

SINGLE LET INDUSTRIAL INVESTMENT ON POPULAR SOUTH MANCHESTER ESTATE

TATRA ROTALAC LIMITED, SOUTHMOOR ROAD, WYTHENSHAW, MANCHESTER M23 9DS



INVESTMENT SUMMARY

- Well located industrial investment on popular South Manchester estate
- Two industrial units of 26,577 sq ft and 9,757 sq ft providing a total gross internal floor area of **36,334 sq ft**
- Large site of **1.842 acres (site cover 37%)** with 41 car parking spaces
- Let to **Tatra Rotalac Limited** (guaranteed by Coral Products Plc)
- Coral Products Plc** (AIM-listed, 30 April 2025):
Revenue: **£29,831,000** with Net Assets of **+£12,000,000**
- New FRI 10-year lease** from 26 January 2026, expiring 25 January 2036 (approximately **9.7 years unexpired**)
- Schedule of condition annexed to the lease
- Vendor to top up rent free period to the passing rent of **£272,595 per annum** which equates to a low passing rent of £7.50psf.
- Open market rent review on 26 January 2031 (upwards only)
- Held on **long leasehold** from **Manchester City Council** (200-year lease from 26 May 2020, expiring 25 May 2220) with 194 years unexpired
- Ground rent recently settled at **£27,430 per annum**, reviewed 5-yearly to 16.67% of OMV with next review 26th May 2030
- Net income after ground rent: **£245,165 per annum**



OFFERS IN EXCESS OF
£3,075,000 (STC)



7.50%
NET INITIAL YIELD



£85 PSF
LOW CAPITAL VALUE



**NEW FRI 10
YEAR LEASE
WITH 9.7 YEARS
TERM CERTAIN**



ROUNDTHORN INDUSTRIAL ESTATE

Roundthorn Industrial Estate is predominantly occupied by logistics and air freight companies attracted by the proximity to the airport and motorway network. Neighbouring occupiers include Europcar, Arriva North West, DHL, Viridor, Arla Foods, Stagecoach, Timpsons, UPS and Air Cargo Services Ltd.

Wythenshawe Hospital (part of Manchester University NHS Foundation Trust) is also a dominant employer in the area and is situated 0.5 miles south of Roundthorn Industrial Estate (5,800 staff). UHSM is the main hospital serving the South Manchester conurbation.

UHSM's world-class clinical and research specialisms and unparalleled transport links have resulted in a number of biomedical companies locating themselves on or close to Roundthorn Industrial Estate including Gen Probe, Waters and Fairfield.

Building on its established expertise and the strength of the location, Wythenshawe Hospital MediPark initiative aims to create a dedicated hub for medical and healthcare-related services.

The subject property is located fronting Southmoor Road at the eastern side of the estate opposite Baguley Metrolink Tram Stop.

SINGLE LET INDUSTRIAL INVESTMENT ON POPULAR SOUTH MANCHESTER ESTATE

TATRA ROTALAC LIMITED, SOUTHMOOR ROAD, WYTHENSHAW, MANCHESTER M23 9DS

SBY

PK3
AGENCY



MANCHESTER AIRPORT

TIMPERLEY WEDGE

TO M60 /
MANCHESTER CITY CENTRE

M56

TO CHESTER / M6

600,000 SQ FT EMPLOYMENT AREA
2,500 HOMES

ROUNDTORN
METROLINK STATION

NHS
Manchester University
NHS Foundation Trust

FLOAT GLASS
INDUSTRIES LTD

manplas

CITY
ILLUMINATIONS

D.C. Electrical
Services

medem

SOUTHMOOR RD

SUBJECT PROPERTY

UNITED KINGDOM
ALPI

MANCHESTER MADE
DUERR'S
EST.1983

NG
Transport

JD GYMS

TITAN
CONTAINERS

SINGLE LET INDUSTRIAL INVESTMENT ON POPULAR SOUTH MANCHESTER ESTATE
TATRA ROTALAC LIMITED, SOUTHMOOR ROAD, WYTHENSHAW, MANCHESTER M23 9DS

