



# NEXUS

## PORTFOLIO

Reversionary Mid-Box Logistics Investment

*'A rare opportunity to acquire a highly reversionary Mid-Box logistics portfolio located in prime distribution locations across the UK'*



## INVESTMENT SUMMARY

- A unique opportunity to gain exposure to a geographically diverse portfolio of seven Mid-Box assets.
- The assets are in strategic locations, including Manchester, London, Preston, Sheffield and Swindon.
- The portfolio comprises eight modern units extending to 530,483 sq ft.
- Total headline rent of £4,105,596 pa reflecting a low average rent across the portfolio of £7.74 per sq ft.
- Portfolio WAULT to break of 4.7 years and 5.9 years to expiry.
- All assets are held freehold, except Foxcover Distribution Park, Seaham, which is both freehold and leasehold.
- The portfolio provides a diverse and highly secure income stream with 80% of the income secured against Minimal or Low Risk covenants (Source: D&B).
- The portfolio is let to a range of high-quality tenants, including Anord Mardix, Kuehne & Nagel Ltd, AIT Home Delivery UK Ltd and Lucchini Unipart Rail Ltd, demonstrating the suitability of the assets for a range of business sectors.
- The portfolio presents a number of deliverable asset management initiatives, thus providing significant opportunities to capture the inherent reversion and enhance values across the short and medium term.

## PROPOSAL

We are instructed to seek offers for the Nexus Portfolio in excess of £64,070,000 subject to contract and exclusive of VAT which reflects a net initial yield of 6.00%, a net reversionary yield of 7.37% and a low capital value of £121 psf, assuming purchaser's costs of 6.80%.

## HIGHLIGHTS



**7**  
TENANTS

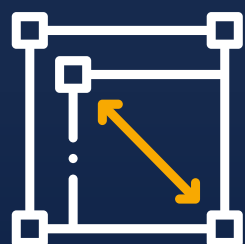


**7**  
ASSETS



**8**  
UNITS

<b>3</b> NORTH WEST (33% OF PORTFOLIO RENT)	<b>2</b> NORTH EAST (38% OF PORTFOLIO RENT)
<b>1</b> SOUTH WEST (14% OF PORTFOLIO RENT)	<b>1</b> LONDON (16% OF PORTFOLIO RENT)



