



INVESTMENT OPPORTUNITY

GRADE A OUT-OF-TOWN OFFICE INVESTMENT

FREEHOLD / VIRTUAL FREEHOLD — FULLY LET

UNIT 3, ALPHA COURT, MONKS CROSS, YO32 9WN

UNIT 3, ALPHA COURT

INVESTMENT SUMMARY

- Grade A office building investment located on Monks Cross Business Park, York's premier business park.
- Situated adjacent to Monks Cross Shopping Park and the York Park & Ride, and close to Sainsbury's, Asda, McDonald's and Travelodge.
- Excellent access to the A64.
- Modern purpose-built two storey Grade A office building with a floor area of **9,937 sq ft NIA**.
- High specification, with 46 car parking spaces (plus additional), reflecting an attractive ratio of 1:266 sq ft.
- Fully let to **Family Fund Trust** and **Flowmotion Limited** on leases expiring March and July 2035, with no tenant break options — a WAULT of **8.77 years** to expiry.
- Current passing rent of **£169,379 per annum**, reflecting an average of £17.05 per sq ft.
- Recent rental evidence on the scheme has been set at £18.00 per sq ft; estimated headline rental value of approximately **£179,000**.
- Offers are sought in excess of **£1,595,000**, subject to contract and exclusive of VAT, reflecting a Net Initial Yield of **10.00%** and a low capital value of £160 per sq ft.
- Based on our opinion of ERV and evidence on the estate, the property offers a potential net effective reversion to **c.10.60%**.



£1.595m

GUIDE PRICE

10.00%

NET INITIAL YIELD

8.77 yrs

WAULT TO EXPIRY

£160

CAPITAL VALUE / SQ FT

CONTEXT

LOCATION

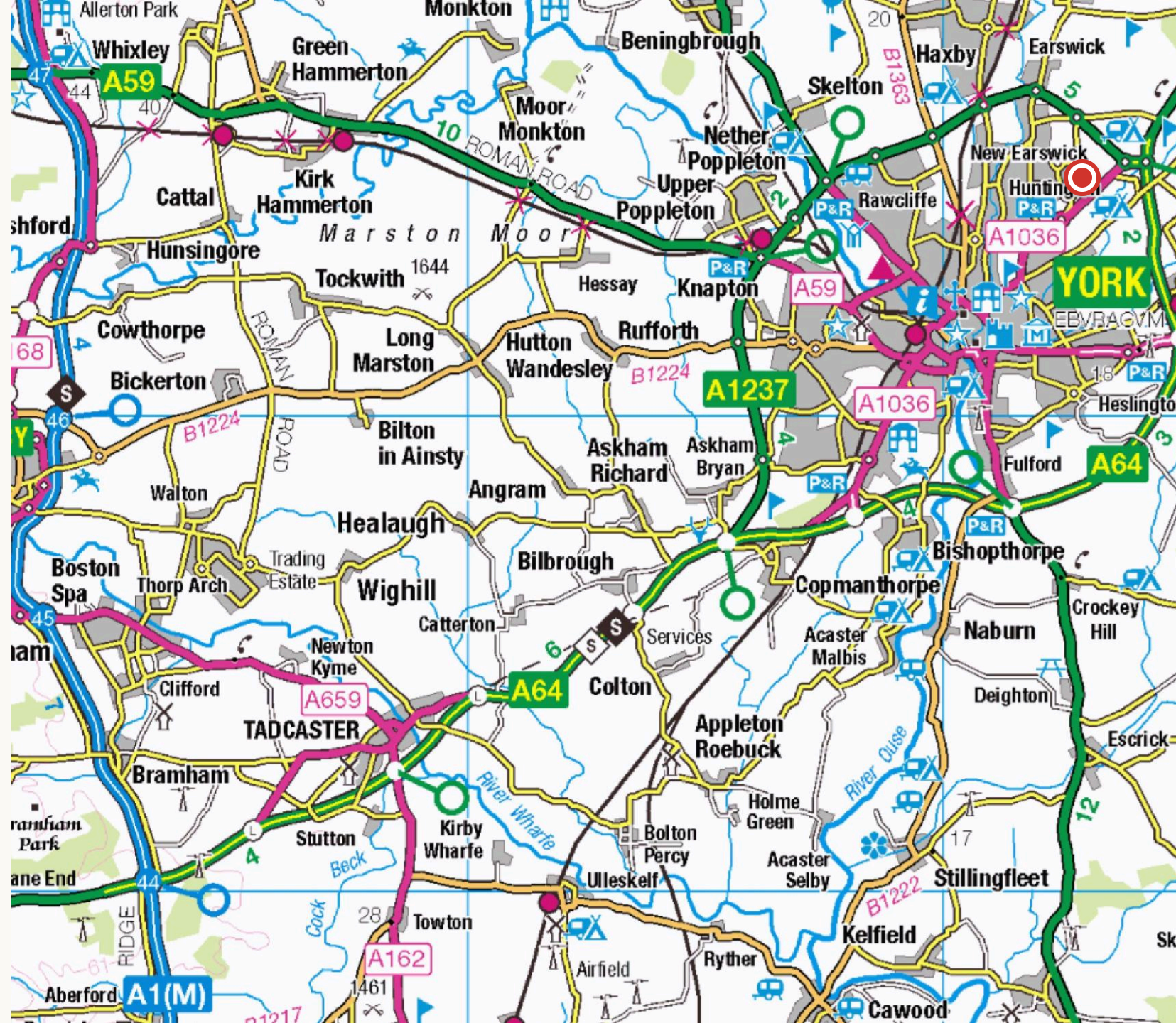
York is the county town of Yorkshire, located in the north east — 22 miles north east of Leeds, 41 miles north of Sheffield and 33 miles west of Hull. Yorkshire is the largest county in the UK, with a population of 5.3 million.