SBY **PK3**
AGENCY



DESCRIPTION



TWO DETACHED INDUSTRIAL UNITS OF 26,577 SQ FT AND 9,757 SQ FT



STEEL PORTAL FRAMED CONSTRUCTION WITH BRICK/BLOCKWORK LOWER ELEVATIONS



PVC COATED PROFILE STEEL CLADDING TO THE UPPER ELEVATIONS AND ROOFS



TWO STOREY OFFICE AND AMENITIES BLOCK



EAVES HEIGHT OF 5.8M AND 4.75M



SURFACE CAR PARK WITH 41 FORMALLY MARKED SPACES



EXTENSIVE EXTERNAL SERVICE YARD AREAS



LARGE SITE OF 1.842 ACRES (SITE COVER OF 37%)

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis and provides for the following areas:

MAIN WAREHOUSE	SQ FT	SQ M
GROUND FLOOR, WAREHOUSE	16,071	1,492.99
GROUND FLOOR, SHELL (STORAGE/PRODUCTION)	5,283	490.83
FIRST FLOOR, OFFICES	5,223	485.24
TOTAL	26,577	2,469.06

REAR BUILDING	SQ FT	SQ M
GROUND FLOOR, WAREHOUSE	7,529	699.46
GROUND FLOOR, OFFICES	1,146	106.47
FIRST FLOOR, OFFICES	1,082	100.52
TOTAL	9,757	906.45

TOTAL FLOOR AREA	36,334	3,375.51
-------------------------	---------------	-----------------

TENANCY

The property is let in its entirety to **Tatra Rotalac Limited** on a **new 10-year lease** from 26 January 2026, expiring 25 January 2036 (approximately 9.7 years unexpired as at May 2026).

The lease is guaranteed by Coral Products Plc, with the guarantee capped at 1.2 times the current annual passing rent of £327,114. The lease is drafted on a FRI basis limited by a Schedule of Condition and is inside the Landlord and Tenant Act 1954.

The headline rent is **£272,595 per annum** (Low rent of £7.50 psf), exclusive of VAT. The tenant benefits from a 10 month half rent incentive expiring 25th May 2027, which the vendor will top up. The rent is subject to an open market rent review on 26 January 2031 on an upwards-only basis.

Net income is therefore **£245,165 per annum**, after deduction of the ground rent of £27,430 per annum.