**530,483**  
SQ FT



**£4.1M**  
HEADLINE RENT  
**£7.74 PSF**  
AVERAGE



**96%**  
OCCUPANCY



**23%**  
REVERSIONARY  
POTENTIAL



**4.7** YEARS TO  
BREAK  
**5.9** YEARS TO  
EXPIRY

# ASSET LOCATION



**1** Unit 6 Westpoint, Trafford Park, Manchester, M17 1QS



**2** Nasmyth Business Centre, Manchester, M30 0SF



**3** 51 Cart Road, Sheffield, S35 2PF



**4** 7-8 Foxcover Distribution Park, Seaham, SR7 7DN



**5** 365 Four Oaks, Preston, PR5 8AP



**6** 49-53 Standard Road, Park Royal, NW10 6HA



**7** 10B-1 and 10B-2 Viscount Way, Swindon, SN3 4TN



# DEMOGRAPHICS

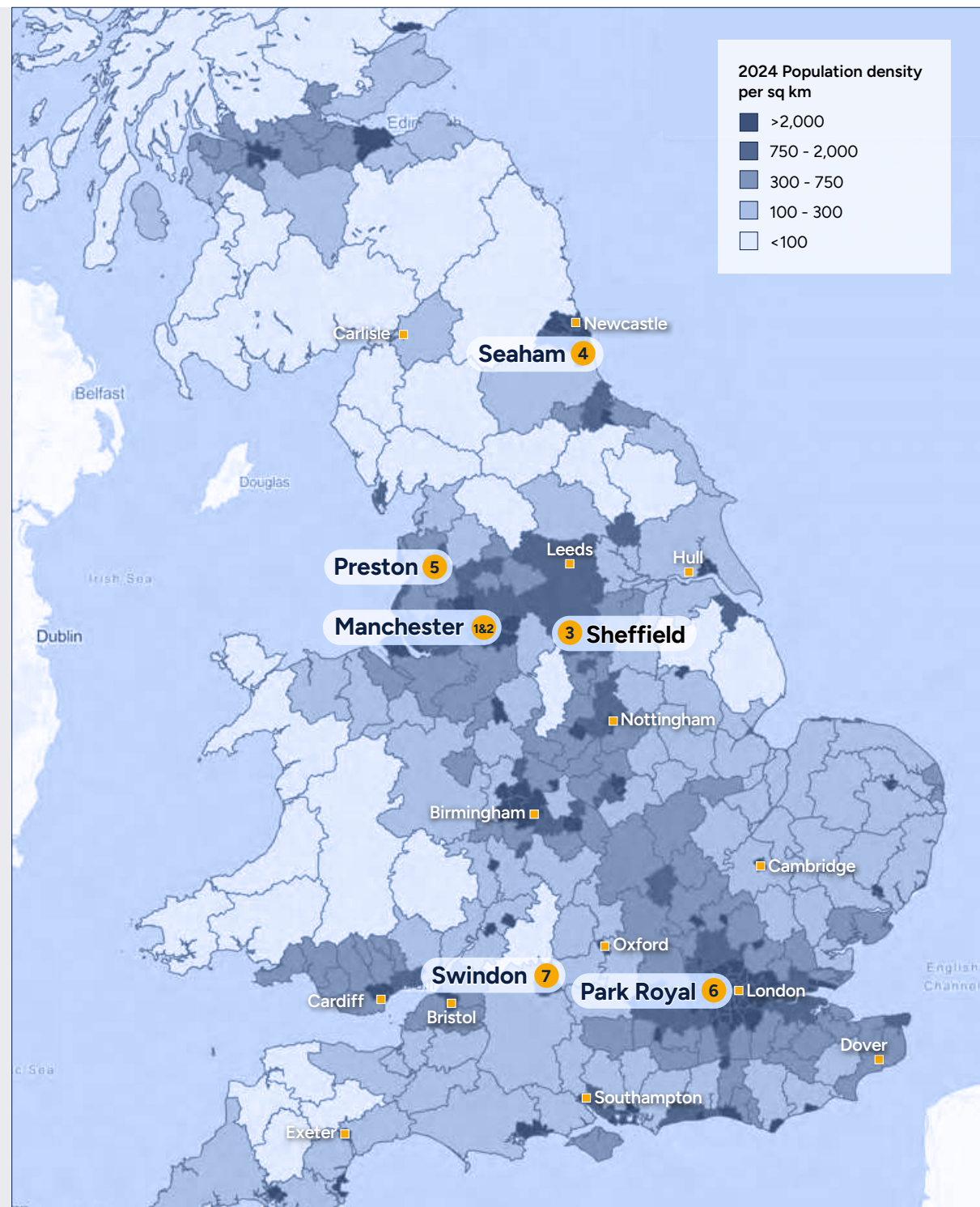
Each asset is strategically located in the UK's most densely populated areas, as illustrated on the accompanying map.

Mid-Box logistics operators are continually looking towards locations with strong demographic fundamentals, which will generate significant demand from consumers and operators and thereby drive rental growth.

In total, the seven assets collectively boast a population catchment of approx. 25 million people within a 60-minute drive time which reflects 37% of the population of England.

This population catchment data below highlights the strategic advantage of the portfolio's locations, with each asset benefiting from its proximity to major urban areas and underlying population growth potential. This positioning strengthens the underlying occupational fundamentals for each asset.

	60 Minutes Drive Time (Million People)
1. Trafford Park, Manchester	6.45
2. Nasmyth Business Centre, Manchester	6.81
3. Cart Road, Sheffield	5.14
4. Foxcover Distribution Park, Seaham	2.64
5. Four Oaks Road, Preston	5.96
6. Park Royal, London	8.01
7. Viscount Way, Swindon	2.24
<b>TOTAL</b>	<b>37.25</b>

