



MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Investment Summary

- Modern high specification 567 sq m (**6,100 sq ft**) office building
- Let to **Advanced Industrial Solutions Ltd**
- **Tenant has spent c.£500,000 on fit out**
- Located on **Orion Business Park** which, together with Tyne Tunnel Trading Estate, provides over 185,000 sq m (2,000,000 sq ft) of commercial accommodation.
- New **10 year unbroken lease** from 1st October 2015 with **uncapped RPI rent review** provisions
- Rent **£61,000** per annum (£10.00 per sq ft)

We are instructed to seek offers of **£680,000** (Six Hundred and Eighty Thousand Pounds), which reflects a net initial yield of **8.50%** after purchaser's costs at 5.80%



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

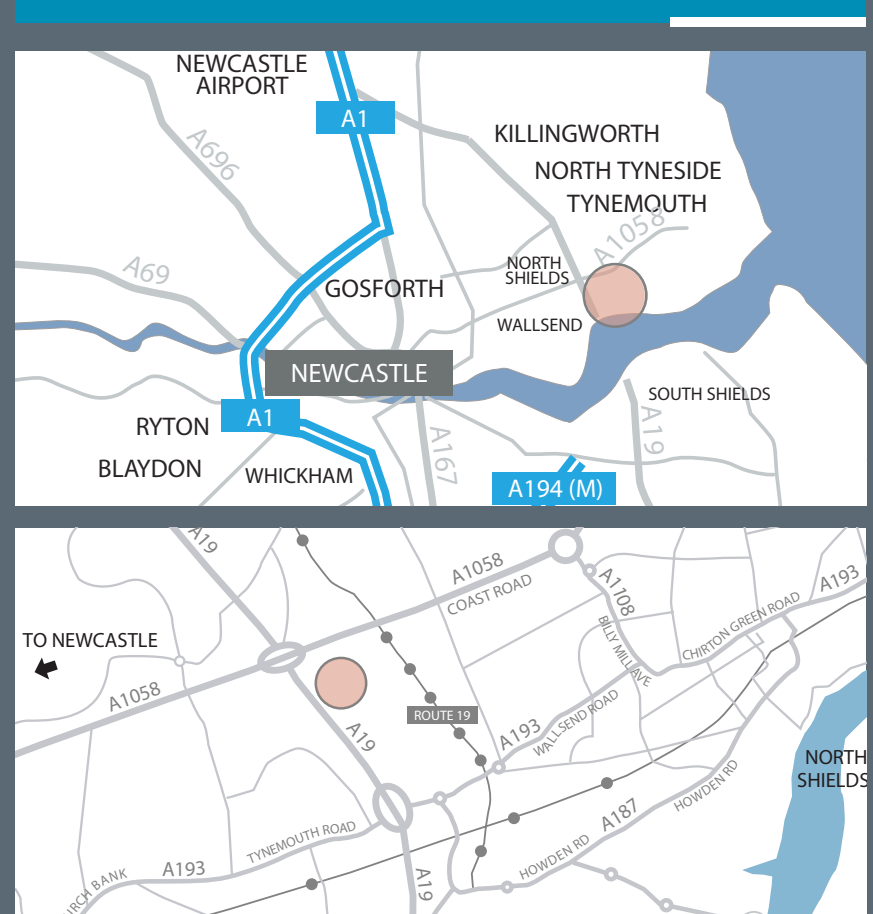
ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Location

Orion Business Park is strategically located at the intersection of the A19 and the A1058 Coast Road 8 km (5 miles) east of Newcastle City Centre.

The location benefits from excellent road communications being 1.6 km (1 mile) north of the Tyne Tunnel proving access across the River Tyne to the A19 South and the wider regional road network. This area has recently benefitted from the £260m new Tyne crossing project doubling the traffic capacity.

Newcastle International Airport is located 19.2 km (12 miles) to the north west with the Port of Tyne Ferry Terminal just 3.2 km (2 miles) to the south.



-  HOME
-  EMAIL
-  SAVE
-  PRINT
-  CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Situation

Orion Business Park is located to the north of the 2m sq ft Tyne Tunnel Trading Estate and comprises around 17.2 hectares (42.5 acres) of office, hybrid and industrial accommodation. Silverlink Retail and Leisure Park is located immediately north of the estate with tenants including Boots, Argos, H&M, Next and M&S together with a range of restaurants and ODEON cinema.



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Description

The subject property forms part of the wider Hedley Court development comprising 12 units and totalling 4,830 sqm (52,000 sq ft) of office accommodation. The property was originally let as a modern detached office building. The building is predominantly brick built over two storeys with an attractive glazed entrance lobby under a pitched tiled roof.

Internally the accommodation has been fully refurbished to provide high quality residential accommodation for delegates attending the tenants nearby training courses. The property now comprises 19 fully equipped rooms together with gym and fitness area, lounge, cinema room and restaurant and is branded as The Hotel. In total the tenant has invested £500k in the conversion of the building.

The tenant is responsible for returning the building to a standard office specification at lease expiry.

The property includes 23 car parking spaces.

Tenure

The building is to be sold Freehold. The freeholder has the right to use 23 car parking spaces into perpetuity.



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Accommodation

The property has a total net internal floor area of 566.70 sqm (6,100 sq ft).

Tenancy

The property is let to Advanced Industrial Solutions Limited for an unbroken term of 10 years from 1st October 2015. The lease provides for a rent review at the expiry of the fifth year of the term and is calculated as the higher of Market Value or uncapped RPI subject to a minimum uplift of 2.5% per annum compounded.



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Covenant

Advanced Industrial Solutions Limited (Company Number 05982756) specialise in offshore wind energy, oil and gas. They deliver a wide spread of services in this sector including a range of specialist training courses, project management, recruitment, software together with manufacturing of specialist equipment for the offshore industry.

For the year ended 31st December 2014 Advanced Industrial Solutions Limited had Shareholders Funds of £2,399,771.

More information can be found at www.aisgroup.co.uk.



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Proposal

We are instructed to seek offers of **£680,000** (Six Hundred and Eighty Thousand Pounds), which reflects a net initial yield of **8.50%** after purchaser's costs at 5.80% and a **capital value** of just **£111.47 per sq ft.**

VAT

We understand the property is elected for VAT purposes. It is anticipated that the sale will be treated as the Transfer of a Going Concern (TOGC).



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST

Contact

MHPI Limited

1st Floor West Wing
City Quadrant
Waterloo Square
Newcastle upon Tyne
NE1 4DP

Simon Harland

simon@mhpi.co.uk
0191 255 7770

James Metcalf

James@mhpi.co.uk
0191 255 7770



Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2016.



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN OFFICE INVESTMENT

ADVANCED INDUSTRIAL SOLUTIONS LTD, UNIT 8 HEDLEY COURT
ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7ST