



# FORMER CALL CENTRE INVESTMENT OPPORTUNITY

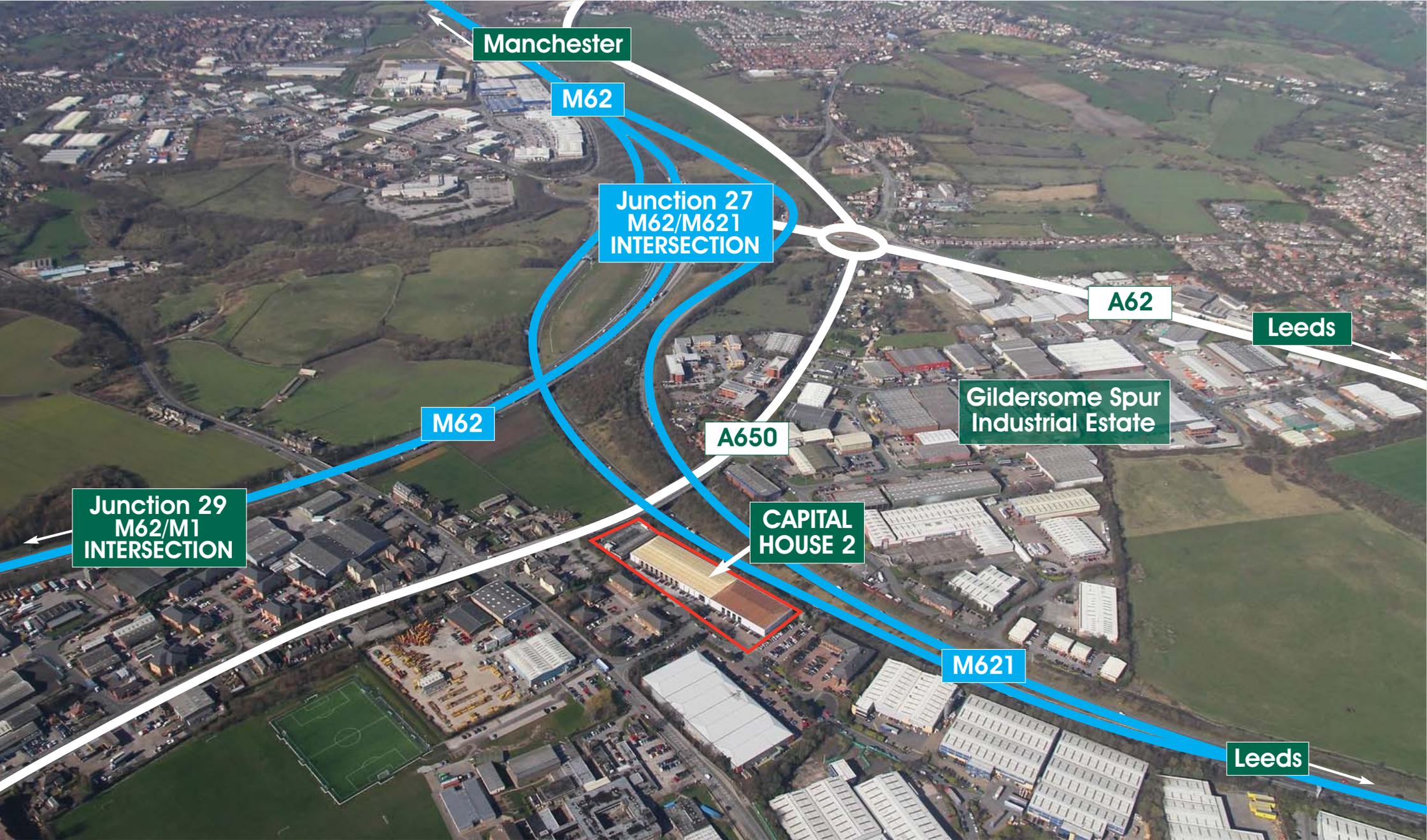
CAPITAL HOUSE 2, BRUNTCLIFFE WAY, LEEDS, LS27 0JG

On the Instruction of S Thomas and N O'Reilly acting as Joint Administrators

**CBRE**

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Manchester

M62

Junction 27  
M62/M621  
INTERSECTION

A62

Leeds

M62

Gildersome Spur  
Industrial Estate

A650

CAPITAL  
HOUSE 2

Junction 29  
M62/M1  
INTERSECTION

M621

Leeds

**CBRE**

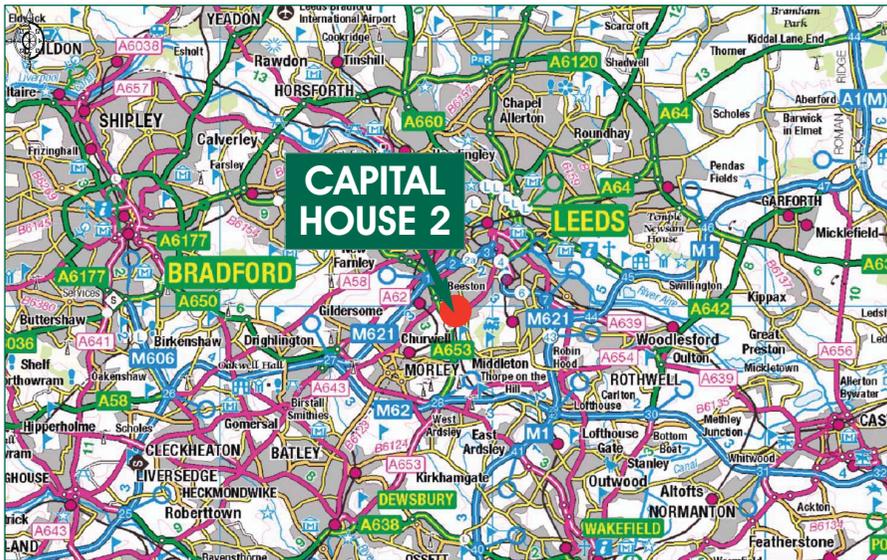
CAPITAL HOUSE 2, BRUNTCLIFFE WAY, LEEDS, LS27 0JG



## Investment Highlights

- Capital House 2 is located to the north of Bruntcliffe Way close to Junction 27 of the M62 at its intersection with the M621 circa 5 miles to the south west of Leeds city centre.
- The property comprises a self-contained, fully fitted call centre building totalling 62,117 sq ft, a multi storey car park and surface parking.
- The call centre is currently vacant.
- The multi-storey and surface car parking (287 spaces) has been let to SAV Credit Limited with Invicta Card Services Holdings S.A.R.L as a guarantor for a term of 10 years from 1st August 2014. The rent is **£250,000 per annum** rising to **£300,000 in the 5th year** until lease expiry.
- The Landlord may terminate the lease at any time on or after 1st August 2017 on the provision of at least 12 months notice.
- Freehold.