TENURE

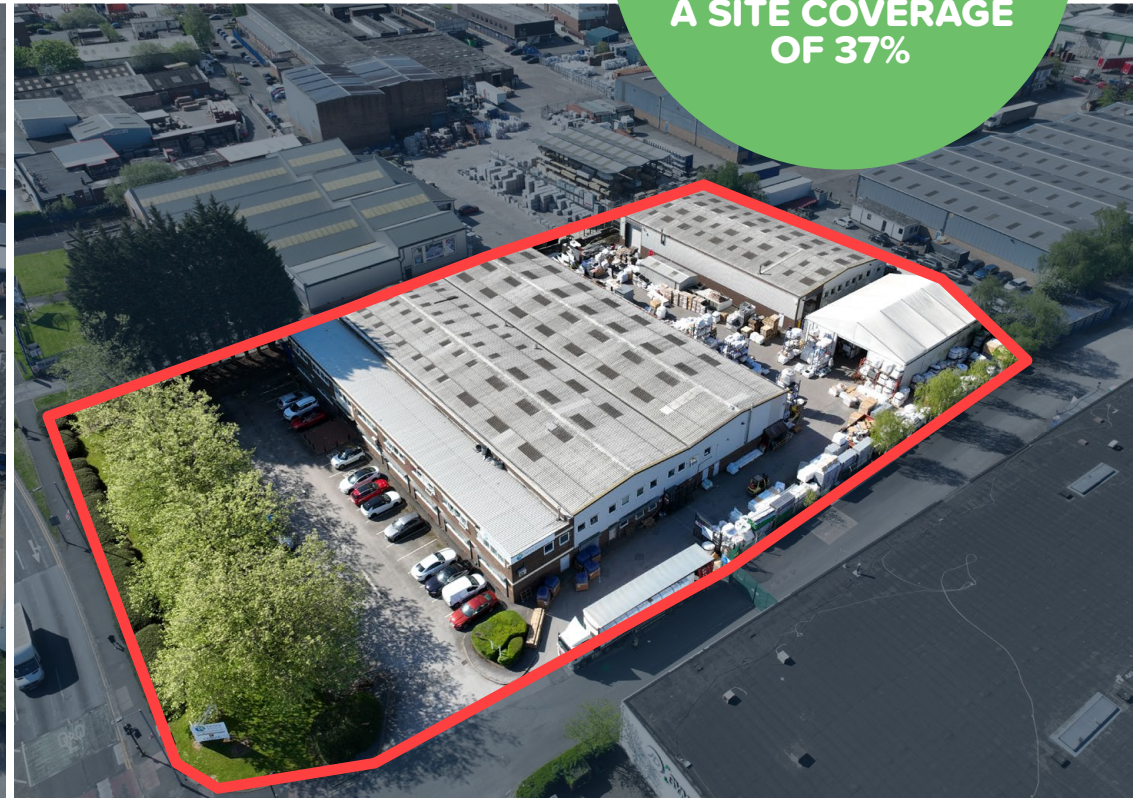
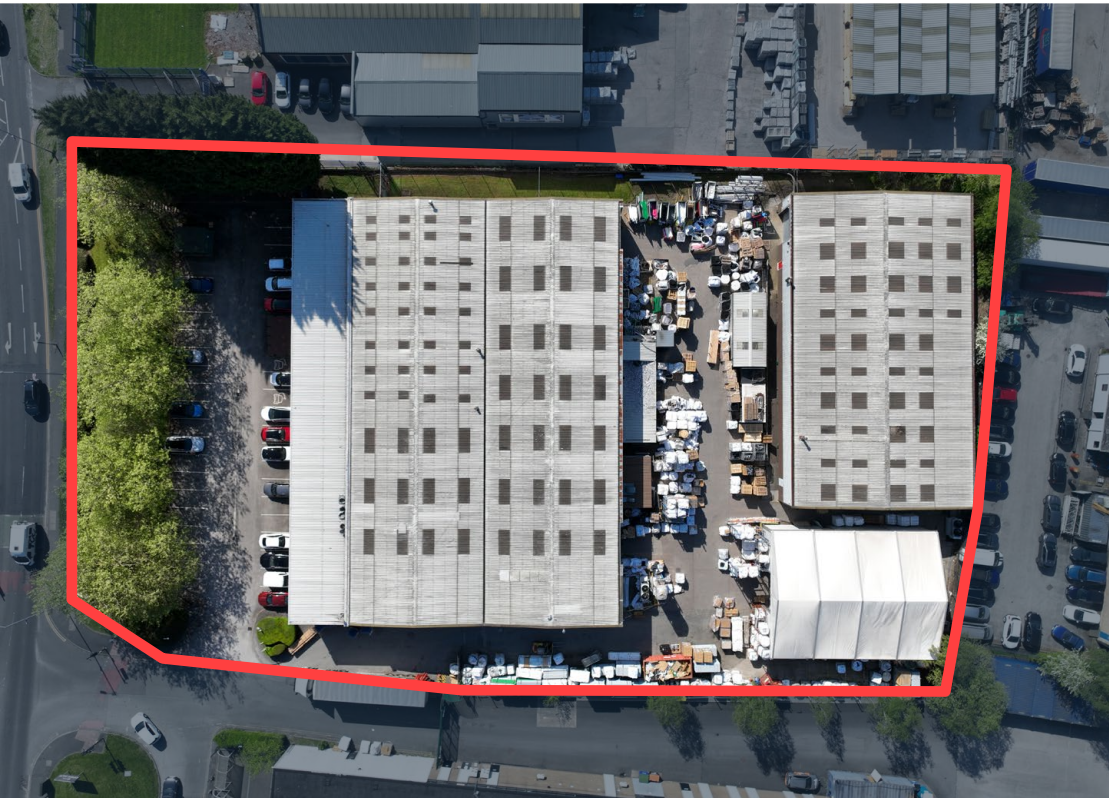
The property is held on a **long leasehold basis** from **Manchester City Council** on a single 200-year lease commencing 26 May 2020, expiring 25 May 2220 (194 years unexpired).

