

FOR SALE

MULTI-LET INDUSTRIAL ESTATE

ASTRA PARK

PARKSIDE LANE, LEEDS, LS11 5SZ



INVESTMENT SUMMARY

MULTI-LET INDUSTRIAL ESTATE IN AN EXCELLENT LOCATION, 1KM FROM THE M621

16 UNITS TOTALLING **71,924 FT²** LET TO 12 TENANTS WITH ONLY **6% VACANCY**

CONTRACTUAL INCOME OF **£272,864 PER ANNUM**

WARRANT TO EXPIRY **6.80 YEARS** AND WARRANT TO BREAK **4.28 YEARS**

49% OF INCOME SECURED TO LOW RISK OR BETTER COVENANTS

FREEHOLD

QUOTING PRICE OF **£2,770,000 (TWO MILLION, SEVEN HUNDRED AND SEVENTY THOUSAND POUNDS)** SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. THIS PRICE REPRESENTS AN ATTRACTIVE **NET INITIAL YIELD OF 9.25%** ASSUMING PURCHASER'S COSTS OF 6.42%

A LOW CAPITAL VALUE OF ONLY **£38.47 PSF**

ASSET MANAGEMENT AND DEVELOPMENT POTENTIAL



LOCATION & CONNECTIVITY

Leeds is centrally positioned in the UK with Astra Park located south of Leeds city centre fully serviced by road, rail and air:



ROAD – Junction 5 of the M621 is 1 km from the estate accessing M1 in turn.



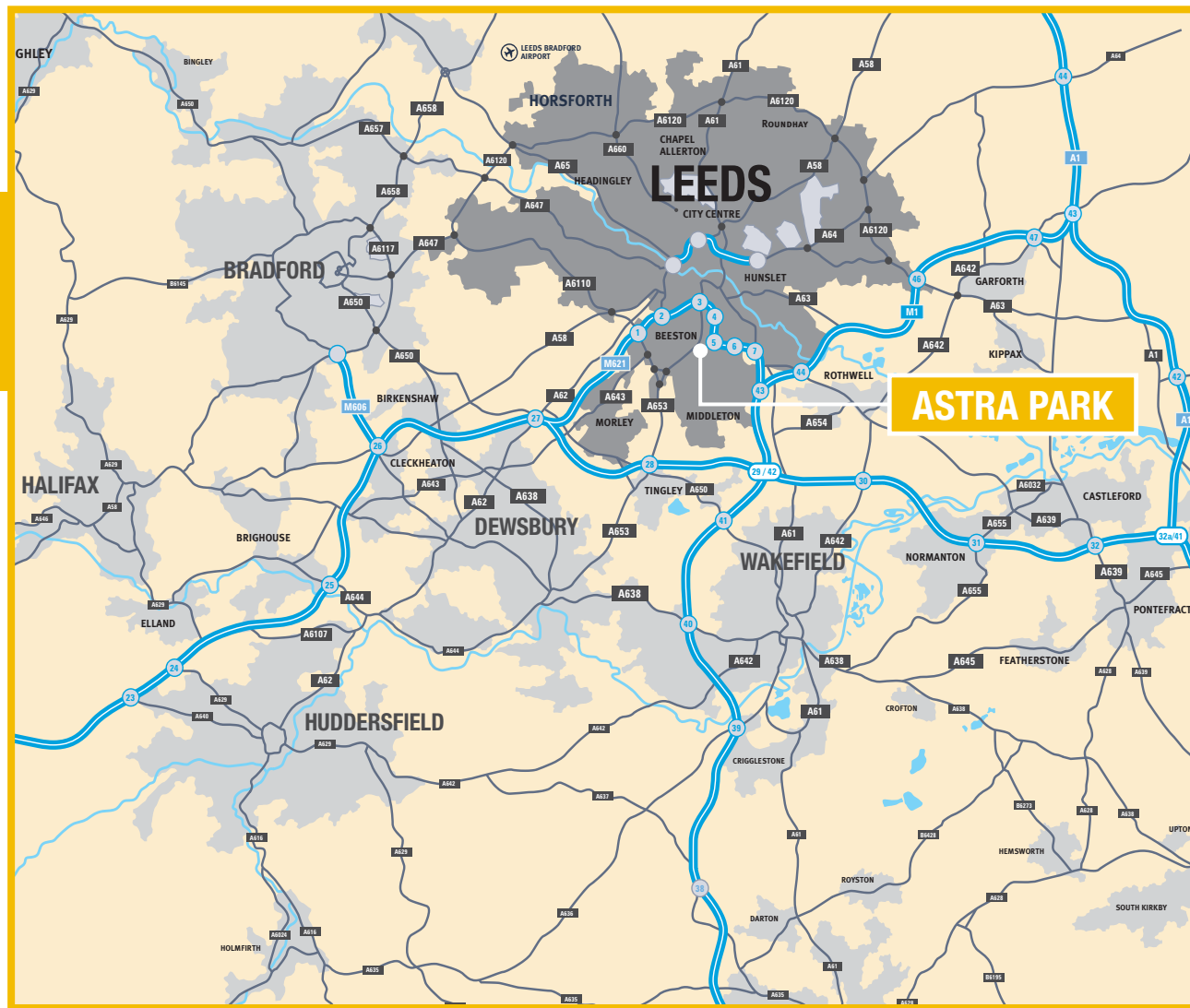
AIR – Leeds Bradford Airport is 18.2 km North west.



