



Self Contained Office Investment 3,324 Sq Ft (308.8 Sq M)

- Perfect for the Private Investor or SIPP
- High quality office building
- Longstanding Tenant
- Producing rent of £37,395pa

Self Contained Office Investment

3,324 Sq Ft (308.8 Sq M)

Location

Ebor Court office park is located just 200 metres from junction 38 of the A1(M). The development is located 4 miles west of Doncaster city centre, 9 miles south of the M62 (junction 33) and 8 miles north of the M18 (junction 3). Surrounding occupiers include Next Plc, B&Q, DFS, South Yorkshire Police HQ and McDonalds.

Description

8 Ebor Court provides a rare office investment opportunity in Doncaster occupied by longstanding tenant, Black Diamond Investments LLP.

The premises benefits from the following facilities / specification:

- Gas fired central heating
- Full carpeting throughout
- Double glazing
- Kitchen Facilities
- On site CCTV
- Male/Female/Disabled WC's
- Dedicated car parking spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
8 Ebor Court	3,324	308.8
TOTAL	3,324 SQ FT	308.8 SQ M

Terms

The property is held by way of a long leasehold interest, originally for 999 years, expiring 3006 at a peppercorn rent.

Unit 8 is let to Black Diamond Investments LLP who have been in occupation since 2010 and have recently renewed their lease now expiring on the 4th of July 2030, with a Tenant break option on the 5th of July 2028, at an annual rent of £37,395pa.

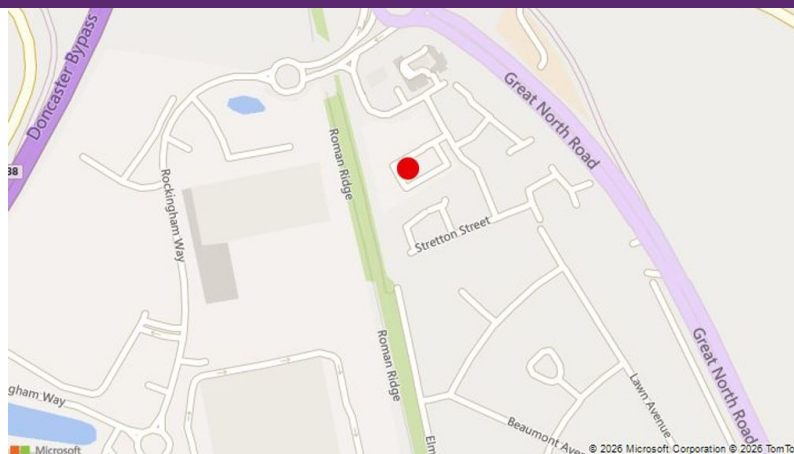
The opportunity is available to purchase with the benefit of the unit being fully occupied at a purchase price of £350,000 which reflects a Net Initial Yield of 10.29%.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP

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