

For  
**SALE**

# TWO FULLY LET BUSINESS SPACE UNIT INVESTMENTS



Unit 1



Unit 4

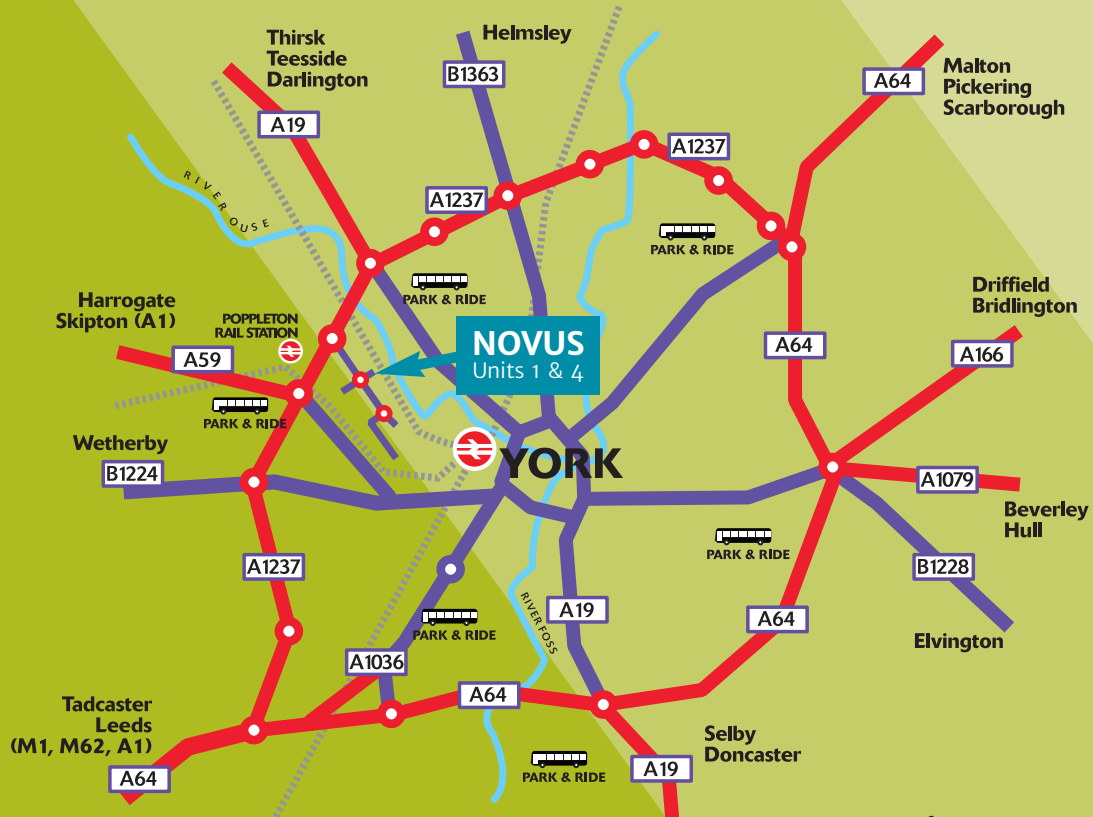
Units 1 & 4, Opus Avenue,  
York Business Park, York, YO26 6BL

## Location

Situated in the heart of the UK, York is an attractive vibrant and internationally renowned city considered to be one of the most desirable locations, to live, visit and do business. York has one of the fastest growing economies in the UK with a diverse range of businesses across a number of sectors including retail, tourism, rail, digital/IT, finance, insurance and high-tech innovation clusters.

The Novus development is located on Opus Avenue, York Business Park approximately 2 miles north west of York city centre adjacent to the A1237 Outer Ring Road. It is therefore ideally situated for access to Leeds, Harrogate, the A1, M1 and M62 motorways. York is on the East Coast Main line and therefore has excellent rail links to London and Edinburgh.

York Business Park is an established mixed-use development benefiting from local amenities such as, Bannatyne's Health Club, Papoose Children Day Nursery, the Millfield Travel Inn and Brewers Fayre, quality restaurants and a Petrol Station with a Co-Op convenience store.



