

MULTI LET BUSINESS SPACE INVESTMENT

DRAKE BUSINESS PARK  
DRAKE HOUSE CRESCENT  
SHEFFIELD S20 7HT







## INVESTMENT SUMMARY

- Multi-let business space investment
- Prominently located just off the A57 and 3 miles from Junction 31 of the M1
- Immediately adjacent to Drakehouse Retail Park and Crystal Peaks Shopping Centre
- 2 standalone office buildings together with a hybrid industrial/office unit extending to 20,313 sq ft on a site of 2.19 acres
- Modern accommodation constructed in 2005 and set in a pleasant landscaped environment
- Freehold
- Highly accessible locations with excellent motorway and main road connectivity
- The property currently produces £192,397 per annum which equates to just £9.47 psf
- Average weighted un-expired term of 8.2 years to expiry and 3.5 years to earliest determination
- Opportunity to significantly improve the existing income profile through lease re-gears, removal of break options and re-letting of vacant accommodation
- Estimated rental value of £197,537 per annum equating to just £9.72 psf
- The vendor has not been actively pursuing a strategy focused on the individual sale of Business Park units. There remains excellent break up potential to the local investor market to maximise value
- We are instructed to seek offers in excess of £1,500,000 (subject to contract and exclusive of VAT)
- A purchase at this level reflects a Net Initial Yield of 12.10% a Reversionary Yield of 12.42%
- Extremely low capital value of £74 psf



M1 MOTORWAY  
(JUNCTION 31)

A57

BEIGHTON  
HOSPITAL



DRAKE  
BUSINESS PARK



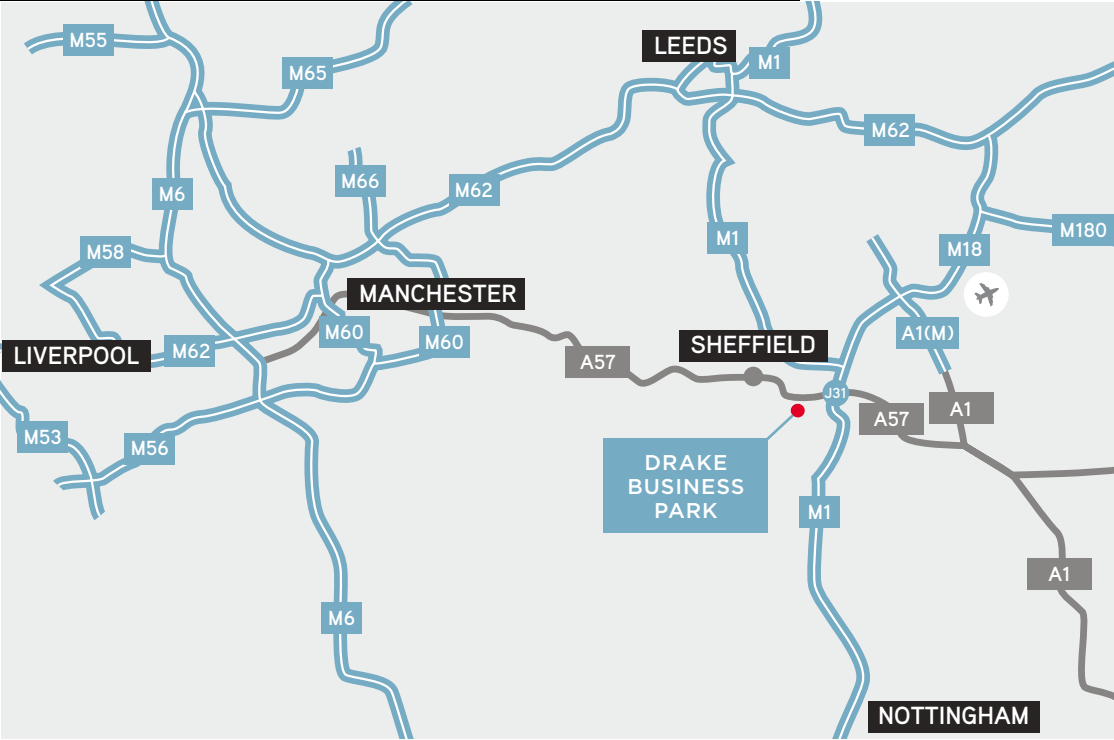
← SHEFFIELD



DRAKEHOUSE  
RETAIL PARK







## LOCATION

Sheffield is England's fourth largest city and is recognised internationally for its steel and manufacturing industry. The city is located approximately 68km (42 miles) south of Leeds, 70km (43.5 miles) east of Manchester, 135 km (84.4 miles) north of Birmingham and 259km (162 miles) north west of London.

Sheffield's communication links are excellent with the M1 skirting the north and east sides of the city, linking with the M62 Trans Pennine motorway to the south of Leeds. Rail services

to London St Pancras are also available with a journey time of approximately 2 hours 5 minutes.

