

An aerial photograph of an industrial estate in Manchester, showing several large, modern office buildings with corrugated metal roofs and extensive parking areas filled with cars. The scene is captured in a dark, monochromatic style with a blue and white text overlay.

**HIGH YIELDING SERVICED OFFICE
INVESTMENT OPPORTUNITY**

**GATEWAY ACCESS TO THE CITY CENTRE
ADJACENT TO THE A635 MANCUNIAN WAY -
THE CITY'S INNER RING ROAD**

PICCADILLY BUSINESS CENTRE

Aldow Enterprise Park, Unit C, Blakett Street, Piccadilly, Manchester [M12 6AE](#)

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**HIGH YIELDING
SERVICED OFFICE INVESTMENT**

INVESTMENT SUMMARY

- Office building providing 21 suites ranging from 128 sq ft - 946 sq ft (all offices are eligible for small business rates relief).
- Situated in Manchester City Centre within a short walk from Manchester Piccadilly Train Station and Metro Link station.
- Close proximity to all city centre retail, bars, restaurants and transport links.
- Asset management opportunities including reducing the running cost and increasing the net operating income.
- Currently producing a gross income of **£116,482** per annum with a scope to increase the rent to £143,000 per annum based on the Market Rent.
- Gross Internal Area of 7,723 sq ft (over ground and first floors).
- **Net Operating Income of £77,870 per annum.**

We are instructed in to invite offers in excess of **£ 950,000 (Nine Hundred and Fifty Thousand Pounds)** assuming purchaser's costs of 5.49% which shows a **NOI yield of 7.7% and a potential reversion to 10.3%.**



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LOCATION

The property is located on the eastern side of Manchester City Centre on Aldow Enterprise Park which is a prominent trade park accessed off Blakett Street and The Mancunian Way (A635) which in turn provides direct links to the key arterial routes serving Manchester City Centre.

The property is less than 1 mile from Manchester Piccadilly Train Station and Metro Link Station which immediately accesses the Manchester inner ring road.

The area surrounding the subject property on the eastern fringe of the city centre and wider East Manchester region is the subject of significant recent and ongoing regeneration. Current and forthcoming schemes include Mayfield and Manchester Life all of which will dramatically transform this area of Manchester to the benefit of subject asset.



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DESCRIPTION

The property comprises a detached modern unit, providing 21 self contained office suites over the ground and first floor.

Both ground and first floor offices are available together with staff amenity areas including two kitchenettes and both male, female and disabled WC facilities.

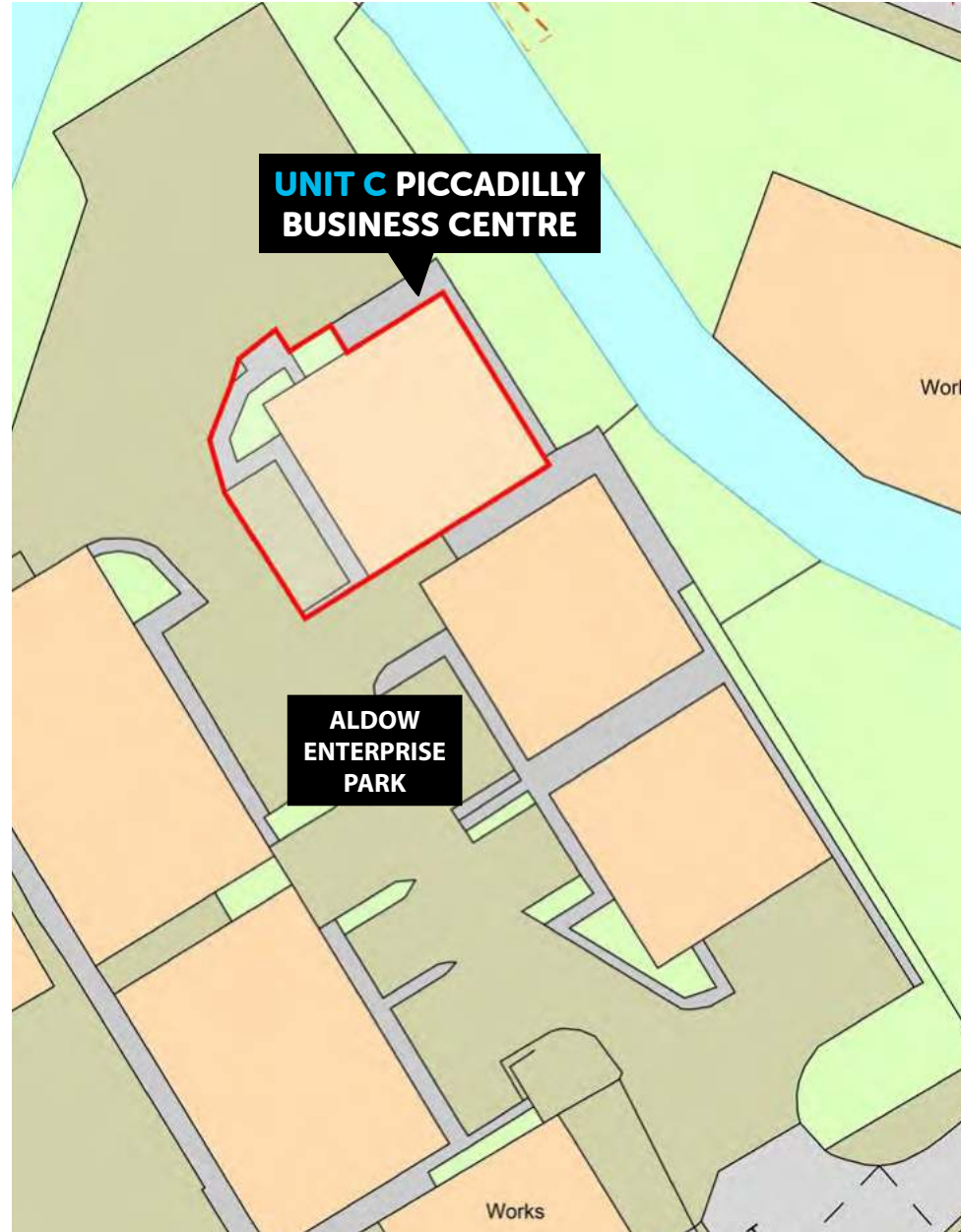
Externally there are four demised car parking spaces (of which two are disabled access spaces) located to the front of the building and form part of the title. The property also benefits from approximately 36 additional car parking spaces to the north of the property, which form part of the estate available on a first come, first served basis.



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TENANCY

The property is let to 17 occupiers on Licence agreements on an "all inclusive" basis. The property currently produces a gross income of £116,482 per annum.

The current operating costs are £38,612 per annum and include the provision of broadband, refuse collection, cleaning, security, electricity, service charge, water, insurance and general repairs.

The Net Operating Income is £77,870 per annum.

We calculate that the Market Rent is £143,000 per annum which would result in a NOI of £104,390 per annum.

Full tenancy details are available on request.

TENURE

The property is held on a long leasehold basis for a period of 800 years from 25 July 1995. The ground rent is £25 per annum.

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EPC

A copy of the EPC is available on request.

VAT

Vat is applicable to the purchase price.

CONTACT

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PROPOSAL

We are instructed to invite offers in excess of £950,000 which assuming purchaser's costs of 5.49% shows a **NOI yield of 7.7% and a potential reversion to 10.32%.**

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