



Units 5, 6 and 7 Alpha Court



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**REEVES**  
CHARTERED SURVEYORS

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**FOR SALE**

**Unit 6, Alpha Court, Monks Cross, York**

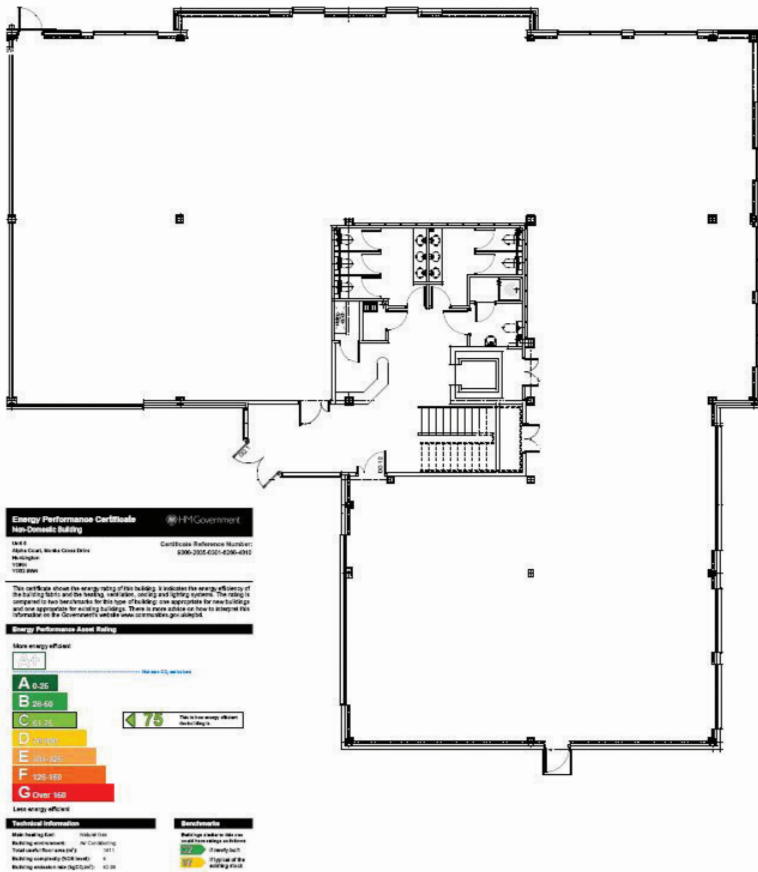
**OFFERS IN REGION OF £1,695,000 PLUS VAT FOR THE LONG LEASEHOLD INTEREST**

5A 1 covenant tenant with 9½ years remaining lease term

Long lease, no breaks, let to an excellent tenant, in a popular office location

Let to BDW TRADING LTD (Co. Number 030181173) occupied by Barratt Homes and David Wilson Homes

Rent passing: £135,000 (PA Excl), FRI terms, lease expiring 11/7/2021, rent review 11/1/2017



### VIEWINGS

For further information and to arrange a viewing please contact:

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### THE LOCATION

The property is situated on York's most popular, out-of-town office park, very close to the highly successful Monks Cross Shopping Centre, park and ride bus service, Monks Cross leisure facilities and the proposed new Monks Cross South retail scheme and community stadium. Monks Cross benefits from good public transport links to the city centre and the ring road, in addition to convenient access to York outer ring road and the subsequent road network. Within the immediate vicinity new retail and leisure facilities are due to be developed in 2012, including a restaurant and public house, further improving the local amenities.

### THE PROPERTY

This modern, grade A office building is in a gated estate with neighbours such as York Housing Association, Family Fund, Optisoft Ltd and Girl Guiding. There are 37 designated car parking spaces (plus additional) with the building which extends to approx 12,250 sq ft net internal area over two floors.

### THE LEASE

Full copies of the lease are available from the agents. In summary, the lease expires on 11th July 2021 and is institutional in terms with no breaks and an upwards only rent review in January 2017. The rent passing is £135,000 pa plus VAT, which reflects £11.02 per sq ft, which, in our view, is a low rent for this popular office park.

### THE TENANT

BDW TRADING LTD [Barratt homes] has occupied the property since it was built in 2007. The tenant has a Dunn and Bradstreet rating of 5A 1; a copy of the report is available on request.

### THE PRICE

Offers in the region of £1,695,000 plus VAT for the long leasehold interest are sought, representing a yield of just over 7.5% (assuming purchaser costs of 5.85%).

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