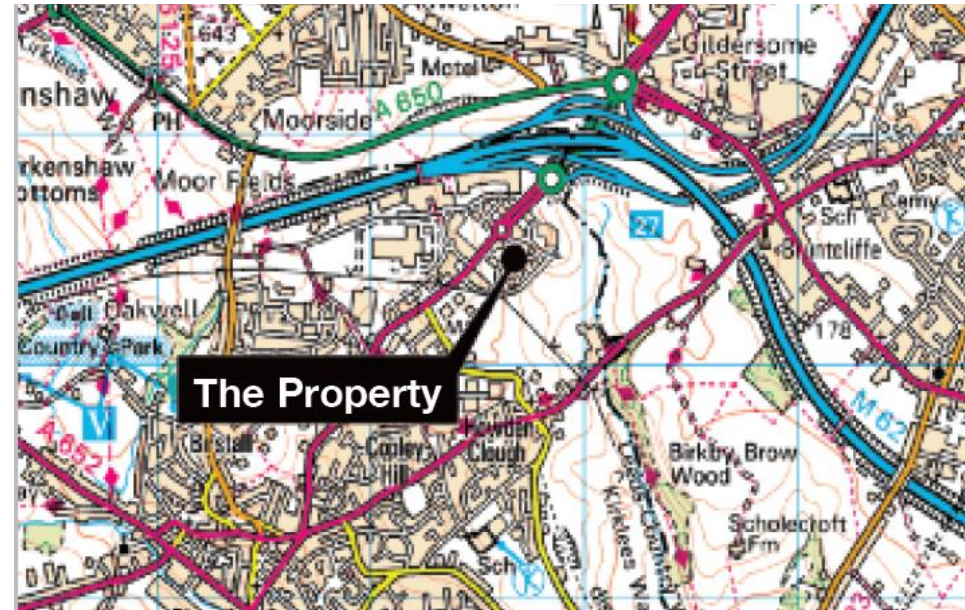
The floor plates of the building are laid out in an 'L shape' providing flexible divisible suites totalling 1,545.4 sq m (16,635 sq ft) (GIA 1,787 sq m (19,235 sq ft)).

The property has the benefit of air conditioning, suspended ceilings, raised access floors, a 10-person passenger lift and parking for some 112 vehicles.

Price

£1.7M + vat
Gross initial Yield- 10.32%





No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Suite G.1	William Hill Organization Limited	Ground Floor	238.20 sq m	(2,564 sq ft)	Lease from 15.06.2001 to 14.06.2016	£39,525 p.a.	Holding over
Suite G.2	Nazia Hussain (t/a The Advanced Aesthetic Clinic)	Ground Floor	42.64 sq m	(459 sq ft)	Lease from 01.08.2016 to 31.07.2019	£5,400 p.a.	Rent Review 2017
Suite G.3	Nazia Hussain (t/a The Advanced Aesthetic Clinic)	Ground Floor	16.63 sq m	(179 sq ft)	Lease from 01.08.2016 to 31.07.2019	£2,487 p.a.	Rent Review 2017
Suite G.4	Lever Technology Group plc	Ground Floor	159.79 sq m	(1,720 sq ft)	Lease from 14.08.2013 to 13.08.2018	£14,974.11 p.a.	Rent Review 2017
Suite G.5	Vacant	Ground Floor	32.89 sq m	(354 sq ft)			
Suite G.6 & G.7	Daniel Castle	Ground Floor	32.14 sq m	(346 sq ft)	Lease from 01.03.2016 to 28.02.2019	£4,000 p.a.	Reversion 2019
Suite G.8	Daniel Castle	Ground Floor	17.28 sq m	(186 sq ft)	Lease from 01.07.2016 to 30.06.2019	£2,250 p.a.	Reversion 2019
Suite 1.1	Let's Get Healthy Limited	First Floor	33.54 sq m	(361 sq ft)	Lease from 01.09.2015 to 30.11.2017	£4,800 p.a.	Reversion November 2017
Suite 1.2	Let's Get Healthy Limited	First Floor	96.71 sq m	(1,041 sq ft)	Lease from 01.12.2013 to 30.11.2017	£10,377 p.a.	Reversion November 2017
Suite 1.3 & 1.4	Calibre Resourcing Limited	First Floor	61.96 sq m	(667 sq ft)	Lease from 01.06.2016 to 31.05.2019	£7,340 p.a.	Reversion 2019
Suite 1.5	Calibre Resourcing Limited	First Floor	28.06 sq m	(302 sq ft)	Lease from 01.06.2015 to 31.05.2018	£4,050 p.a.	Reversion 2018
Suite 1.6	Vacant	First Floor	32.42 sq m	(349 sq ft)			
Suite 1.7	Vacant	First Floor	32.98 sq m	(355 sq ft)			
Suite 1.8	Neural Pathways (UK) Ltd	First Floor	15.98 sq m	(172 sq ft)	Lease from 01.12.2016 to 30.11.2019	£2,775 p.a.	Reversion November 2019
Suite 1.9	Inspect Asbestos Solutions Limited	First Floor	16.26 sq m	(175 sq ft)	Lease from 01.07.2015 to 30.06.2018	£9,150 p.a. (total for Suites 1.9, 1.10 and 1.11)	Reversion June 2018
Suite 1.10	Inspect Asbestos Solutions Limited	First Floor	15.42 sq m	(166 sq ft)			
Suite 1.11	Inspect Asbestos Solutions Limited	First Floor	30.84 sq m	(332 sq ft)			
Suite 1.12	3For Limited	First Floor	91.13 sq m	(981 sq ft)	Lease from 01.05.2017 to expiry 30.04.2020	£11,100 p.a.	Reversion 2020
Suite 1.13	Parkinson Gray Associates Limited	First Floor	24.62 sq m	(265 sq ft)	Lease from 01.02.2016 to 31.01.2018	£4,000 p.a.	Reversion 2018
Suite 2.1	GI Group Limited	Second Floor	95.59 sq m	(1,029 sq ft)	Lease from 23.06.2016 to 22.06.2019	£12,850 p.a.	Reversion 2019
Suite 2.2	Morrisons Utility Services Ltd	Second Floor	349.30 sq m	(3,760 sq ft)	Lease from 10.10.2013 to 09.10.2018	£29,600 p.a.	Reversion 2019
Suite 2.3	GI Group Limited	Second Floor	33.07 sq m	(356 sq ft)	Lease from 01.05.2017 to 22.06.2019	£4,745 p.a.	
Suite 2.4	4 Resourcing Limited	Second Floor	47.19 sq m	(508 sq ft)	Lease from 16.06.2014 to 15.06.2017	£6,096 p.a.	Holding over
Total			1,545.4 sq m (16,635 sq ft)		Total £175,519.11 p.a.		