



100-300

DORCAN

MURDOCK ROAD | SWINDON | SN3 5HY

FREEHOLD
INDUSTRIAL
INVESTMENT
OPPORTUNITY





‘THREE HIGH QUALITY, DETACHED INDUSTRIAL UNITS LOCATED IN SWINDON’S PRIME INDUSTRIAL AREA’

INVESTMENT SUMMARY

- **Three high quality, detached industrial units** located in Swindon's prime industrial area
- The property extends to **56,629 sq ft (5,261 sq m) GIA**
- **3.14 acre (1.27 hectare)** site reflecting a low site coverage of **41%**
- **Freehold**
- **WAULT of 8.1 years to expiry and 4.1 years to break**
- Two units let to **Omni Channel Fulfilment Limited (D&B B2)**
- Current passing rent of **£327,772 per annum** equating to **circa £5.79 per sq ft** overall
- Opportunity to **add value and reposition** through letting the vacant unit
- We are instructed to seek offers in excess of **£4,395,000 (Four Million Three Hundred and Ninety Five Thousand Pounds)** subject to contract and exclusive of VAT, reflecting a **Net Initial Yield of 7.00%** (assuming standard purchaser's costs of 6.56%). This equates to a capital value of only **£77.61 per sq ft**.

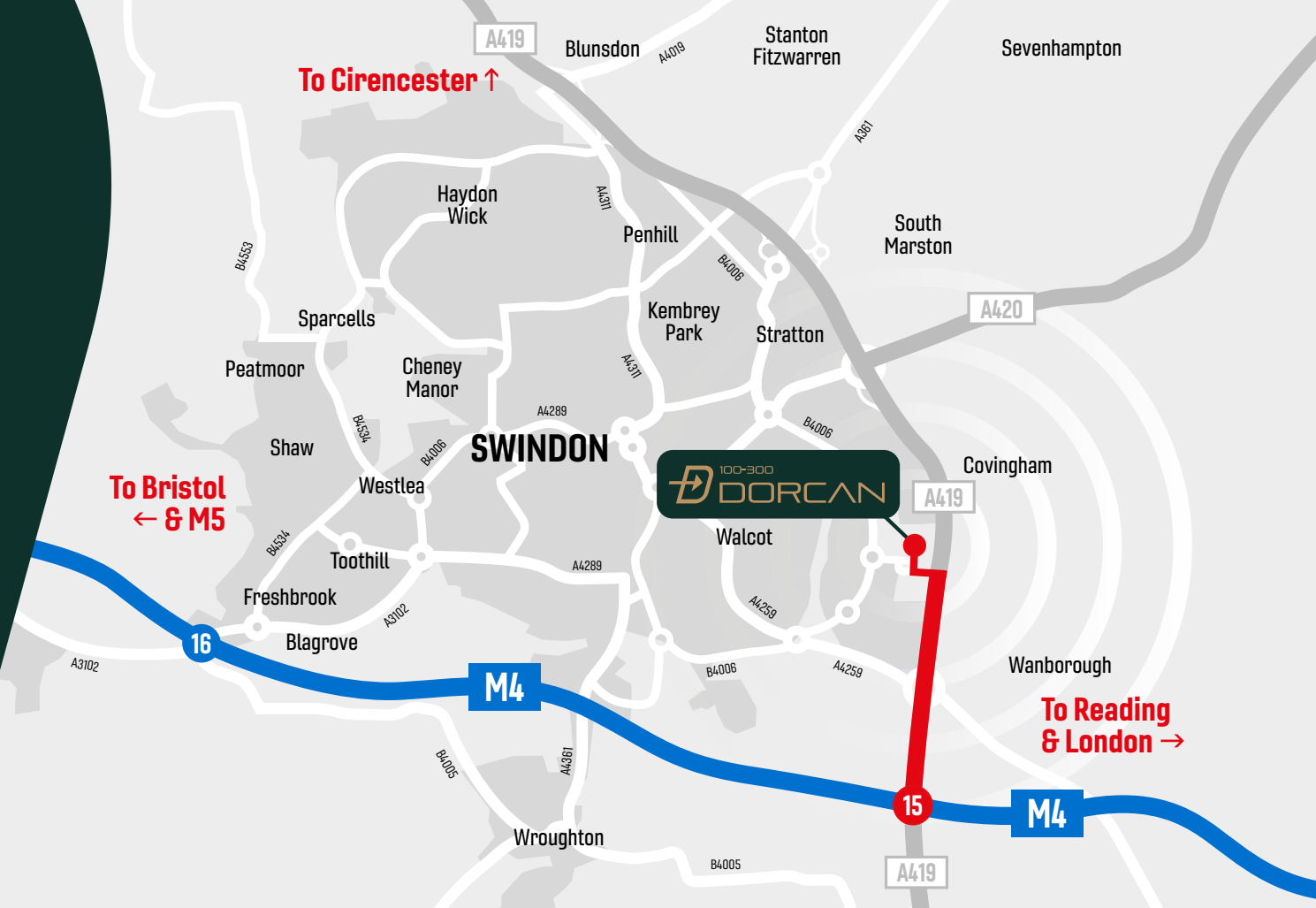
LOCATION

Dorcan 100 – 300 is situated in an established industrial location East of Swindon. Swindon is the principal town of Wiltshire located along the M4 corridor between Bristol and London. The town is located approximately 40 miles East of Bristol, 36 miles South East of Gloucester and 20 miles east of Chippenham.

Dorcan Industrial Estate is accessed via the national motorway network at junction 15 of the M4 and the A419, thus providing good commuter routes to the South West, South Wales and West Midlands.