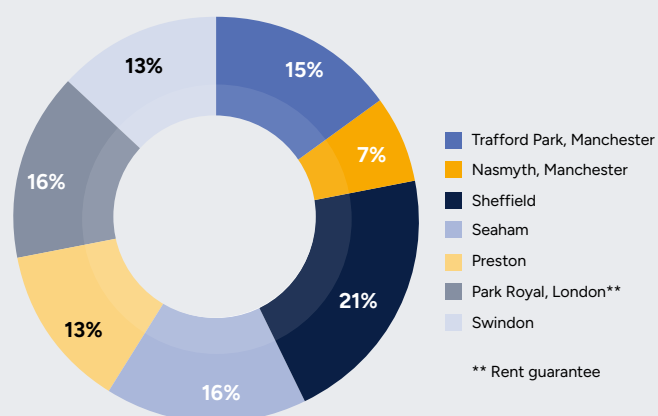


# PORTFOLIO OVERVIEW

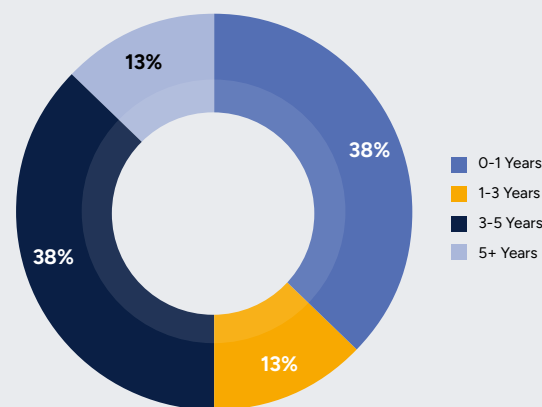
#	Property	Asset Details							Passing Rent		Headline Rent		WAULT	
		Town	Region	Post Code	Tenure	Lettable Area (sq ft)*	# Units	Vacancy	£p.a.	£psf	£p.a.	£psf	Break	Expiry
1	Unit 6 Westpoint, Trafford Park	Manchester	North West	M17 1QS	Freehold	63,299	1	0%	£316,495	£5.00	£632,990	£10.00	9.3	9.3
2	Nasmyth Business Centre	Manchester	North West	M30 0SF	Freehold	33,023	1	0%	£132,092	£4.00	£264,184	£8.00	4.7	4.7
3	51 Cart Road, Chapeltown	Sheffield	Yorkshire	S35 2PF	Freehold	130,201	1	0%	£846,307	£6.50	£846,307	£6.50	3.1	8.1
4	7-8 Foxcover Distribution Park	Seaham	North East	SR7 7DN	Freehold & Leasehold	133,382	1	0%	£665,000	£4.99	£665,000	£4.99	6.4	6.4
5	365 Four Oaks Road	Preston	North West	PR5 8AP	Freehold	84,527	1	0%	£516,711	£6.11	£516,711	£6.11	3.4	3.4
6	49-53 Standard Road	London	London	NW10 6HA	Freehold	23,039	1	100%	£0	£0.00	£633,573	£27.50	0.0	0.0
7	10B-1 and 10B-2 Viscount Way	Swindon	South West	SN3 4TN	Freehold	63,012	2	0%	£546,832	£8.68	£546,832	£8.68	1.0	1.0
						530,483	8	4%	£3,023,437	£5.96	£4,105,596	£7.74	4.7	5.9

\* Lettable areas are GIA, except GEA for the Park Royal property.