SatNav Ref:  
YO26 6BL



## Description

The buildings comprise 2 storey self-contained business units having the provision of industrial/warehouse accommodation at ground floor level, suitable for a variety of uses including laboratory, studios and light industrial. The first floors provide high quality office accommodation.

### First Floor Accommodation

- Fully integrated kitchen
- Suspended ceilings with integrated lighting
- 3 compartment perimeter trunking and additional surface mounted twin socket power outlets
- Fully carpeted
- Central heating

### Ground Floor Accommodation

- Designated loading areas
- Electronically operated roller shutter door – 3.25 m wide × 2.8 m high
- Male/female/disabled WC facilities
- Floor loading of 15 KN/M2
- Power distribution by surface mounted twin socket power outlets



Unit 1



Unit 4



**Accommodation & Tenancy**

UNIT 1					
	Area sq ft	Lease Start	Lease Expiry	Rent	Rent psf
Edmund Optics Ltd	10,000	18/09/2009	17/09/2019	£105,000	£10.50

\*Edmund Optics generated a turnover in 2016 of £22,787,980 and a Pre-Tax Profit of £1,172,354.

**Tenure**

The long leasehold interests of 988 years is available on a peppercorn rent.

**Proposal**

Unit 1 - **£1,200,000** representing a **net initial yield of 8.25%** after purchaser costs of 5.93%.

Unit 4 - **£500,000** reflecting a **net initial yield of 8.12%** after purchaser costs of 4.70%.

Offers will be considered on an individual and/or joint basis.

**EPCs**

Buildings have an EPC rating of

Unit 1

**B** 26-50 **35** This is how energy efficient the building is.

Unit 4

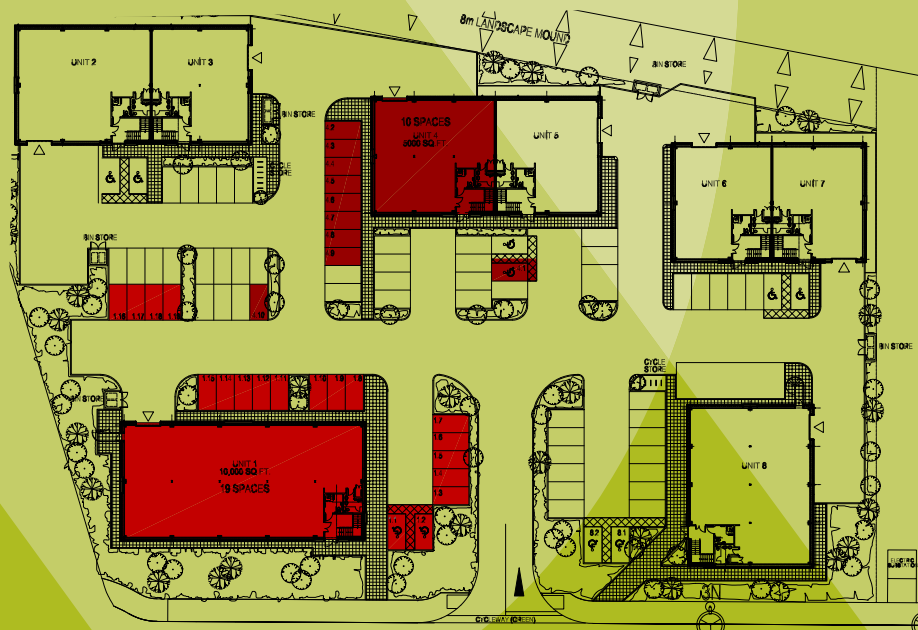
**B** 26-50 **36** This is how energy efficient the building is.

UNIT 4					
	Area sq ft	Lease Start	Lease Expiry	Rent	Rent psf
Vision Direct Europe Ltd	5,000	03/10/2011	02/10/2021	£42,500	£8.50

\*Vision Direct Europe generated a turnover in 2016 of £39,388,000.

**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 or JLL will be deemed exclusive of VAT.



**Further Information/ Viewing Arrangements**

By way of arrangement with

**Flanagan James**  
PROPERTY CONSULTANTS  
**01904 409 590**  
www.flanaganjames.com

**Richard Flanagan**  
01904 409 590  
richard@flanagnajames.com

**0113 244 6440**  
jll.co.uk/property

**Richard Hinds**  
0113 235 5284  
richard.hinds@eu.jll.com

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