Swindon Railway Station is located within Swindon city centre (3 miles away) and provides regular services to London Paddington with a journey time of 1 hour and to Bristol Temple Meads in 42 minutes.

Bristol Airport is located 55 miles West of the subject premises and serves an expanding number of domestic, continental and inter-continental routes.



SITUATION

Dorcan Industrial Estate is located on Murdock Road 3 miles east of the city centre, situated in one of the town's prime industrial areas. Dorcan is to the South of Swindon with excellent access to the A419 Dual Carriageway and the M4 motorway via Junction 15.

The asset is located just north of Faraday Park, Dorcan Business Centre and Edison Park, which include major occupiers including The Swindon Royal Mail Centre, DHL, Handy Distribution, SSE, Scania and House of Fraser.

DESCRIPTION

The property comprises of three detached industrial premises, constructed in the late 1990's of steel portal frame construction.

The wider estate accommodates wholesalers, retailers and further light industrial/trade counter businesses.

Units 200 and 300 comprise detached industrial facilities, with Unit 100 currently vacant and un-refurbished. Each unit benefits from a large car park, loading doors are at the rear and a good-sized secure yard. Internally there are offices, reception and staff facilities.

Unit 200 is currently in the process of having Electric Vehicle (EV) charging points installed, bolstering the asset's ESG credentials.

The units comprise of the following specification:



Steel portal frame construction



Brick and Steel profile cladding



Profile metal sheet clad roof



Secure Yards for each unit



Up and over roller shutter doors



EV Charging Points



Main office entrance



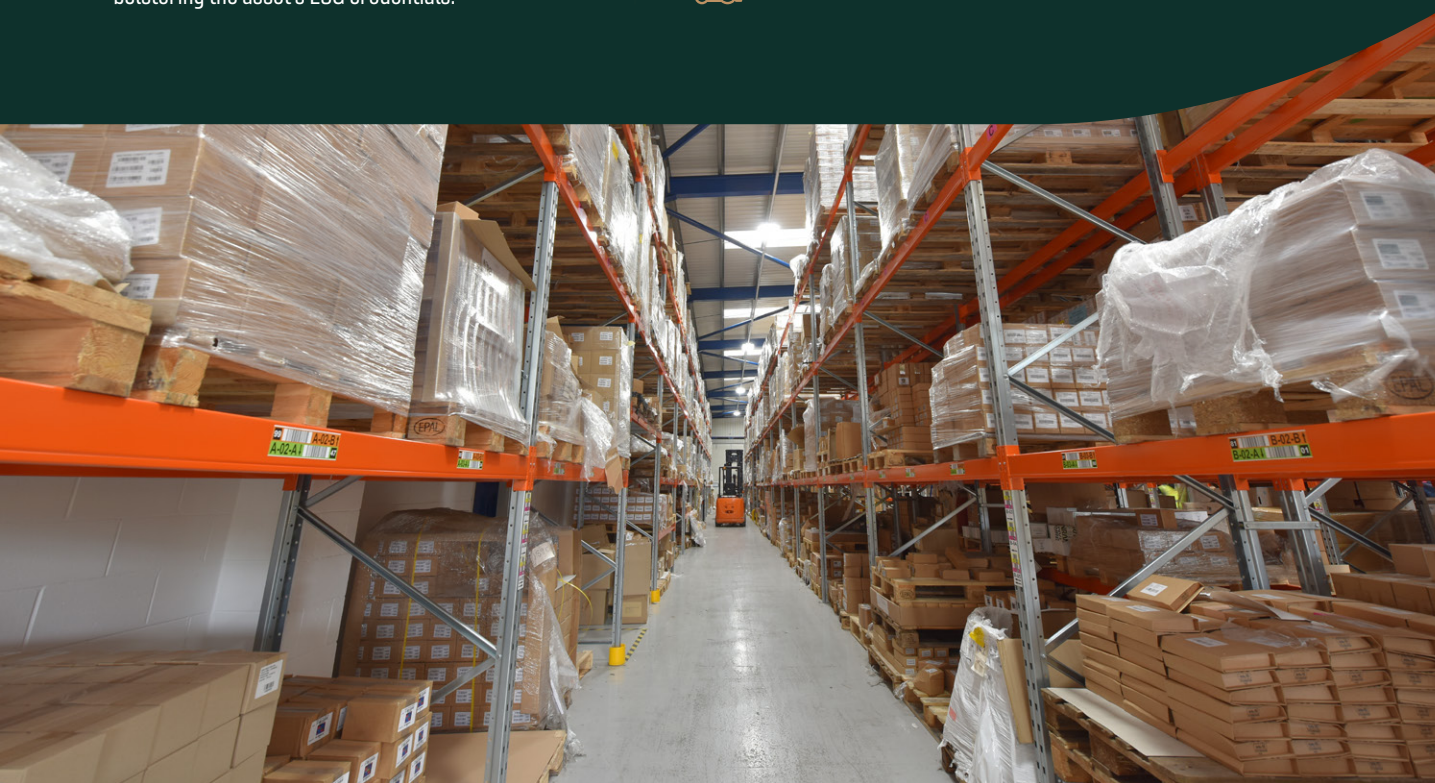
Yard space fronting the unit



Designated forecourts for loading & deliveries



Allocated car parking



ACCOMMODATION

The property provides a total of 56,629 sq ft (GIA) of industrial accommodation over three units. The property benefits from the following breakdown of Gross Internal Areas:

Description	Warehouse sq ft (GIA)	Ancillary Office sq ft (GIA)	Total sq ft (GIA)
Unit 100	10,790	-	10,790
Unit 200	11,105	5,476	16,581
Unit 300	19,976	9,282	29,258
Total			56,629
Plant Room			925



SITE AREA

The site extends to approximately 3.14 acres (1.27 hectares) which equates to a low site cover of 4.1%.

TENURE

Freehold.

TENANCIES

Unit 200 and 300 are let to Omni Channel Fulfilment Limited and Unit 100 is currently vacant and being marketed, 12 months rent, rates and service charge will be topped up as part of the sales process.

The total income, inclusive of the rental top-up reflects £327,772 per annum, which equates to a base rent of £5.79 per sq ft overall. The property reflects a current WAULT of circa 8.1 years to expiry and 4.1 years to break.