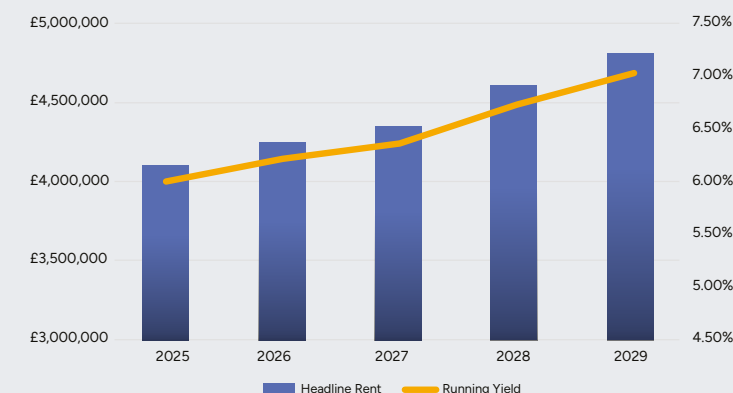
## INCOME BY ASSET



## ASSETS BY REVERSION YEAR



## RUNNING YIELD



# TENANCY SCHEDULE

Property	Tenant	Lettable Area (sq ft)*	Lease Start	Lease Expiry	Rent Review	Break	Passing Rent (Per Annum)	Passing Rent (£ per sq ft)	Headline Rent (Per Annum)	Headline Rent (£ per sq ft)	WAULT (to break)	WAULT (to expiry)	Inside the Act?	EPC	Comment
Unit 6 Westpoint, Trafford Park, Manchester	Lucchini Unipart Rail Limited	63,299	02/01/2025	01/01/2035	02/01/2030		£316,495.00	£5.00	£632,990.00	£10.00	9.3	9.3	Yes	A (24)	24 months half rent from lease start, to be topped up. Schedule of condition.
Nasmyth Business Centre, Manchester	Tradechoice Distribution Limited	33,023	05/06/2025	04/06/2030			£132,092.00	£4.00	£264,184.00	£8.00	4.7	4.7	Yes	C (61)	8 months half rent from lease start, to be topped up.
51 Cart Road, Chapeltown, Sheffield	Kuehne + Nagel Limited	130,201	01/10/2018	30/09/2033	01/10/2028	01/10/2028	£846,306.50	£6.50	£846,306.50	£6.50	3.1	8.1	Yes	B (36)	Reversionary lease with 5 year term commencing on 01/10/2028; Day 1 tenant break and Day 1 rent review to higher of £846,306.50 and open market. Schedule of condition.
7-8 Foxcover Distribution Park, Seaham	AIT Home Delivery Limited	133,382	11/02/2022	10/02/2032	11/02/2027		£665,000.00	£4.99	£665,000.00	£4.99	6.4	6.4	Yes	B (41)	Area includes a mezzanine of 7,295 sq ft. Schedule of condition. RPI linked rent review, collar of 1.5% and cap of 3.5% p.a.
365 Four Oaks Road, Preston	Anord Mardix (UK) Limited	84,527	19/02/2019	18/02/2029			£516,711.08	£6.11	£516,711.08	£6.11	3.4	3.4	Yes	C (58)	
49-53 Standard Road, Park Royal, London	Vacant	23,039					£0.00	£0.00	£633,572.50	£27.50	--	--		B (39)	12 months rent guarantee. Mezzanine of 10,038 sq ft excluded.
10B-1 Viscount Way, Swindon	Karaca Porcelain UK Limited	27,104	14/04/2022	13/04/2027			£216,832.00	£8.00	£216,832.00	£8.00	1.6	1.6	No	B (49)	Schedule of condition.
10B-2 Viscount Way, Swindon	Robinson Webster (Holdings) Limited	35,908	17/10/2024	31/03/2026			£330,000.00	£9.19	£330,000.00	£9.19	0.6	0.6	No	B (44)	Reversionary lease with 6 month term commencing on 01/10/2025. Schedule of condition. Rent paid monthly.
<b>Totals</b>		<b>530,483</b>					<b>£3,023,436.58</b>	<b>£5.96</b>	<b>£4,105,596.08</b>	<b>£7.74</b>	<b>4.7</b>	<b>5.9</b>			

\* Lettable areas are GIA, except GEA for the Park Royal property.

# UK MID-BOX & MULTI-LET MARKET SCHEDULE

## OCCUPATIONAL MARKET

### TAKE-UP PERFORMANCE



#### Total H1 2025 take-up:

2.2 million sq ft nationally of new build

#### Quarterly momentum:

Q2 2025 reached 1.4 million sq ft

#### Best quarterly performance:

Q2 2025 recorded highest take-up in the last 12 months

#### Size segment split:

Multi-let (5,000 - 49,999 sq ft): 1.2 million sq ft

Mid box (50,000 - 99,999 sq ft): 1.0 million sq ft

*Nationally the Mid-Box occupational market remains robust. Take up in Q2 2025 showed strong momentum, at nearly double that of Q1 2025.*

### SUPPLY DYNAMICS



#### Total supply:

17.1 million sq ft of new build as of June 2025

#### Speculative construction:

27.9% below long-term average

#### Market shift:

Transition from high construction activity period to reduced development.

## INVESTMENT MARKET

Despite recent economic uncertainty, the industrial and logistics sector has remained resilient, proving to be the investor sector of choice.

The robust fundamentals of supply and demand, together with positive projections for rental growth continue to drive investor allocations to the sector.

2024 investment volumes were £6.89 billion (JLL). Diversity of income and the ability to regularly access an asset's reversionary potential have been key in driving investor demand.

There is a sustained lack of high-quality Mid-Box investment stock, which has continued to drive pricing for best in class assets, further supported by the strength of the occupational market.