- A number of asset management opportunities are available to a potential purchaser.
- A unique investment opportunity with long term development potential.
- We are instructed to seek offers **in excess of £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level reflects a **net initial yield of 8.59%** assuming purchaser's costs at 5.8%.





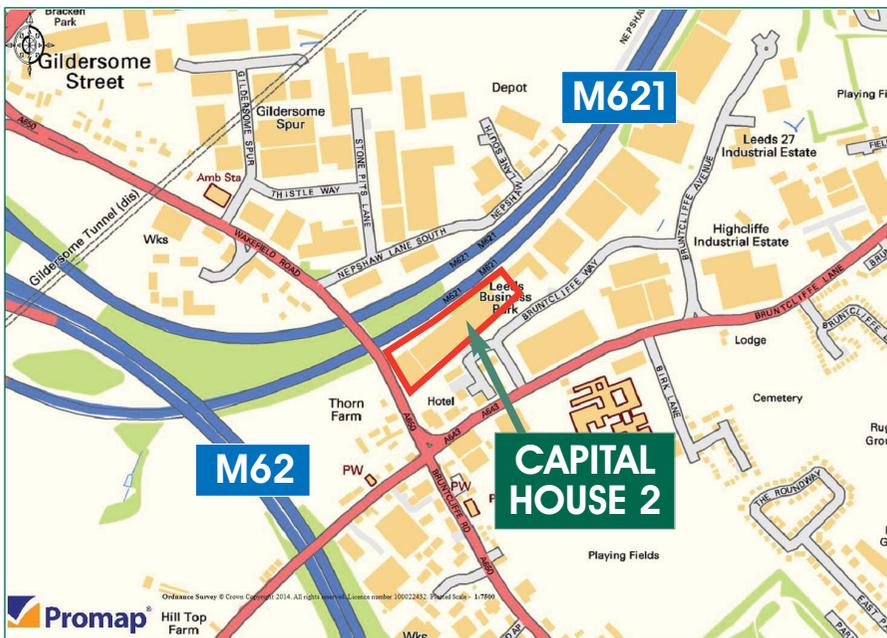
## Location

Capital House 2 is located to the north of Bruntcliffe Way close to Junction 27 of the M62 at its intersection with the M621 circa 5 miles to the south west of Leeds city centre.

Leeds is the UK's fastest growing city and is the second largest metropolitan district in England with a population of 798,000. Leeds enjoys good road communications with direct links to the M1, M62 and A1 (M) motorways.

The trans-Pennine M62 provides motorway access to the Humber ports in the east and Manchester and Liverpool conurbations in the west whilst the City's location next to the M1 and A1 (M) motorways gives direct access north and south. Leeds is located approximately 35 miles north of Sheffield, 44 miles north east of Manchester and 194 miles north of London.

The East Coast Mainline offers rail connections to London Kings Cross in approximately 2 hours 20 minutes and Leeds and Bradford Airport is located within a 30 minute drive of the property serving 3 million passengers every year and travelling to more than 70 destinations.