York itself is a compact city with medieval cobbled streets, and is regularly recognised as one of the most desirable cities to live in within the UK, making it an attractive place for business and their employees. The city attracts 7 million visitors a year.

York benefits from access to the A64 (running east-west) and the A19 (running north-south), and to the A1(M) via junctions 44 and 47.

York is a key stop on the East Coast Mainline and benefits from a frequent, fast train service — London in under 2 hours, Newcastle in under 1 hour, Edinburgh in 2.5 hours and Leeds in under 20 minutes.

The nearest airport is Leeds Bradford, with direct international flights plus internal flights to and from Aberdeen, Glasgow, Southampton, Bristol, Exeter and Belfast.



CONTEXT

SITUATION

The property is situated at the heart of Monks Cross Business Park, York's most popular office park, advantageously located adjacent to the highly successful Monks Cross Shopping Park and the York Park & Ride bus service.

The park is conveniently positioned just 3.5 km (2.2 miles) north east of York city centre, with easy access to the A1237 / A64 York ring road, 1.5 km (1 mile) to the north.

There is a wealth of amenity situated nearby, with occupiers including Sainsbury's, Asda, McDonald's, Taco Bell, Travelodge and the Monks Cross and Vangarde Shopping Parks. The York Stadium Leisure Complex provides three swimming pools, a gym, floodlit 3G football, hockey and rugby pitches, and a four-court sports hall.



THE PROPERTY

— DESCRIPTION

The property comprises a modern, two-storey Grade A office building extending to approximately 9,937 sq ft NIA. It is arranged as two self-contained office suites, providing accommodation across the ground and first floors.

TENANCY

The property is fully let to Family Fund Trust and Flowmotion Limited, producing a total passing rent of £169,379 per annum, reflecting an average rent of £17.05 per sq ft. The ground floor is let to Family Fund Trust at £80,000 per annum on a lease expiring 24 March 2035. The first floor is let to Flowmotion Limited at £89,379 per annum on a lease expiring 6 July 2035. Neither lease is subject to a tenant break option, providing an attractive WAULT of approximately 8.77 years to expiry.

TENURE

A new freehold or virtual freehold title to be created, subject to negotiation.



COVENANTS



Family Fund Trust is the UK's largest charity providing grants for families on low incomes raising disabled or seriously ill children and young people. Founded in 1973 by the UK Government, it operated for over 20 years under the Joseph Rowntree Foundation before becoming an independent charity in 1996.

The charity believes all families raising disabled or seriously ill children and young people should have the same choices, quality of life, opportunities and aspirations as other families, and assesses eligible families against its own definition of severe disability and income criteria, typically once every two years.

The national governments of England, Northern Ireland, Scotland and Wales provide grants to the charity as part of their commitment to disabled children. Last year, Family Fund provided 88,407 grants and services worth over £33 million to families across the UK. The charity is headquartered from the subject property.

100/100 Experian Credit Rating
"Very Low Risk"



Flowmotion is a UK-based technical delivery partner for ServiceNow, headquartered in York with additional presence in London and Leeds. Founded as a JavaScript development agency, it has grown into a customer-centric managed software service provider offering consulting, implementation, build and licensing services for the ServiceNow "Now Platform".

The company holds three formally designated ServiceNow Partner programs — Consulting & Implementation, Build, and Reseller — plus work in Operational Technology, all delivered by one team. It works with large corporate clients and the public sector, and is listed on the UK Government's G-Cloud 14 framework.

The ServiceNow ecosystem Flowmotion operates in is expanding fast: the global ServiceNow business market is projected to grow from £32.2bn in 2026 to £66.0bn by 2032, with the consulting services market (Flowmotion's core business) valued at £3.8bn in 2025, projected to reach £9.0bn by 2035.

89/100 Experian Credit Rating
"Low Risk"

PRACTICALITIES

EPC

Available on request.

VAT

We understand the property has been elected for VAT, and therefore anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

The purchaser will need to satisfy both the vendor's and the Agent's Anti Money Laundering policies.

£1,595,000

Offers are sought in excess of One Million Five Hundred and Ninety-Five Thousand Pounds, subject to contract and exclusive of VAT — reflecting a Net Initial Yield of 10.00%, assuming purchaser's costs of 6.14%, and a low capital value of £160 per sq ft.

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