

# FOR SALE

**McBeath**  
Property Consultancy

## YORK YO19 5SE & HOWDEN DN14 7HZ

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mcbeathproperty.co.uk

**INVESTMENT OPPORTUNITY** comprising 3 well let commercial buildings



- **Excellent commercial locations**
- **Office and hybrid type premises**
- **Very good road connections**
- **Well let to established businesses**
- **Sale of all 3 in SPV considered**
- **Individual sales also considered**

## Location

### York Properties

The properties are situated within the Chessingham Park business estate, which is accessed from Common Lane, the link road between the village of Dunnington and the A1079 Hull Road, which connects to the A64 east of York. The property therefore has good road connections to the local and regional road network, including the A1(M)

The property is situated within walking distance or a short drive of Dunnington village which offers a good range of shops and amenities.

### Howden Property

The property is situated with frontage to the Estate Road at Knedlington Industrial Estate, approximately 1.5 miles north of Goole and 1 mile south-west of Howden. The Industrial Estate has immediate access from the B1228, which connects the A63 Howden road with the A614 road to Goole, leading to Lincolnshire. Junction 37 of the M62 is approximately 1.5 miles away.

## Description

### York Office

The property comprises a three storey purpose built office building of brick construction with a pantile clad roof. The premises are laid out to provide a reception which leads through to a predominantly open plan office area. In the stair lobby there is a disabled W.C.

The first floor provides open plan and partitioned managers offices together with male and female (disabled) W.C.s and a fitted kitchen. The property has gas central heating and comfort cooling units and provides perimeter trunking. There are inset diffused VDU fluorescent lighting units. The second floor provides an open plan office/training area. There is parking to the front, side and rear.

### York Warehouse/Office

The property comprises a predominantly two storey purpose built commercial building of steel portal framed construction clad with cavity brick and insulated metal decking with a pitched metal decked roof. The premises are laid out to provide a range of accommodation.

At ground floor level there is an open plan office/showroom area, plus individual offices, a warehouse area, store room, WCs and shower room. There is a roller shutter loading door to the warehouse area. The first floor provides an open plan mezzanine, fitted kitchen plus offices/work rooms. The property has gas central heating and air conditioning units and provides perimeter trunking. There are inset diffused VDU fluorescent lighting units. There is parking and loading to the outside.

### Howden Office/Warehouse

The property comprises a site of approximately 0.32 hectares (0.8 acres) which is developed with a three-storey office and showroom building and an attached single-storey warehouse building. There is additional undeveloped land fronting Knedlington Road.

The warehouse building is of steel-framed construction and is clad with panel-lined insulated metal decking over a cavity insulated brick and blockwork dwarf wall. The office building comprises a steel-framed building, clad with brick and blockwork, incorporating feature tall glazed windows, providing almost full-height glazing to each floor. Access to the ground floor office/showroom is

by double-glazed double doors and the floor is laid with ceramic floor tiles throughout. The upper floors are laid out as an open-plan office with managers rooms.

The property benefits from kitchen/canteen and male/female WC facilities at ground and first floor level. There is also air cooling to the first floor. Externally, there are parking and loading areas.

## Floor Areas

### York Office (net internal)

Ground Floor	120.82 sq m (1300 sq ft) approx
First Floor	94.61 sq m (1018 sq ft) approx
Second Floor	45.07 sq m ( 485 sq ft) approx
<b>TOTAL</b>	<b>260.5 sq m (2803 sq ft) approx</b>

### York Warehouse/Office (gross internal)

Ground Floor	236 sq m (2,539 sq ft) approx
First Floor	168 sq m (1,805 sq ft) approx
<b>TOTAL</b>	<b>404 sq m (4,344 sq ft) approx</b>

### Howden Office/Warehouse (gross internal)

#### Warehouse

Gross Internal Floor Area – 291.30 sq.m. (3,134 sq.ft.) (eaves 6.25m)

#### Office Building (GIA)

Ground Floor –	206.36 sq.m. (2,220 sq.ft.)
First Floor –	158.27 sq.m. (1,703 sq.ft.)
Second Floor –	157.40 sq.m. (1,694 sq.ft.)
<b>Office Block Total</b>	<b>522.00 sq.m. (5,618 sq.ft.)</b>

## Services

We are advised that all properties are connected for all mains services of electricity, gas and water.

## Leases

### York Office

This property is let for a term of 5 years from 3<sup>rd</sup> September 2022 at a rental of £42,500 per annum.

### York Hybrid Warehouse/Office

This property is let for a term of 15 years from 7<sup>th</sup> July 2021 at a passing rental of £33,500 per annum. There are break clauses or rent reviews at the end of the 5<sup>th</sup> and 10<sup>th</sup> years of the term.

### Howden Office/Warehouse

This property is let for a term of 10 years from 6<sup>th</sup> March 2018 at a passing rental of £65,000 per annum. There are rent reviews due at the end of the 6<sup>th</sup> and 9<sup>th</sup> years of the term.

## Rateable Values

We have made enquiries via the Valuation Office web site from which we believe the properties have the following rateable values.

York office	£18,500
York warehouse/office	£18,500
Howden warehouse/office	£49,250

2023 list - subject to the business rate in the pound

## Tenure

The properties are all freehold interests.

## Pricing

The investment is available at an asking price of £1,675,000.

This presents a purchaser with a net yield of just under 8.00% after purchasers costs.

Consideration will be given to the sale of the SPV that holds the properties. Alternatively the vendor will consider the sale of individual properties, subject to terms.

## VAT

The price is subject to VAT at the applicable rate.