## Situation

The property is situated in a prominent position with direct frontage to Bruntcliffe Way which connects to the A650 and in turn provides direct access to junction 27 of the M62.

The immediate surrounding area has a mixture of office and industrial/warehouse uses. Opposite the property is a call centre occupied by SAV Credit Limited. Junction 27 Retail Park is also located close by with occupiers including Ikea and Marks & Spencer.



## Description

Capital House 2 comprises a self-contained, fully fitted call centre building totalling 62,117 sq ft which is currently vacant. The unit is of steel portal framed construction and was originally built as a light manufacturing facility.

The call centre specification includes:-

- Full access raised floors
- Extensive reception area
- Fully fitted kitchen/canteen facilities
- Fully fitted security office

A multi-storey car park and surface level car parking areas surrounding Capital House 2 provide a total of 287 spaces and have been let to SAV Credit Limited who occupy a call centre opposite.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate Gross Internal Areas (GIA):

Description	Area (Sq M)	Area (Sq Ft)
Capital House 2	5,770.9	62,117
<b>Total</b>	<b>5,770.9</b>	<b>62,117</b>

The site area extends to 1.52 hectares (3.75 acres).

## Floor Plan



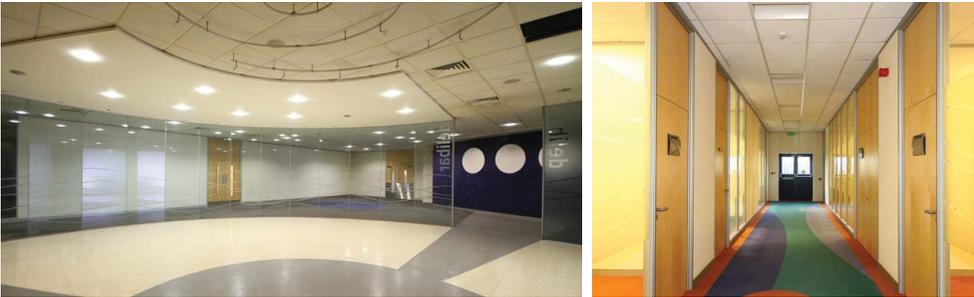
## Tenancy

The call centre is currently vacant.

The car parking spaces are occupied by SAV Credit Limited who have entered into an agreement to lease dated 26th November 2013, to occupy the entire car parking provision for a term of 10 years from 1st August 2014 at a passing rent of **£250,000 per annum** rising to **£300,000 per annum** in the 5th year. There is a guarantee from Invicta Card Services Holdings S.A.R.L.

The Landlord may terminate the lease at any time on or after 1st August 2017 by serving a break notice on the tenant at least twelve months before the break date.

\*Currently SAV Credit Limited occupies the car parking on a license agreement. (Further information available on request.)



## Tenancy Covenants

SAV Credit is a leading specialist credit card company focusing on the retail co-brand card and point-of-sale finance market and the consumer credit card market. In May 2013 the company completed the acquisition of a retail co-brand card and point of sale finance business for many of the UK's best-known high street retailers including Debenhams, the Arcadia Group, House of Fraser and Laura Ashley. This purchase is one of the largest credit card portfolios in the UK with over 3.5 million customer accounts and balances of more than £1 billion.

Founded in September 2000, SAV Credit has expanded through a combination of organic growth in its aqua credit card business and strategic acquisitions including the recent agreement with Santander UK to buy its retail co-brand card and point-of-sale finance business. It has also acquired portfolios from leading global banks such as HSBC and Citi.

We have detailed below further financial information as follows:-

### Tenant – SAV Credit Limited (Company No:04134880)\*

	03/06/2012	30/06/2011	30/06/2010
Turnover	£63,799,956	£97,058,727	£93,762,536
Pre-Tax Profit (Loss)	(£9,583,034)	£30,990,809	£20,069,776
Shareholders Funds	£10,962,121	£87,654,615	£56,364,928

Source: Experian

Experian has given SAV Credit Limited a Delphi score of **60 out of 100**, representing a **“Below Average Risk”** and a Dun & Bradstreet rating of **3A1**.

\*From 01/04/2014 the tenant changed its name to NewDay Cards Ltd.

## Tenure

Freehold.

## Asset Management Opportunities

There are a number of asset management opportunities including the following:

- Re-letting the call centre.
- Returning the call centre to its original use as an industrial unit subject to planning.
- Demolition of the unit to create extra car parking spaces subject to planning.
- Future long term re-development opportunities subject to planning.

## VAT

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

## EPC

The building has been assessed and provides a rating of D (80).

## Proposal

We are instructed to seek offers **in excess of £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds)** for the freehold interest subject to contract and VAT. A purchase at this level reflects a **net initial yield of 8.59%** assuming purchaser's costs at 5.8%.

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## Further Information

For any further information or to arrange an inspection of the property please contact either:

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