

Acer House

NORTHMINSTER BUSINESS PARK
YORK YO26 6QR

**FOR
SALE**
(Long leasehold)

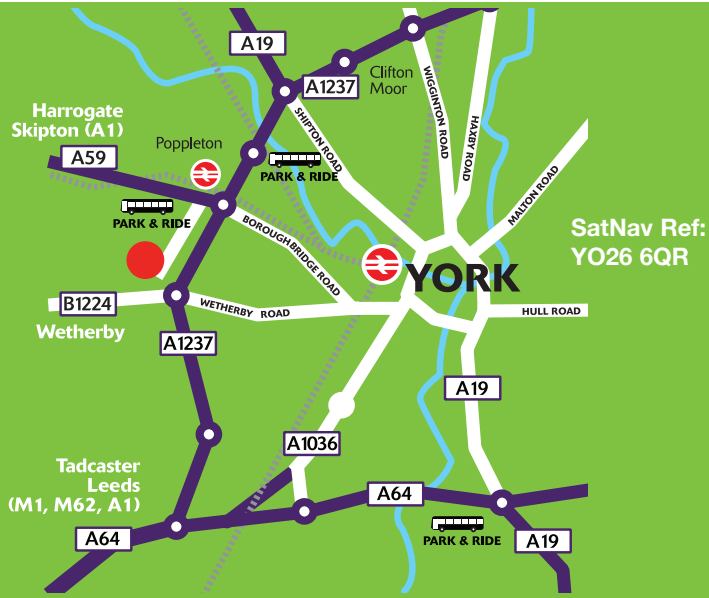


OFFICE INVESTMENT OPPORTUNITY

6,024 sq ft (599.64 sq m)

LOCATION

Acer House is located within the established Northminster Business Park immediately off the A59 at its junction with the A1237 York outer ring road, which connects directly with the A64 which provides access to the regional motorway network. York city centre is located approximately 2½ miles to the east. Immediately adjoining the business park is the Poppleton Bar Park & Ride with 600 car spaces, which provides a frequent service to the city centre.



ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following net internal floor area:-

Ground Floor	2,995 sq ft	278.24 sq m
First Floor	3,029 sq ft	281.40 sq m
TOTAL	6,024 sq ft	559.64 sq m



DESCRIPTION

The premises comprise a detached self-contained 2 storey purpose built office building providing high quality office accommodation over ground and first floors.

Built to a high specification this prestigious building benefits from the following:

- 100% raised access floors throughout office areas with integrated floor boxes for power & data
- Comfort cooling/air conditioning throughout office areas
- Separate central heating system
- Fully DDA Compliant with 8 person passenger lift
- Shower facilities
- High quality entrance & reception area
- High quality partitioned meeting/board room areas
- Dedicated car parking to front with overflow parking at rear

TERMS

The long leasehold interest is available for sale for £1,000,000 plus VAT, subject to the occupational underlease as outlined below.

Long lease for 250 years from 26 October 2005 at a peppercorn annual rent.

Occupational lease to WebCertain Group Limited for 5 years from 18 January 2016 on full repairing and insuring terms. Commencing rental of £50,000 per annum, increased to £65,000 per annum from 18 January 2017 and £80,000 per annum from 18 January 2018.

RATES

We have been informed that the premises have a rateable value of £57,000.



VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available to interested parties.

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This is how energy efficient the building is.

VIEWING

For further information please contact the sole agents.



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