SCHEDULE OF TENANCIES

Tenant Name	Unit	Area (sq ft)	Lease Start	Lease Expiry	Rent Review	Break Option	Rent (pa)	Rent (psf)	Comments
Vacant	Dorcan 100	10,790	12 month rent guarantee	-	-	-	£65,618	£6.50	12 months tent, rates and service charge will be topped up as part of the sales process.
Omni Channel Fulfilment Limited	Dorcan 200	16,581	25/11/2022	18/11/2030	25/11/2027	19/11/2026	£103,732	£6.25	3 months rent free period to be topped up by the vendor.
Omni Channel Fulfilment Limited	Dorcan 300	29,258	19/11/2020	18/11/2030	19/11/2025	19/11/2026	£158,422	£5.43	Annual rent of £187,226 per annum payable from and including 19 November 2023.
Totals		56,629					£327,772	£5.79	

OCF

TENANT

Omni Channel Fulfilment Limited are an outsourced warehouse and logistics provider, combining over fifty years of supply chain and logistics management with experience in handling an eclectic range of product groups, including homewares, electronics, merchandise and clothing.

The company runs a range of services, including packaging, warehouse storage and delivery, as well as dealing with returns and imports/exports. Further information on the company can be found at: <https://www.omnichannelfulfilment.com>

Omni Channel Fulfilment Limited benefits from a D&B Rating of B2, categorising the tenant as "Low Risk."

SWINDON INDUSTRIAL MARKET

Swindon remains a popular region for both occupiers and investors, with a lack of good quality industrial stock in the South West. Benefitting from its close proximity to the M4, linking London with the rest of the UK, rents within the Swindon core submarket have increased by 8.1% over the past 12 months. This is the strongest rental growth in more than a decade. The most recent industrial evidence within the immediate submarket is listed below:

Date	Property Address	Area (sq ft)	Rent (per sq ft)	Term (Break)
Mar 22	Metro, Swindon	107,600	£7.00	10 (5)
Nov 21	Unit 1, Woodside Business Park, Swindon	5,765	£7.81	10 (5)
Aug 21	Unit 6-10, Elgin Industrial Estate, Swindon	7,900	£7.25	8
Sep 20	Unit 11-12, Woodside Business Park, Swindon	5,703	£7.54	2 (1)



INVESTMENT MARKET

The industrial and logistics sector has produced outstanding performance when compared to both other real estate sectors and alternative asset classes. Investors have continued to compete aggressively for stock given the compelling fundamentals of a positive occupational market, which includes;

- Severely restricted supply of existing/pipeline stock and available land has created a supply and demand imbalance.
- Strong rental growth achieved, with further rental growth predicted.
- High tenant retention rates, combined with low vacancy rates.
- Continued erosion of industrial land to higher value alternative uses.

Property	Date	Size (sq ft)	WAULT	Capital Value	NIY	CV (psf)
Woodside Business Park, Swindon	Under Offer as of Oct-22	44,919	5 (2.7)	£5,460,000	6.00%	£122
Green Park Business Centre, York	Jun-22	122,256	4.4 (3.2)	£9,200,000	5.82%	£75
Corolin Trading Estate, Gloucester	Nov-21	40,076	4.4 (2.7)	£3,520,000	5.40%	£88
Creative House, Theale	Jun-21	14,510	2.0	£3,380,000	5.17%	£233



EPC RATINGS

The Energy Performance Certificate for each unit is summarised below.

Unit	100	200	300
EPC Rating	C 73	D 31	B 47

SERVICE CHARGE

The service charge for the Year ending 31 December 2022 is budgeted at £30,565, reflecting circa £0.54 per sq ft overall.

VAT

The Property has been elected for VAT and the purchase price is exclusive of any VAT that may be chargeable. It is anticipated that the transaction would be treated as a transfer of a Going concern (TOGC).

DATA ROOM

Additional information is available via a marketing data room.

PROPOSAL

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FURTHER INFORMATION

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