RAIL – Leeds train station is located 4.6 km north and Cottingley station 4.1 km south west of the estate.



SEA – Humber Port is located 70 miles via the M62 benefiting from 23% of England's cargo.



SITUATION

Astra Park is a multi-let industrial estate prominently situated in the Hunslet area of south Leeds. Hunslet is an established industrial and commercial location attracting occupiers such as BT Fleet, Graphic International Packaging, Symingtons and Premier Waste Recycling.

The estate is located 1.6 miles from Leeds City Centre and benefits from excellent road connectivity. The M621 is accessed by a 0.6 mile drive as illustrated, which in turn, provides connection to the M1 located 2.8 miles from the industrial estate.

THE ESTATE IS NOW 94% LET, HAVING COMPLETED 5 LETTINGS IN THE PAST 18 MONTHS.

This demonstrates the robust nature of the asset, with occupiers keen to secure industrial accommodation in a prime location.



DESCRIPTION

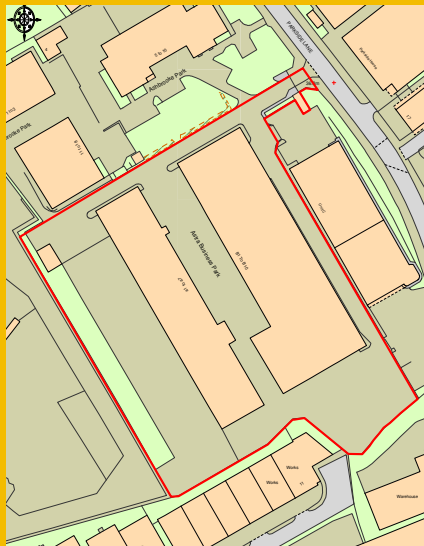
The estate comprises 16 industrial units extending to an approximate total GIA of 71,924 ft². The units range from 2,579 – 10,461 ft² and are configured in two terraces.

The units have brick elevations with profile cladding above and steel roof trusses. Each unit has a minimum of one roller shutter door and a separate personal pedestrian entrance. The units vary in specification however in general these include the following:

- Solid Concrete Floor
- Ancillary WC's
- Insulated Roof
- 10% roof lights
- Maximum Eaves height 4.93 m
- Warehouse area Lighting

SITE AREA

The site extends to approximately 1.872 hectares (4.626 acres). This represents a beneficial site coverage of 35.69%.



TENANCY

The 16 units are let to 12 tenants with one vacant unit. The contractual rent totals £272,864 per annum.

