

# FOR SALE OFFICE AND INDUSTRIAL INVESTMENT

**Eddisons**

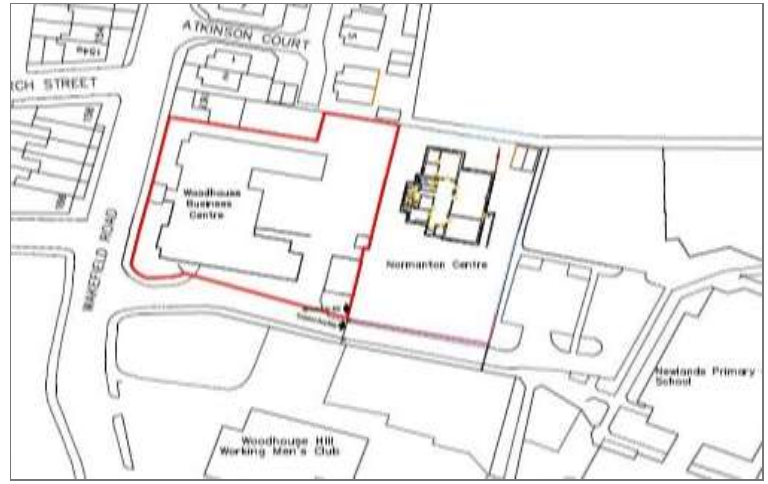


## WOODHOUSE BUSINESS CENTRE, WAKEFIELD ROAD, NORMANTON, WF6 1BB

### OFFERS INVITED

- \ Very prominently located on Wakefield Road.
- \ Self contained site with large car park, albeit a right of way past, down the southern boundary.
- \ High yielding industrial and office investment.

**AVAILABLE SPACE**  
562.1m<sup>2</sup> (6,044sq ft)



## LOCATION

The property is situated on Wakefield Road in Normanton, approximately 3 miles north east of Wakefield and 8 miles south east of Leeds city centre. The town is served by three major motorway networks, the M62, M1m and A1.

Woodhouse Business Centre is located approximately 1 miles from J31 of the M62, and 1/3 mile from Normanton railway station, giving easy access to and from surrounding areas.

## DESCRIPTION

The subject property is a former school premises situated on Wakefield Road. The property is constructed from traditional brickwork under a pitched roof with Welsh slate.

The property comprises a number of individual units occupied by various tenants on License Agreements. The passing rent is £37,533.60 per annum.

The rent payable includes Business Rates, but do not include utilities which are paid direct by the Licensees.

Access to a property at the rear of the site is taken through the subject site, as indicated on the attached plan.

A copy of the tenancy schedule is available on request.

## RATEABLE VALUE

Description / Workshop and Premises

Rateable value / £37,065

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers are invited for the freehold interest.

## LEGAL & OTHER PROFESSIONAL COSTS

The purchaser to be responsible for the Vendors Surveyors fees amounting to 5% of the purchase price, along with the Vendors Legal costs of a minimum of £5,505.

## TUPE

The Vendor currently employs 1 cleaning assistant at the site who works the following:-

7 hours per week- Monday – Friday 15.00 hrs – 16.24 hrs.

The purchaser will be required to take this employee on under TUPE regulation. Details of the employment terms and conditions of the individuals can be shared with parties showing a genuine interest.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0113 241 0940  
Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
Email / [jonny.cooper@eddisons.com](mailto:jonny.cooper@eddisons.com)

AUGUST 2017  
SUBJECT TO CONTRACT  
FILE REF / 711.3968A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0113 241 0940



### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Energy Performance Certificate

## Non-Domestic Building



Woodhouse Business Centre  
Wakefield Road  
NORMANTON  
WF6 1BB

Certificate Reference Number:  
0940-0233-7139-5601-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 159

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	685
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	171.32
Primary energy use (kWh/m <sup>2</sup> per year):	1004.32

### Benchmarks

Buildings similar to this one could have ratings as follows:

49 If newly built

143 If typical of the existing stock