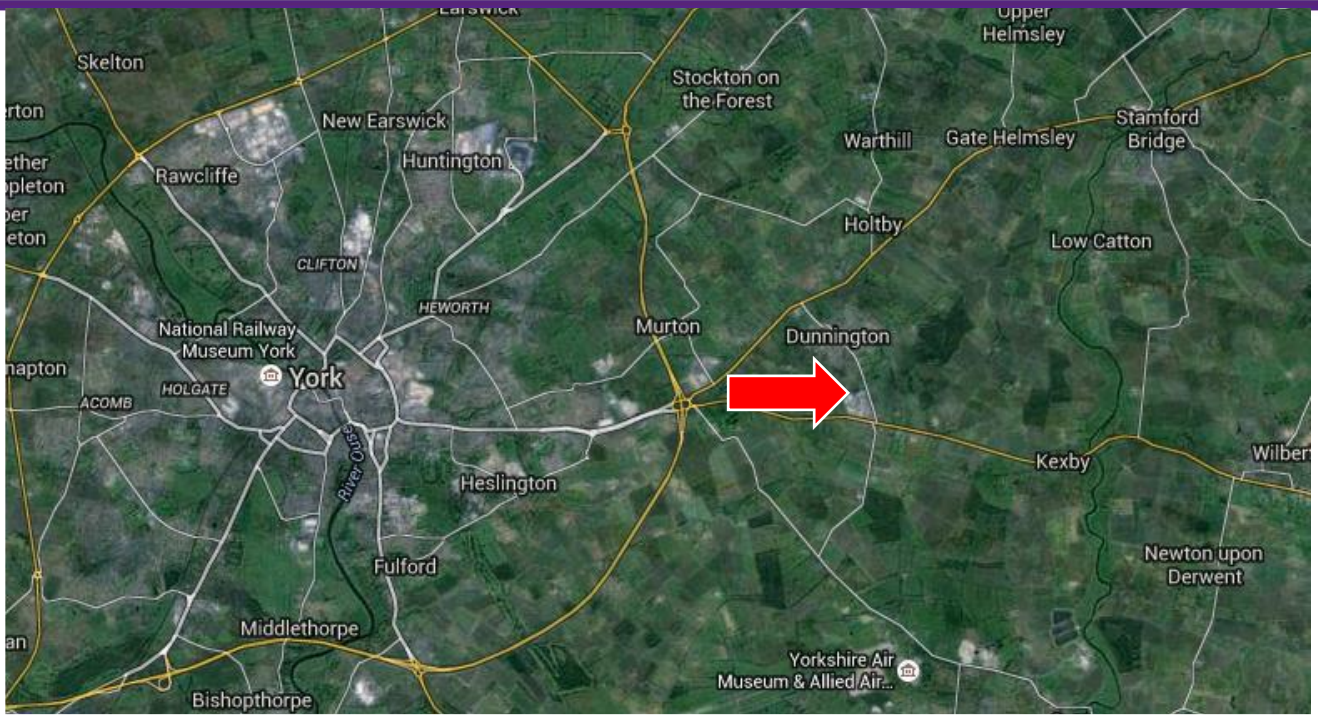
## Viewing

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929. Subject to contract 200923

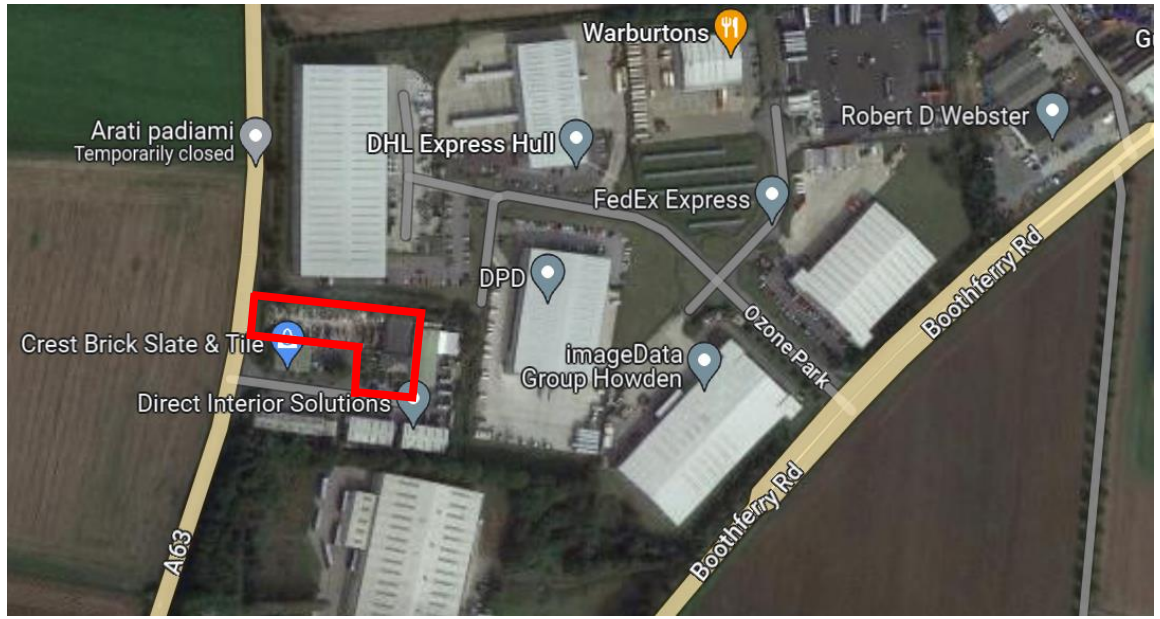
## Location Map

### York Properties





**Howden Property**



Plans are provided for indicative purposes only and should not be relied on.

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