INVESTMENT SUMMARY

- Wrexham is a key *administrative, commercial and retail centre* in North Wales.
- The property comprises a detached warehouse with a two storey office, *extending in total to 43,538 sq ft*.
- Fully let to *Multi Packaging Solutions UK Limited*, on a lease expiring *8th November 2027* with a break on *9th November 2022*.
- The passing rent is *£148,250 per annum*, reflecting *£3.41 per sq ft*.
- Offers are sought in excess of *£1,550,000 (One Million, Five Hundred and Fifty Thousand Pounds)* subject to contract and exclusive of VAT. A purchase at this level will reflect a *net initial yield of 9.00%* assuming standard purchaser’s costs.
Wrexham is the largest town in North Wales and is located approximately 13 miles south of Chester and 50 miles south west of Manchester. As North Wales’ largest town, and the fourth largest urban area in Wales, it is a major commercial, retail and educational regional centre.

The town benefits from frequent and direct rail services to Birmingham, Cardiff and Chester. Trains run regularly to Chester in 18 minutes, and journey times to Manchester and London are 1 hour 44 minutes and 2 hours 35 minutes respectively. Manchester Airport, the UK’s third largest airport, is 46 miles North East of the property.
Wrexham Industrial Estate is one of the largest industrial estates in Europe, and extends to approximately 1,350 acres in total. The estate benefits from good quality infrastructure and major occupiers include Kellogg’s, Calypso Soft Drinks, JCB and Tetra Pak Limited, providing approximately 7,000 jobs in around 300 businesses.

Access onto the site was greatly improved with the opening of a link road in 2012, linking the Estate to the A534 in the North. The A534 in turn, provides access to the A483 Wrexham by-pass, linking the A55 North Wales express way to the M53. The A534 also provides access to Junctions 16 and 17 of the M6 via the A51 and A500.

The subject property is located to the south of the estate and is accessed from Redwither Road.
The premises comprises a three bay detached warehouse facility of steel portal frame construction, together with part single, part two storey offices/showroom accommodation. The property has an eaves height of approximately 6.30 metres, and there are two dock level loading doors, as well as three level access loading doors.
MULTI PACKAGING SOLUTIONS
Redwither Road Wrexham LL13 9RD

TENURE
The site is held Freehold.

TENANCY
The property is let to Multi Packaging Solutions UK Limited on a full repairing and insuring lease for a term of 10 years, expiring 8th November 2027 with a tenant break option on 9th November 2022 at a passing rent of £148,250 per annum. There is an upwards only rent review on 9th November 2022.

For identification purposes only

ACCOMMODATION
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), on a Gross Internal Area basis.

<table>
<thead>
<tr>
<th></th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>37,868</td>
<td>3,518</td>
</tr>
<tr>
<td>GF/FF Offices</td>
<td>5,670</td>
<td>528</td>
</tr>
<tr>
<td>Total</td>
<td>43,538</td>
<td>4,045</td>
</tr>
</tbody>
</table>

There is a mezzanine in the warehouse extending to 1,620 sq ft (151 sq m) and a loading canopy extending to 749 sq ft (70 sq m).

The site extends to 2.649 acres (1.072 ha).
**TENANT COVENANT**

Multi Packaging Solutions is a multi-national packaging solutions company, founded in 1991 and headquartered in New York. Their markets include Healthcare, Confectionery, Media, Beauty and Personal Care, and Premium Drinks.

The company employs around 2,700 employees nationally, with approximately 9,000 employees internationally. The company operates from 19 locations throughout the UK.

**Multi Packaging Solutions UK Limited** (Company number 02586987). We have summarised the company’s most recent accounts below:

<table>
<thead>
<tr>
<th>Year</th>
<th>30/06/2016</th>
<th>30/06/2015</th>
<th>30/06/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turnover</td>
<td>£235,785,000</td>
<td>£236,802,000</td>
<td>£109,699,000</td>
</tr>
<tr>
<td>Pre Tax Profit</td>
<td>£33,812,000</td>
<td>£40,830,000</td>
<td>£12,682,000</td>
</tr>
<tr>
<td>Shareholder’s Funds</td>
<td>£418,138,000</td>
<td>£389,598,000</td>
<td>£345,556,000</td>
</tr>
</tbody>
</table>

The company has a credit safe rating of 75/100, representing a very low risk.

**VAT**

The property is elected for VAT and it is expected that the transaction will be treated as a transfer of going concern (TOGC).

**EPC**

The property has an EPC rating of D 79.
PROPOSAL

Offers are sought in excess of £1,550,000 (One Million, Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level will reflect a net initial yield of 9.00% assuming standard purchaser’s costs.

FURTHER INFORMATION

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