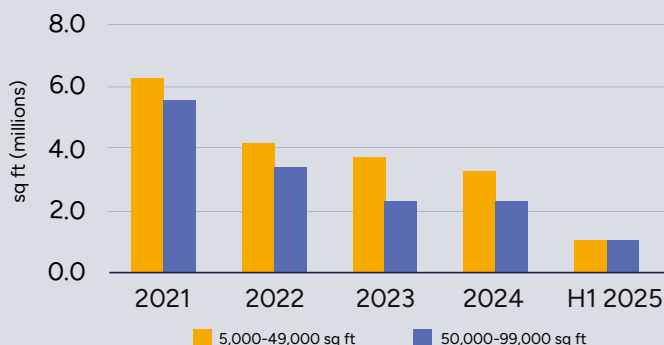
Further forecasted central bank interest rate cuts are expected to result in prime yield compression and future capital growth.

## RENTAL PERFORMANCE

**Prime headline rent growth:** 4.3% increase over 12 months to June 2025 (10,000-20,000 sq ft units)

**Five-year performance:** 9.3% compound annual growth rate (CAGR) to mid-2025

### Multi-let and mid box take-up trends



### Multi-let and mid box supply trends





1

UNIT 6 WESTPOINT  
TRAFFORD PARK | MANCHESTER | M17 1QS

## UNIT 6 WESTPOINT TRAFFORD PARK | MANCHESTER | M17 1QS

### INVESTMENT SUMMARY

A highly reversionary North West urban logistics asset.

Located on Trafford Park, the North West's premier industrial and logistics location.

Recently refurbished modern single let industrial unit, extending to 63,299 sq ft GIA.

Recently let to Lucchini Unipart Rail Limited, an established Trafford Park occupier, until January 2035, providing an unexpired term of 9.3 years.

Total headline rent of £632,990 per annum, reflecting a low rent of £10.00 per sq ft.



Total site area of 2.82 acres, providing a site cover of 47%.


Freehold.