Robin Hood Airport, which serves approximately 2.5 million passengers a year and Meadowhall, a 1.5 million sq ft shopping centre, are situated within a 10 minute drive.

The SuperTram which operates a regular city link from Middlewood in the north and Halfway in the South (via Crystal Peaks).



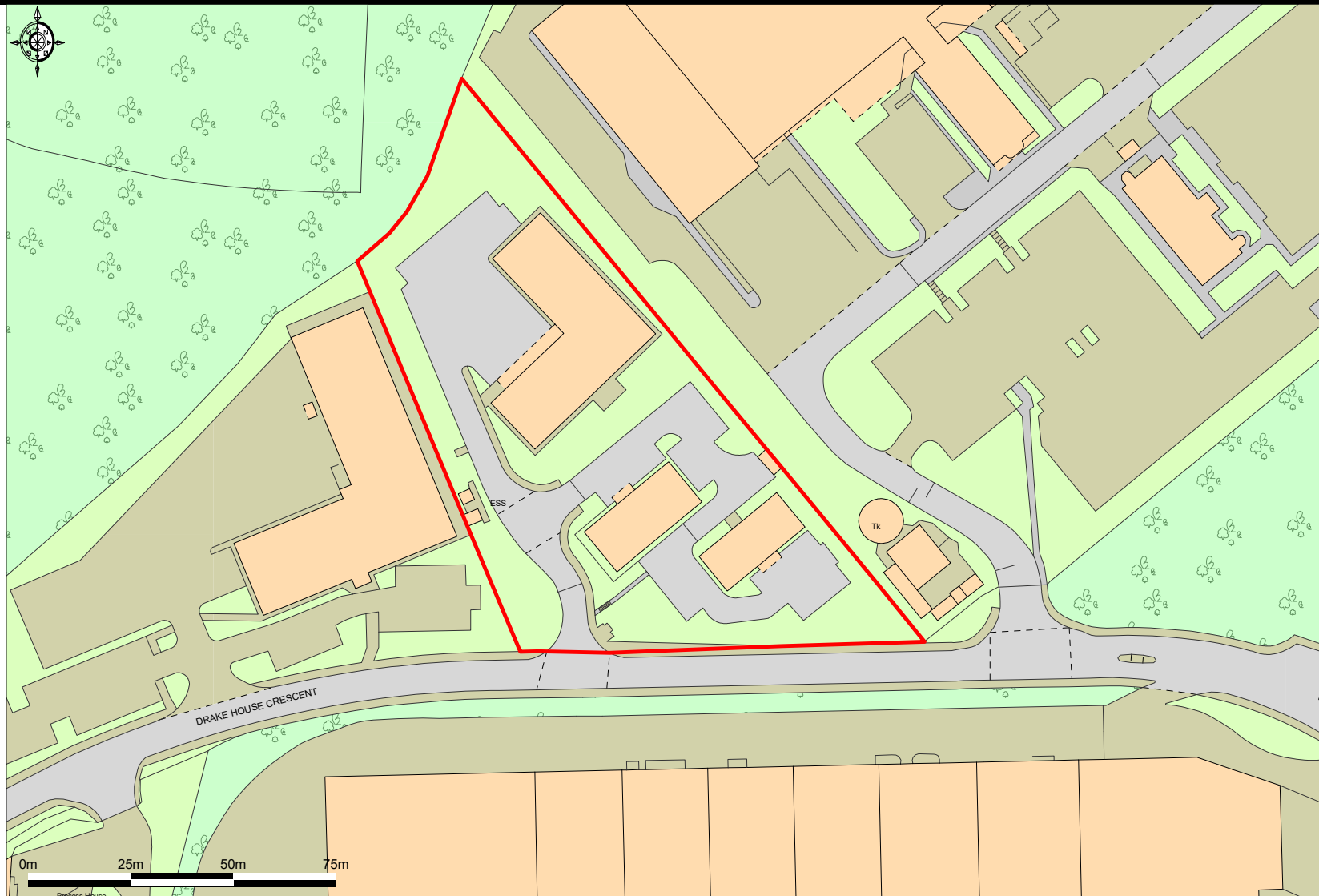
## SITUATION

The properties are situated on the established Drake Business Park which lies approximately 6 miles south east of Sheffield city centre, adjacent to the popular Crystal Peaks Shopping Centre.

The unit benefits from excellent communication links with Junction 31 of the M1 motorway approximately 3 miles east and the Crystal Peaks Bus Interchange and Supertram station less than 0.5 miles to the south, providing direct access to the city centre and the surrounding suburbs.

The property itself is located on Drake House Crescent with access to the A57, the main arterial route between Sheffield city centre and Junction 31 of the M1 motorway, via Drake House Way and Eckington Way (B6053).

Local amenity is found immediately adjacent at Drakehouse Retail Park





## DESCRIPTION

Drake Business Park provides two high quality self-contained office units and one hybrid office/industrial unit.

