

25-28 PARKHOUSE INDUSTRIAL ESTATE

NEWCASTLE-UNDER-LYME
MULTI-LET INDUSTRIAL INVESTMENT



25-28 PARKHOUSE INDUSTRIAL ESTATE



SUMMARY

INVESTMENT SUMMARY

- Multi-let industrial investment located on Parkhouse West, [Newcastle-Under-Lyme](#)
- [32,112 sq ft](#) freehold estate over [4](#) units set in 2.55 acres
- Fully let estate producing [£117,675](#) per annum
- Tenants include Halcion Express Ltd, Roofing & Cladding Materials Ltd and Specialist Plastering Supplies Ltd
- Seeking offers in excess of [£1,200,000](#) reflecting a Net Initial Yield of [9.26%](#) after purchaser's costs of 5.80%
- Low capital value of [£37.36 psf](#)
- Contact [Robin Jones](#) on 0161 233 5692 or [Rob Woods](#) on 0161 233 5668

25-28 PARKHOUSE INDUSTRIAL ESTATE

LOCATION

LOCATION

Newcastle-Under-Lyme lies adjacent to Stoke-On-Trent approximately 33 miles south of Manchester and 40 miles north of Birmingham. This makes it an important location for distributors and businesses being within a 50 mile radius of the country's second and third largest cities. The town is ideally located between J15 & J16 of the M6. Furthermore, the A50 provides rapid access to Nottingham, Derby and J24A of the M1.

Newcastle-Under-Lyme has a population of approximately 74,000 people with a further 1.5m people within a 45 minute drive time. Significant local employers and occupiers include ASDA Walmart, Safestore, Makro, TK Maxx, Sainsbury's and Fedex.

SITUATION

The subject property is prominently situated on Rosevale Road which is the principal arterial estate road on Parkhouse West. The estate is situated approximately 1.4 miles north of Newcastle-Under-Lyme town centre and only 6.5 miles from J16 of the M6. The estate is accessed directly from the north by the A500 and the A534 dual carriageway.



25-28 PARKHOUSE INDUSTRIAL ESTATE



LOCATION



POSTCODE
ST5 7EF



25-28 PARKHOUSE INDUSTRIAL ESTATE



LOCATION



POSTCODE
ST5 7EF

25-28 PARKHOUSE INDUSTRIAL ESTATE

DESCRIPTION

DESCRIPTION

The estate is made up of four units in two terraces which have been built to the following specification:

- Steel portal frame
- Pitched roof
- Brick and metal profile cladding
- Extensive shared yard
- Separate car parking
- Up and over electric roller door
- Integral office accommodation

The estate is accessed directly from Rosevale Road which is secured from the public highway by palisade fencing and security gate.



**25-28
PARKHOUSE
INDUSTRIAL
ESTATE**



GALLERY



**25-28
PARKHOUSE
INDUSTRIAL
ESTATE**



GALLERY



**25-28
PARKHOUSE
INDUSTRIAL
ESTATE**



GALLERY



25-28 PARKHOUSE INDUSTRIAL ESTATE

TENANCY

TENANCY

The estate has been let on the following FRI terms:-

UNIT	TENANT	SQ.FT	LEASE START	LEASE BREAK	LEASE END	RENT	RENT PSF
Units 25 & 26	Specialist Plastering Supplies Ltd	15,879	14 April 2011	14 April 2014	13 April 2016	£57,164	£3.60
Unit 27	Roofing & Cladding Materials Ltd	7,853	14 April 2011	14 April 2014	13 April 2016	£28,270	£3.60
Unit 28	Halcion Express Ltd	8,380	01 July 2005		30 June 2015	£32,240	£3.85
	TOTAL	32,112				£117,675	

The property has a site area of approx 2.55 acres and provides a low site density of 28.9%.

The AWULT to break is 3.13 years and 4.79 years to lease expiry.

SERVICE CHARGE

The estate currently has a service charge of £0.21 psf for the current service charge year.

TENURE

The property is held freehold.



25-28 PARKHOUSE INDUSTRIAL ESTATE

COVENANT

COVENANT

UNIT 28

Halcion Express are part of the Halcion Group who have over 30 years experience in palletised and raw material transportation. They can service the UK, mainland Europe, Scandinavia, The Balkans and Russia. For further information, please visit www.halcion.co.uk



UNIT 25 - 27

The units are occupied by two separate businesses that are all part of the same company. The leases do not provide the right to share occupation.

Roofing and Cladding Materials is a supplier of a range of building boards primarily to the UK and Ireland. For further information, please visit www.rcmltd.biz

SPS Envirowall offers a complete range of external and solid wall insulation systems and decorative renders. For further information, please visit www.envirowall.co.uk

Specialist Plastering Supplies offer an extensive range of fit for purpose building products as well as technical advice and design support. For further information, please visit www.spsltd.biz

25-28 PARKHOUSE INDUSTRIAL ESTATE



[FURTHER INFO](#)

VAT

The property is elected for VAT.

ASSET MANAGEMENT OPPORTUNITIES

- Low site cover offers the opportunity for extensions/new development
- Sell to the current occupiers
- Potential to re-gear leases

PROPOSAL

We are instructed to seek offers in excess of **£1,200,000** exclusive of VAT which reflects a **net initial yield of 9.26%** after allowing for purchaser's costs of 5.80%. This devalues to a low capital value of **£37.36 per sq ft**.



25-28 PARKHOUSE INDUSTRIAL ESTATE



CONTACT

CONTACT

To arrange an inspection or for further details please contact:

ROBIN JONES

Telephone: 0161 233 5692

Mobile: 07961 872 420

ROB WOODS

Telephone: 0161 233 5668

Mobile: 07826 278 439



Disclaimer: CB Richard Ellis CB Richard Ellis on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Designed and Produced by 90 Degrees Design and Marketing 0161 833 1890. May 2011