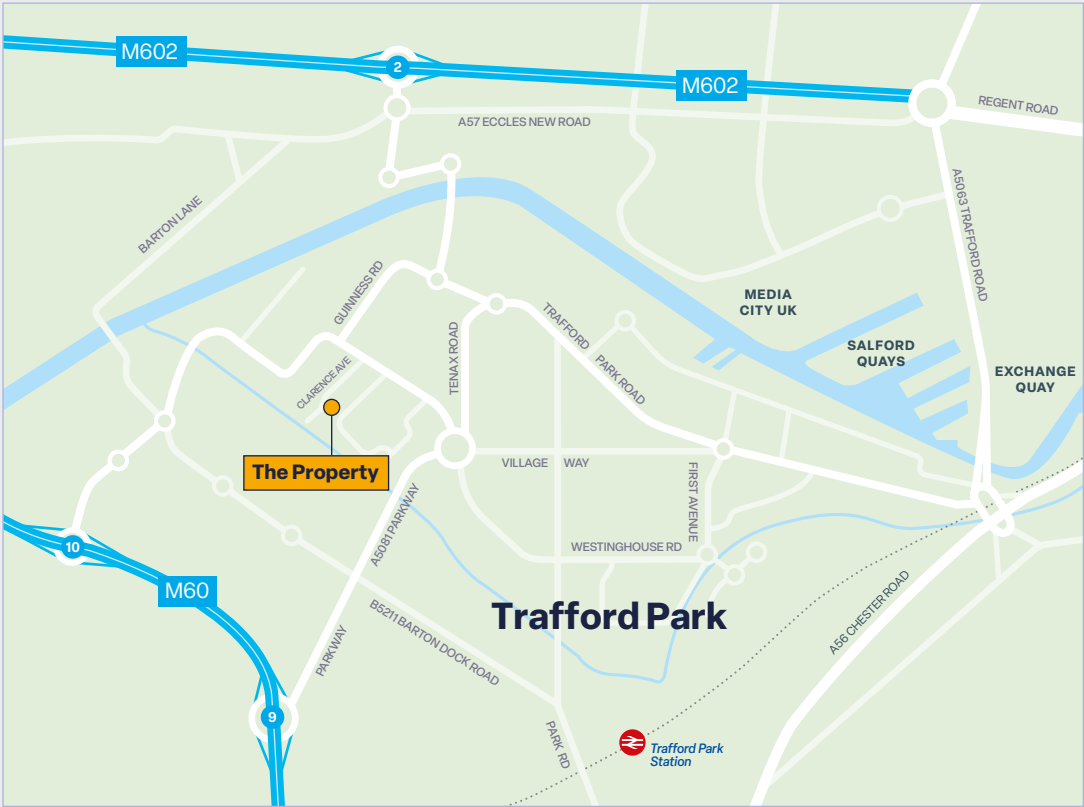


LOCATION & CONNECTIVITY

Trafford Park’s strategic access to the Greater Manchester conurbation has attracted many notable occupiers including Eddie Stobart, GXO, SIG Distribution & DHL.

Cities		Road Network	
Manchester City Centre	4 miles	M60 (Junction 9)	1.5 miles
Liverpool	35 miles	M602 (Junction 2)	1.5 miles
Leeds	45 miles	M62 (Junction 12)	3 miles
Birmingham	85 miles	M56 (Junction 3)	4 miles

Transport Network	
Manchester Piccadilly Station	6 miles
Manchester Airport	8 miles
Liverpool John Lennon Airport	35 miles
Liverpool Port	38 miles





DESCRIPTION



Unit 6 Westpoint comprises a modern high-specification detached warehouse facility, refurbished in 2024 totalling 63,299 sq ft



Steel portal frame construction and profile insulated sheeting to elevations and roof. The warehouse benefits from 4 level access doors. There is ground and first floor office and ancillary accommodation.



Externally there are two service yards and separate car parking for 40 cars.



The site has 750 kVA of power.



The site extends to 2.82 acres, with a low site cover of 47%.



SPECIFICATION

Lettable Area (Sq Ft)	63,299
Year Built	1980s/1990s
Year Refurbished	2024
% Office	16%
Level Access Loading Doors	4
Min Clear Height (m)	6.4
Yard Depth (m)	18 / 32
Car Parking Spaces	40
Lighting	LED

ASSET MANAGEMENT

- 2030 - implement rent review and capture the inherent reversion.



TENANT COVENANT

Lucchini Unipart Rail Limited  
Company Number: 3120940  
D&B Score: 4A2



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/12/2024	£24,203,000	£65,740,000	£1,933,000

Lucchini Unipart Rail Limited is a joint venture between Italy’s Lucchini RS Group and the UK’s Unipart Group. Based in the United Kingdom, the company operates as a strategic partnership combining Lucchini’s expertise in rail infrastructure and Unipart’s lean manufacturing methodologies.

The company specialises in railway infrastructure products and services, including rail fastening systems, track components, and engineering solutions for both passenger and freight rail networks.

ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Warehouse	53,094	4,392.6
Ground Floor Offices	4,955	460.3
1st Floor Offices	4,955	460.3
Plant Rooms	295	27.4
Total	63,299	5,880.6

TENURE

The property is held freehold.





2

NASMYTH BUSINESS CENTRE  
ECCLES | MANCHESTER | M30 OSF

# NASMYTH BUSINESS CENTRE ECCLES | MANCHESTER | M30 OSF

## INVESTMENT SUMMARY

A reversionary North West urban logistics asset.

Strategically located in Eccles, East Manchester, with excellent access to the M602, M62 and M60.

A modern single let industrial and trade unit, extending to 33,023 sq ft GIA, situated on Nasymth Business Park.

Let to Tradechoice Distribution Limited, who recently renewed until June 2030, providing an unexpired term of 4.7 years.

Total headline rent of £264,184 per annum, reflecting a low rent of £8.00 per sq ft.



Total site area of 1.47 acres, providing a site cover of 52%.


Freehold.