The ground rent is **£27,430 per annum** reviewed every 5 years, upwards only, to 16.67% of the open market value, with the next review due 26 May 2030.

EPC

The buildings are assessed separately and have ratings of **C-72** and **D-82**.

**THE SITE
EXTENDS TO
APPROXIMATELY
0.746 HECTARES
(1.842 ACRES) WITH
A SITE COVERAGE
OF 37%**



COVENANT STATUS



PLASTICS INNOVATION

Tatra Rotalac Limited (Company Number: 04892910) is a leading UK plastic extrusions manufacturer providing custom extrusions, PVC profiles and injection moulding, operating from the subject property. The latest accounts are summarised below:

Tatra Rotalac Ltd	30/04/25	30/04/24	30/04/23
Turnover	£8,381,217	£8,311,738	£9,663,235
Pre-Tax Profit	(£155,259)	£1,229,871	£1,747,233
Net Assets	£4,799,212	£4,914,108	£4,312,472



CORAL
PRODUCTS PLC

The parent group is **Coral Products Plc** (Company Number: 02429784) which is a specialist producer & distributor of plastic injection, extruded and blow moulded products into a diverse range of sectors including food packaging, personal care, household, healthcare, automotive, telecoms and rail. A parent company guarantee is in place for 1.2 x the current passing rent of £327,114. The Group has operations across 5 manufacturing facilities and 2 distribution locations in the UK. The latest accounts are summarised below:

Coral Products Plc	30/04/25	30/04/24	30/04/23
Turnover	£29,831,000	£30,991,000	£35,216,000
Pre-Tax Profit	£216,000	(£1,162,000)	£1,252,000
Shareholder Funds	£12,006,000	£11,837,000	£13,848,000

Further information is available at www.coralproducts.com and www.tatra-rotalac.com



SINGLE LET INDUSTRIAL INVESTMENT ON POPULAR SOUTH MANCHESTER ESTATE
TATRA ROTALAC LIMITED, SOUTHMOOR ROAD, WYTHENSHAW, MANCHESTER M23 9DS

SBY

PK3
AGENCY

PROPOSAL

Our client is seeking offers in excess of

£3,075,000 (STC)

for their Long Leasehold interest, subject to contract and exclusive of VAT.

A purchase at this level reflects the following yield profile after deducting purchaser's costs of 6.46%:



7.50%
NET INITIAL YIELD



£85 PSF
LOW CAPITAL VALUE

DATAROOM

Please contact us for access to the dataroom.

VAT

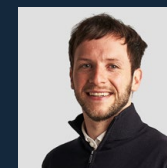
The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



Sam Beckett

T: 07765 623 800

E: sam@pk3.agency



James Kinsler

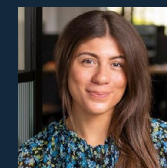
T: 07825 870 209

E: james@pk3.agency



PK3 Agency

Bartle House, Oxford Court
Manchester M2 3WQ



Serena Smith

T: 07709 507 288

E: ssmith@sbyre.com



Felix Hartley-Russell

T: 07800 513 491

E: fhartleyrussell@sbyre.com



SBY

4th Floor, 140 Wardour St
London W1F 8ZT

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. PK3 Agency nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. May 2026.