

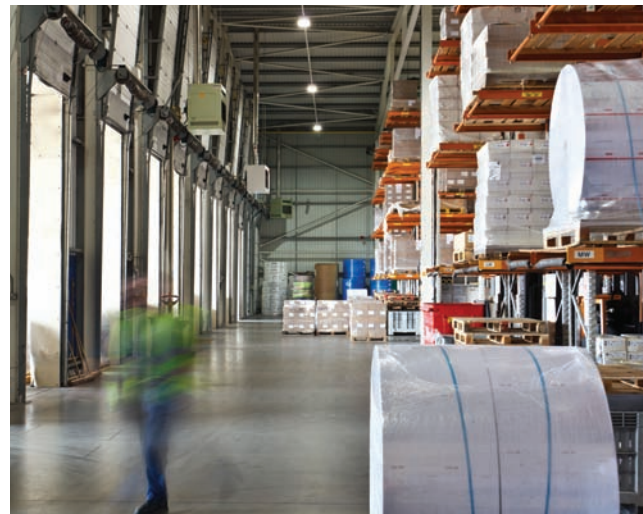


UNIT 4 WESTFIELD TRADING ESTATE, SECOND AVENUE,
MIDSOMER NORTON, BATH, BA3 4BS

HQ distribution warehouse providing 11.75 years unexpired income benefitting from 5 yearly uncapped RPI reviews.

Investment Summary

- Westfield Trading Estate is the principal manufacturing and distribution location for the area and is located in close proximity to Bath and Bristol.
- Industrial warehouse extending to 53,569 sq ft (4,976.7 sq m).
- Freehold.
- Let to Communis UK Limited (guaranteed by Communis Plc) until June 2023 (**11.75 years unexpired**).
- Current passing rent of £247,790 per annum.
- Index linked rent reviews to **uncapped RPI** in June 2016 and 2021 (in year to July 2011 RPI was at 5.0%).
- Communis UK Ltd has a D&B rating of 4A1, reflecting a 'minimal' risk of business failure.
- Offers sought in excess of **£2,930,000 (Two Million, Nine Hundred and Thirty Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level would reflect an attractive net initial yield of **8.00%**, rising to **9.27%** in 2016 and **10.75%** in 2021 based on RPI of 3.0% over the period and purchaser's costs of 5.8% and a low capital value of **£55 per sq ft**.



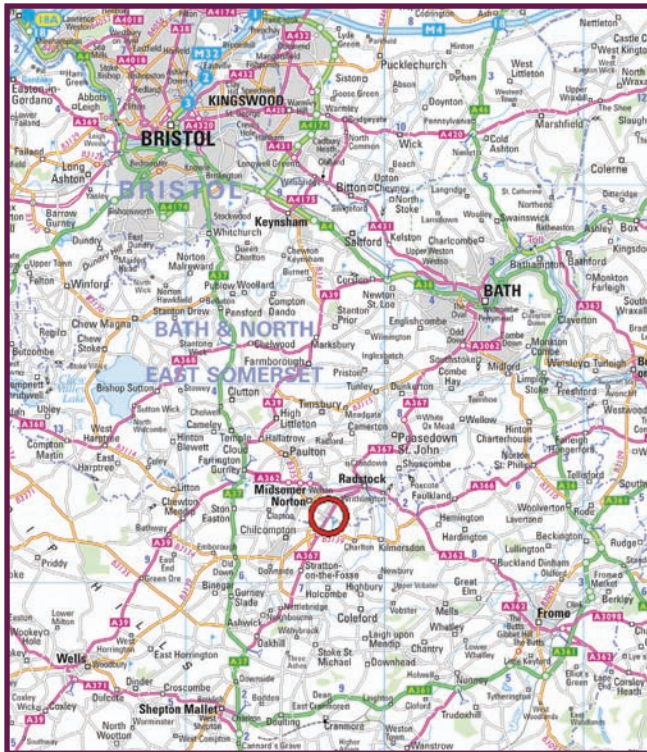
Location & Situation

Midsomer Norton is a Somerset market town located 11 miles (17km) to the South West of Bath and 15 miles (24 km) to the South East of Bristol.

Midsomer Norton benefits from good road communications being situated on the A367 and A37, providing direct access to Bath and Bristol. Junction 18 of the M4 is approximately 24 miles (38 km) to the North. Junction 21 of the M5 is approximately 23 miles (37 km) to the West.

Bristol International Airport is situated 21 miles (33 km) to the North West.

The subject property lies in a prominent position on Westfield Trading Estate, which is the main industrial and distribution location in the Midsomer Norton area. Other occupiers include Dickies, Techniglaze, Hearlad Electronics and Parker Transport. Integrity Print (sub-tenants of Unit 4) also occupy three other adjoining industrial units, which forms their HQ, on Westfield Trading Estate.



Description

The property was constructed in 1999 and comprises a modern purpose built distribution unit, with a small amount of office and ancillary facilities.