The office accommodation is finished to a high specification to include the following:

- Air conditioning
- Suspended ceilings with recessed Cat II/LG7 compliant lighting
- Full access raised floors
- Carpeted and fully decorated
- Double glazing throughout
- 2 WCs per unit including disabled facilities
- Fully DDA compliant

The hybrid office/industrial unit is finished to a high specification to include the following:

- High quality office accommodation
- Eaves height of 5.15m
- Mezzanine floor in situ
- Kitchenette and WC facilities
- Rear loading yard with 18 car parking spaces

The properties occupy a well maintained landscaped site extending to 2.19 acres (0.89 hectares) providing 65 car parking spaces.

## TENURE

Freehold

## TENANCY

The property is let in accordance with the tenancy schedule below on full repairing and insuring terms:

Description	Sq Ft	EPC	Tenant	Lease Start	Rent Review Date	Break Clause	Lease Expiry	Rent	£ per sq ft	ERV	£ per sq ft	Comments
Unit 1 - Office	4,241	TBC	Oval Insurance Broking Ltd	21/06/2011	—	—	20/06/2021	£42,410	£10.00	£44,531	£10.50	June 2016 break not exercised.
Unit 2 - Office GF	2,764	TBC	Vacant	—	—	—	—	£29,022	£10.50	£29,022	£10.50	Vendor to provide 1 year rent, rates and service charge guarantee. Comprehensively refurbished space.
Unit 2 - Office FF	2,808	TBC	FF - under offer to Grosvenor Services Group Ltd	—	—	—	—	£28,515	£10.15	£29,484	£10.50	5 year term with TBO end of year 3. Tenant option to take ground floor. 3 month rent free to be topped up by Vendor.
Unit 3 - Office and Warehouse	10,500	C - 63	Oracle Corporation UK Ltd	15/12/2005	15/12/2020 15/12/2025	29/09/2021	15/12/2030	£92,450	£8.80	£94,500	£9.00	Torex acquired by Micros and Micros subsequently acquired by Oracle. Assignment completed.
<b>Overall Total</b>	<b>20,313</b>							<b>£192,397</b>		<b>£197,537</b>		



## COVENANT



Arthur J. Gallagher & Co.

**Oval Insurance Broking Limited** (Company Number: 1195184) is a division of Arthur J Gallagher following its acquisition in April 2014 for £199m. They are the standalone Employee Benefit insurance specialist within the wider group. The combined operation has 14 offices and 230 employees across the UK.

The company reported the following figures in their latest audited accounts:

Date	31st December 2015	31st December 2014
Turnover	£5,679,000	£5,746,000
Pre-Tax Profit	£3,321,000	£3,134,000
Net Worth	£29,264,000	£26,839,000



**Oracle Corporation UK Limited** (Company Number: 1782505) is a multinational computer technology corporation, headquartered in Redwood Shores, California. The company specializes primarily in developing and marketing database software and technology, cloud engineered systems and enterprise software products. In 2015 Oracle was the second-largest software maker by revenue, after Microsoft.

The company reported the following figures in their latest audited accounts:

Date	31st December 2015	31st December 2014
Turnover	£5,679,000	£5,746,000
Pre-Tax Profit	£3,321,000	£3,134,000
Net Worth	£29,264,000	£26,839,000

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.





## PROPOSAL

We are instructed to seek offers in excess of **£1,500,000 (One Million Five Hundred Thousand)** subject to contract and exclusive of VAT.

A purchase at this level reflects the following yield profile, after deducting purchase costs:

<b>Net Initial Yield</b>	<b>12.10%</b>
<b>Reversionary Yield</b>	<b>12.42%</b>
<b>Capital Value</b>	<b>£74 psf</b>

For further information or to arrange an inspection, please contact:

**James Kinsler**

Tel: 07825 870209

Email: [jk@christopherdee.co.uk](mailto:jk@christopherdee.co.uk)

**Chris Bathurst**

Tel: 07957 138003

Email: [cb@christopherdee.co.uk](mailto:cb@christopherdee.co.uk)

**Mark Powell**

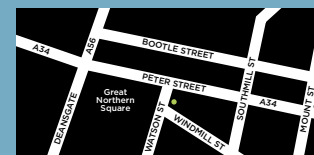
Tel: 07825 077724

Email: [mp@christopherdee.co.uk](mailto:mp@christopherdee.co.uk)

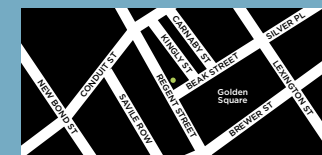
**Rob Steward**

Tel: 07768 108022

Email: [rs@christopherdee.co.uk](mailto:rs@christopherdee.co.uk)



Christopher Dee LLP  
40 Peter Street  
Manchester  
M2 5GP



Christopher Dee LLP  
315 Linen Hall  
162-168 Regent Street  
London W1B 5TD



MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Christopher Dee LLP nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Design by Ask Design Ltd. 0161 976 1836. April 2017.