PROPERTY ADDRESS	TENANT	AREA	RENT	RENT PSF	LEASE START	LEASE END	BREAK	RENT REVIEW	COMMENTS
Units A1 & A2	Rhodar Limited	10,200	£31,500	£3.09	01/06/2018	31/05/2023	-	-	Tenant to receive 6 months rent free from lease commencement. Photographic schedule of condition.
Unit A3	Vacant	4,141	-	-	-	-	-	-	
Unit A4	BPA (UK) Limited	3,816	£17,400	£4.56	25/02/2013	24/02/2023	-	-	Repair liability referenced to earlier lease dated 25/02/2003.
Unit A5	Sorted Media UK Limited	2,756	£12,500	£4.54	27/07/2017	26/07/2020	-	-	
Units A6 & A7	Thermo Logistics (Leeds) Limited	6,851	£26,000	£3.80	17/02/2016	16/02/2026	16/02/2021	17/02/2021	Rent increases from £26,000 pa to £30,800 pa on 17/02/2019. Lease guaranteed by Food and Drink Logistics Ltd. Tenant break subject to 6 months notice. The tenant changed name 02/04/2016. Rental Deposit £9,240. Photographic schedule of condition.
Unit B1	Avanta UK Limited	3,108	£14,000	£4.50	13/06/2016	12/06/2021	13/06/2019	-	Tenant break subject to 6 months notice. Photographic schedule of condition.
Unit B2	The Leeds Sofa Co Ltd	3,357	£13,364	£3.98	18/01/2017	17/01/2020	-	-	
Unit B3	SSB Motors Ltd	2,787	£12,500	£4.48	04/09/2017	04/09/2020	-	-	Rental Deposit of £3,750.
Unit B4	Advanced Coating (Services) Ltd	7,218	£30,500	£4.23	31/05/2016	30/05/2025	31/05/2019 31/05/2022	31/05/2019 31/05/2022	Tenant break subject to 3 months notice. Photographic schedule of condition.
Unit B6	B.J. Stainless Fabrications Ltd	10,342	£42,350	£4.09	23/03/2018	23/03/2033	23/03/2028 (Mutual)	20/03/2023 20/03/2028	£21,175 pa for first 6 months. Mutual break 6 months notice.
Unit B7	B.J. Stainless Fabrications Ltd	3,652	£15,450	£4.23	23/03/2018	23/03/2033	23/03/2028 (Mutual)	20/03/2023 20/03/2028	£7,725 for first 6 months. Mutual break 6 months notice.
Unit B8	Performance Lighting Ltd	6,905	£29,000	£4.20	15/05/2018	14/05/2023	-	-	Rent free until 30/08/2018. Rent of £29,000 pa for first two years rising to £31,000 pa. Rental Deposit of £10,000. Photographic schedule of condition limited to the roof of the premises.
Unit B9	Claire Bentley-Smith & Luke Fisher	3,495	£13,500	£3.86	25/04/2016	24/04/2021	25/04/2019	-	Tenant break subject to 6 months notice. Rental Deposit £4,050.
Unit B10	ERW Print Finishers Ltd	3,385	£14,800	£4.37	25/04/2016	24/04/2021	25/04/2019	-	The tenant changed its name 19/05/2016. Rental Deposit £4,400.
TOTAL		72,013	£272,864						The Landlord will top-up any outstanding rent free upon sale.

SERVICE CHARGE

There is a service charge budget for the estate. The budget for the 2018 year is £46,025 per annum and equates to £0.56 psf.

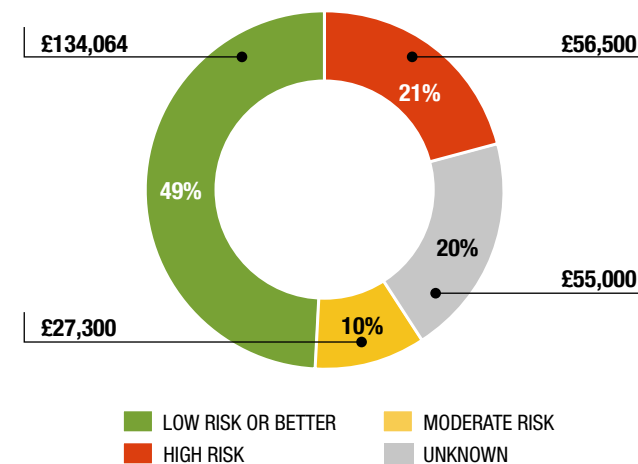
COVENANT INFORMATION

We have outlined each tenant's financial information where possible:

