

For Sale

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

HIGH-QUALITY OFFICE INVESTMENT (at reversionary rent)

The Quad, Atherleigh Business Park, Atherton, Manchester M46 0SY



□ c 5,490 sq ft
(510 sq m)
gross internal area

- Multi let
- Secure income - Current passing rent £54,600 pa
- Long/Established tenants
- Sale includes Freehold of entire development
- Opportunity to add value by letting out vacant areas/
increasing rental
- Initial yield of c 12%

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Description

An opportunity to acquire a freehold office investment which is currently producing £54,600 pa. exclusive of all other outgoings.

Comprising self-contained offices and subdivided office areas ranging from 600-2,400 ft². Total Area c 5,490 ft².

All offices are self-contained and either have their own kitchens, toilets and meeting rooms, or alternatively, access to shared kitchen and toilet facilities. There are also on-site showers and a lift.

They have been fitted out and designed to provide a first class working office environment in line with the demands of today's occupier, and to meet the requirements of the Disability Discrimination Act. All work undertaken by the current freeholder has been carried out to a very high standard throughout.

- Comfort cooling/heating throughout
- Suspended ceilings
- Perimeter trunking
- Low maintenance design
- Kitchen area and toilets
- Disabled WC facilities
- Separate shower facilities
- A communal 8 person lift
- Allocated parking

Location

The offices are located off Gibfield Park Avenue (M46 0SY) within The Quad on Atherleigh Business Park, a prime position within Gibfield Park. The Quad is ideally located for Bolton/Wigan and Manchester City Centre. It offers easy access to the national motorway network, via the M61 which links to the M60 Manchester orbital motorway and the M6 via the A580.



Accommodation/ Tenant Details

PROPERTY (Area)	TENANT	ANNUAL RENT (Net)
14 (1,000 ft ²)	Scope IT Ltd	£12,000.00
6A	Chartwell Mortgage Services Ltd	£4,400.00
6B	Vacant*	-
6C (2,400 ft ²)	David White Construction Ltd	£7,200.00
6D	Vacant*	-
6E (Shared)	O'Hagan Management Services Ltd	£5,000.00
6E (Shared)	JWT Infrastructures LLP	£6,000.00
GF 3 + FF 12 (2,090 ft ²)	Argyle (NW) Construction Ltd	£20,000.00
		Total £54,600.00

* 6B + 6D Vacant potential £10k

Terms

Available for sale on a freehold basis. The owner will sell the rental income and the freehold of the whole estate (meaning the purchaser will control the estate and manage the whole).

EPC

All Offices will have a B rating. Further details upon request.

Plans/Details

Layout plans and further information is available upon request.

Viewing

Strictly by appointment with the joint sole agents, Dean Young at Young and Co (07825 170475) or Mason Owen (0151 242 3000)



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