



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN



Investment Summary

- Modern high specification 209 sq m (**2,250 sq ft**) office building
- Let to APCymru Limited with shareholders funds of £1,519,397
- New **5 year lease** from **14th September 2020** with tenant's option to break at year 3
- Rent **£18,000** per annum (just £8.00 per sq ft)

We are instructed to seek offers of **£195,000** (One Hundred and Ninety-Five Thousand Pounds), which reflects a net initial yield of **9.03%** after purchaser's costs at 2.26%.



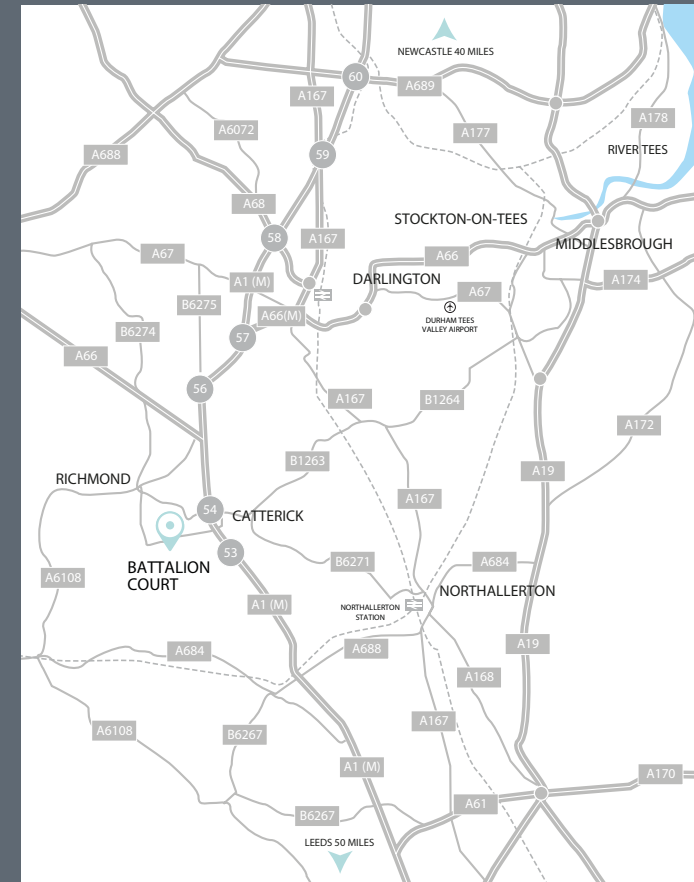
MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Location

Battalion Court is situated within Colburn Business Park which is accessed off the A6136 Catterick Road and is situated next to Catterick Garrison. The A1(M) has recently seen significant improvements with the creation of a new junction approximately 1.5 miles to the east providing much improved access to the region.

Newcastle is 49 miles to the north, Leeds 54 miles to the south and Darlington 15 miles north east providing direct access to the East Coast mainline and a shortest journey time to London Kings Cross of 2 hours 10 mins.



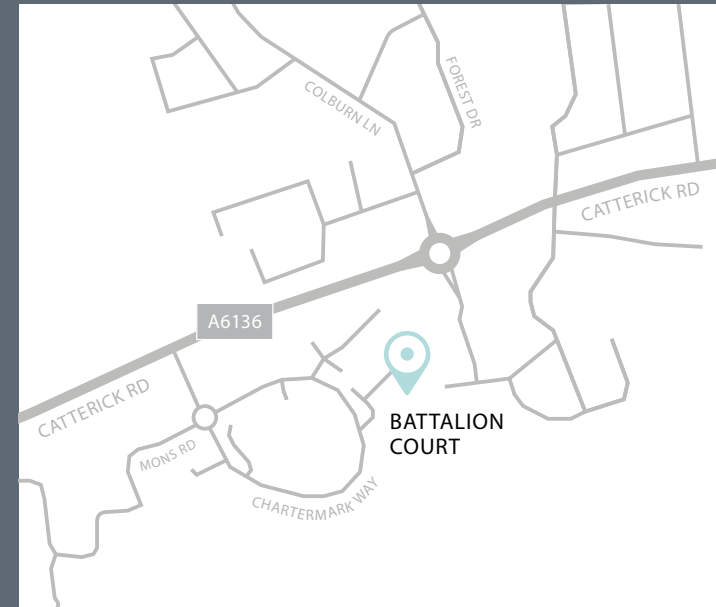
MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN



Situation

Colburn Business Park is conveniently situated for local amenities. The Georgian market town of Richmond is approximately 3.7 miles north. There are a selection of local shops in Colburn together with additional facilities in nearby Catterick Garrison including Tesco supermarket, Boots, Greggs and McDonalds Drive Thru.



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Description

The subject property forms part of the wider Colburn Business Park development. Battalion Court together with neighbouring Bailey Court comprises 20 units totalling over 5,574 sqm (60,000 sq ft) of office accommodation. The building comprises a semi-detached office and is predominantly brick built over two storeys with an attractive glazed entrance lobby under a pitched tiled roof.

Internally the accommodation is finished to a high standard including, suspended ceilings, recessed lighting, full access raised floors and comfort cooling.

The property includes the right to use 9 car parking spaces.

Accommodation

The property has a total net internal floor area of 209 sq m **(2,250 sq ft)**.



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Tenure

The building is to be sold Freehold. The freeholder has the right to use 9 car parking spaces.

Tenancy

The property is let to **APCymru Limited** for a term of **5 years** from 14th September 2020. The lease incorporates a tenant's option to **break** at the expiry of the **3rd year**. The passing rent is **£18,000 per annum**.



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Covenant

APCymru Limited (Co. Reg. No 04376890) trade as MPCT Motivational Preparation College for Training. Since its formation in 1999, the Motivational Preparation College for Training (MPCT) has been dedicated to offering opportunities to young people through training and education. The MPCT is a thriving and distinguished training provider having been graded as outstanding in all areas by Ofsted and, most recently, being named as the TES Training Provider of the Year 2017. There are 3 distinct provisions being Military Preparation College, Military Preparation School and Sports and Exercise College.

More information can be found at <https://mpct.co.uk/about/>

For the year ended 31st July 2019 **APCymru Limited** had Shareholders Funds of £1,519,397.



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Proposal

We are instructed to seek offers of **£195,000** (One Hundred and Ninety-Five Thousand Pounds), which reflects a net initial yield of **9.03%** after purchaser's costs at 2.26%.

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).



MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

Contact

Simon Harland
simon@mhpi.co.uk

James Metcalf
James@mhpi.co.uk

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



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. May 2021.

MODERN OFFICE INVESTMENT

Unit 6 Battalion Court, Colburn Business Park, Catterick, DL9 4QN