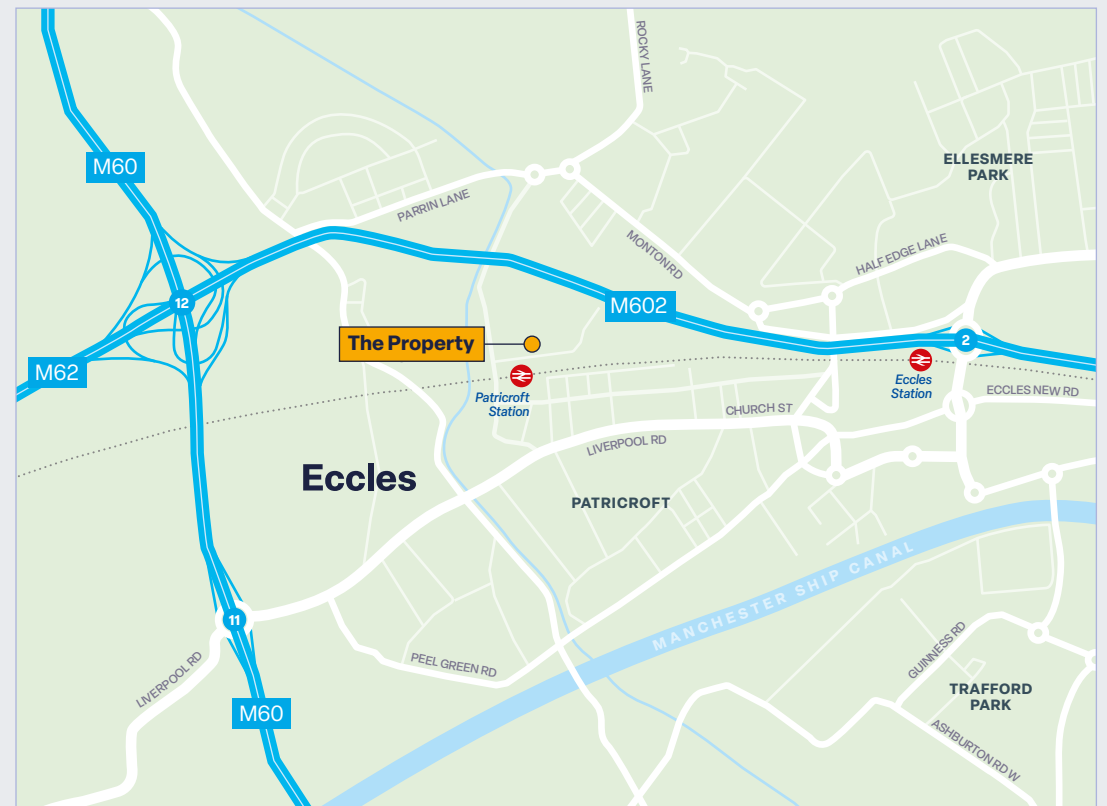


## LOCATION & CONNECTIVITY

*Nasmyth Business Park is ideally located to access to the Greater Manchester conurbation, it is within the M60 Manchester Orbital Road and less than 2 miles from the M602 (Junction 2).*

Cities		Road Network	
Manchester	6 miles	M60 (Junction 12)	1 mile
Liverpool	35 miles	M602 (Junction 2)	1.5 miles
Leeds	45 miles	M62 (Junction 12)	2 miles
Birmingham	85 miles	M6 (Junction 21a)	10 miles

Transport Network	
Manchester Piccadilly Station	7 miles
Manchester Airport	12 miles
Liverpool Port	29 miles
Liverpool John Lennon Airport	35 miles





DESCRIPTION



A detached industrial and trade counter building, which provides 33,023 sq ft of accommodation.



Steel portal frame construction with part brick/block elevations, part profile steel clad elevations and a profile metal roof. The warehouse benefits from 2 dock leveller and 2 level access doors. There is office and ancillary accommodation on the ground and first floor.



Externally there is a concrete forecourt with areas for loading/unloading and car parking.



The site extends to 1.47 acre, with a low site cover of 52%.



Estate service charge of £0.22 psf (August 2026 year-end), which is recoverable under the lease.



SPECIFICATION

Lettable Area (Sq Ft)	33,023
Year Built	c1995
% Office	21%
Dock Level Loading Doors	2
Level Access Loading Doors	2
Min Clear Height (m)	5.6
Yard Depth (m)	25
Car Parking Spaces	34
Lighting	LED

ASSET MANAGEMENT

- Regear lease in advance of the 2030 expiry.