The unit is of steel portal frame construction with profile metal clad walls, under a pitched metal clad roof. The production facility has a concrete floor and benefits from blow heaters and suspended lighting. The unit benefits from an eaves height of approximately 9.14 m (29'11").

The main warehouse area has been extensively fitted out by the tenant with floor to ceiling racking. The unit benefits from 12 roller shutter doors and a large canopy covered loading bay. There is a small amount of office accommodation along with a canteen and toilets. The unit is currently linked to Units 2 and 3 by 3 covered links.



Site

The total site area is approximately 1.09 hectares (2.69 acres) which equates to a site cover of approximately 46%.

The property benefits from substantial car parking provision.

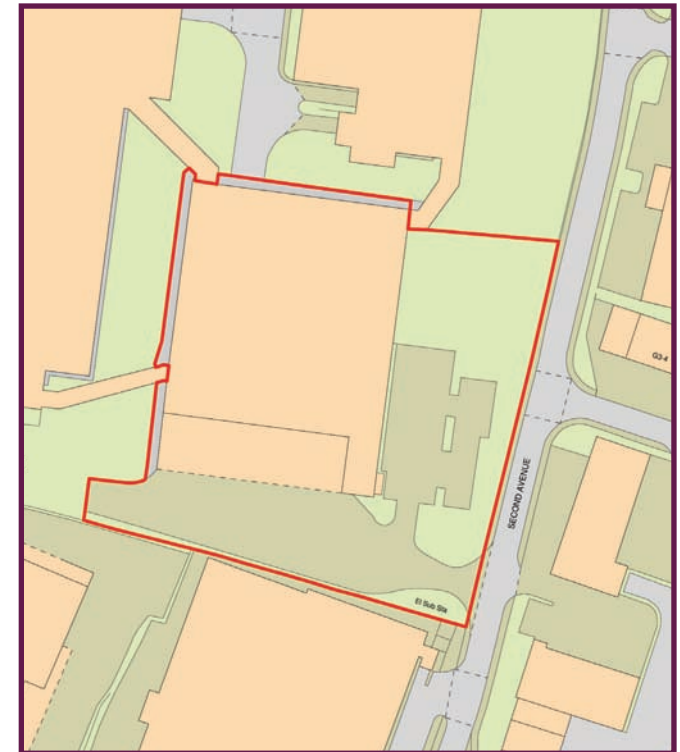
Accommodation

The unit provides the following gross internal floor areas:

Description	Gross Internal Area (Sq M)	Gross Internal Area (Sq Ft)
Warehouse	4,115.8	44,302
Offices and Ancillary	60.2	648
Covered Loading Bay	800.7	8,619
Total	4,976.7	53,569

Tenure

Freehold.



Tenancy

The property is let to Communis UK Limited, with a guarantee from Communis Plc, on a 17 year full repairing and insuring lease from 26 June 2006, expiring 25 June 2023 at a rent of £247,790 per annum. This equates to a rent of £5.03 per sq ft when 50% is applied to the covered loading bay.

There are five yearly upward only reviews to uncapped RPI.

Period	Rent (per annum)*
26 June 2011 – 25 June 2016	£247,790
26 June 2016 – 25 June 2021	£287,257
26 June 2021 - onwards	£333,009

*Based on RPI of 3% over that period

The property was sub-let to Integrity Print Limited in June 2008, after a management buyout by Integrity Print from its former parent company Communis. The company has been based in the area since 1918 and have recently consolidated into the four units on Westfield Trading Estate from other facilities within close proximity.

Covenant

Communis is a leading marketing services company which provides services to support its customers' marketing programmes and transactional communications. The company has numerous high profile clients including British Telecom, Tesco, RBS, M&S and HSBC. The company's largest client is Barclays Bank, who at the end of 2010, extended their contract with Communis until December 2015. During 2011, Communis has won several new major contracts including Procter & Gamble which is worth £10m per annum, and BBC TV Licensing worth £4.5m per annum.

Dun & Bradstreet provide Communis UK Ltd with a rating of 4A1, representing 'Minimum' risk of business failure. Highlights of the latest financial accounts are as follows:

Communis UK Ltd	Financial Year		
	31 Dec 2010 GBP (000's)	31 Dec 2009 GBP (000's)	31 Dec 2008 GBP (000's)
Sales Turnover	179,842	176,378	250,309
Profit/ (Loss) Before Taxes	11,461	8,053	25,096
Tangible Net Worth	20,672	21,566	27,359

The lease is guaranteed by Communis Plc, who has a Dun & Bradstreet rating of N1. In the year to end December 2010, the turnover of Communis Plc was approximately £193 million, with a profit of £4.9 million.

VAT

The property is elected for VAT. We anticipate that a purchase will be structured as a TOGC.

Proposal

We are instructed to seek offers in excess of **£2,930,000 (Two Million, Nine Hundred and Thirty Thousand Pounds)** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at this level would reflect an attractive net initial yield of **8.00%**, rising to **9.27%** in 2016 and **10.75%** in 2021 based on RPI of 3.0% over the period and purchaser's costs of 5.8%. This equates to a low capital value of £55 per sq ft.

Contact

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