Tenant	Net Worth			Credit Safe Risk Rating	% Income
	2017	2016	2015		
Rhodar Limited	-	£3,053,000	£3,023,000	Very Low Risk	49%
BPA (UK Limited	-	£185,046	£193,125	Very Low Risk	
B.J Stainless Fabrications Limited	-	£199,445	£193,510	Very Low Risk	
Avanta UK Limited	£456,656	£222,634	£37,529	Low Risk	
Leeds Sofa Co Limited	£3,795	£3,063	(£3,871)	Low Risk	
Sorted Media UK Limited	-	£35,639	£42,734	Moderate Risk	10%
ERW Print Services Limited	£43,905	£52,519	£18,572	Moderate Risk	
Advanced Coating (Services) Limited	£61,817	£185,634	£190,370	High Risk	21%
Thermo Logistics (Leeds) Limited	(£39,753)	-	-	High Risk	
SSB Motors Limited	-	-	-	Unknown	20%
Performance Lighting Limited	-	-	-	Unknown	
Claire Bentley-Smith & Luke Fisher	-	-	-	Unknown	

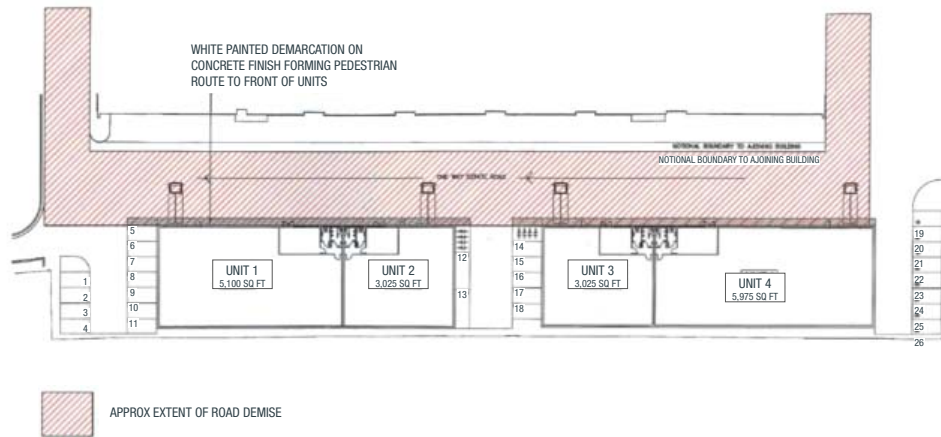


We highlight the risk of income across the estate:



DEVELOPMENT POTENTIAL

The site has potential to be developed on the western border to contain an additional 17,130 ft² of industrial accommodation as illustrated on the below plan.



A planning application referenced 21/295/03/FU was approved in January 2004 to construct two blocks of two single story warehouses with ancillary offices and car parking. This did not come to fruition and the consent has now lapsed. It does however remain an opportunity, subject to planning, for any landlord wishing to add value through asset management.





LEEDS OCCUPATIONAL MARKET

The Leeds industrial market remains strong as the city is strategically positioned in the North of England providing access to neighbouring cities of Manchester, Sheffield, Newcastle and Birmingham. The success of industrial occupation over 2017 has resulted in a chronic lack of stock in the market. As a result, prime industrial rents are now at £6.25 psf and refurbished secondary stock ranges between £4.00 - £5.00 psf.

INVESTMENT MARKET

The industrial investment market is strong remaining in favour to investors. The Yorkshire industrial market attracts strong interest due to the compelling occupational story and attractive discount on pricing achieved in comparison to competing regions such as the south east.

Date	Property	GIA	Term Certain	Price	NIY	Cap Val
May 2018	Enterprise 5 Industrial Estate	33,586	2.3	£2.835 million	6.18%	£84
May 2018	Kirkstall Industrial Estate, Leeds	111,081	4.1	£8.15 million	6.75%	£73
March 2018	Ellis Hill Industrial Estate, Huddersfield	76,138	3.2	£5.8 million	7.40%	£76
October 2017	Albion Park, Leeds	74,993	2.93	£5.0 million	6.47%	£66
October 2017	Wheatley Hall Trade Park, Doncaster	49,303	4.91	£6.65 million	6.39%	£134



ADDITIONAL INFORMATION

TENURE

Freehold

EPC

Individual unit EPC's are available upon request.

VAT

The property is elected for VAT and it is expected the transaction will be treated as a Transfer of a Going Concern.

PROPOSAL

We are instructed to seek offers in excess of **£2,770,000 (Two Million, Seven Hundred and Seventy Thousand Pounds)**. A purchase at this level represents an attractive **Net Initial Yield of 9.25%** assuming purchaser's costs of 6.42%.

FURTHER INFORMATION

For further information including access to the data files and viewing arrangements, please do not hesitate to contact one of the sole agents:-



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