TENANT COVENANT

Tradechoice Distribution Limited  
Company Number: 10449218  
D&B Score: A4



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/12/2023	£407,000	£116,926,000	-£731,000

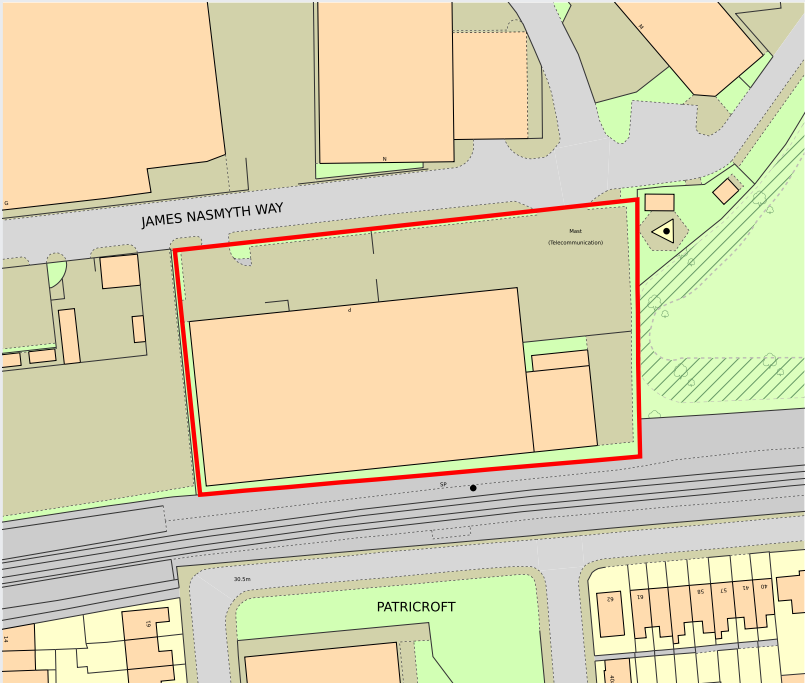
Tradechoice Distribution has grown into one of the largest floor covering products, tools & accessories distributors in the UK. The company operates through a network of 15 branches providing comprehensive UK reach, serving trade professionals, contractors, and construction businesses. The company employs over 350 people.

ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Warehouse	26,076	2,422.5
Ground Floor Offices	4,006	372.2
1st Floor Offices	2,941	273.2
Total	33,023	3,067.9

TENURE

The property is held freehold.





3

51 CART ROAD  
CHAPELTOWN | SHEFFIELD | S35 2PF

# 51 CART ROAD CHAPELTOWN | SHEFFIELD | S35 2PF

## INVESTMENT SUMMARY

A reversionary Yorkshire urban logistics asset.

Situated less than 1.5 miles from Junction 35 of the M1.

A modern single let industrial unit, extending to 130,201 sq ft GIA.

Let to Kuehne + Nagel Limited until September 2033, providing an unexpired term to expiry of 8.1 years and to break of 3.1 years.

Total headline rent of £846,306.50 per annum, reflecting a low rent of £6.50 per sq ft.



Total site area of 9.29 acres, providing a site cover of 32%.


Freehold.



LOCATION & CONNECTIVITY

Excellently situated to access both Junction 35 and 36 of the M1.

Cities		Road Network	
Sheffield	7 miles	M1 (Junction 35)	1.5 miles
Leeds	30 miles	M1 (Junction 36)	3 miles
Manchester	35 miles	M18 (Junction 1)	15 miles
Birmingham	75 miles	A1(M) (Junction 37)	20 miles

Transport Network	
Sheffield Railway Station	8 miles
Leeds Bradford Airport	35 miles
Manchester Airport	45 miles
Port of Humber	67 miles





DESCRIPTION



A substantial modern logistics facility refurbished in 2022 and extending to 130,201 sq ft.



The building comprises 3 bays, which are of steel portal frame construction, with profile sheeting to the elevations and roof.



The warehouse benefits from 5 dock leveller and 2 level access doors. There is ground floor office and ancillary accommodation.



Externally the site is surrounded by security fencing, there is a dedicated service yard along the front elevation and separate car parking.



The site extends to 9.23 acres, with a site cover of 32%.



SPECIFICATION

Lettable Area (Sq Ft)	130,201
% Office	5%
Dock Level Loading Doors	5
Level Access Loading Doors	2
Min Clear Height (m)	8.32 / 8.72
Yard Depth (m)	30
Sprinkler System	Yes
Lighting	LED

ASSET MANAGEMENT

- Look to remove the 2028 tenant break.
- 2028 - implement rent review and capture the inherent reversion



## TENANT COVENANT

**Kuehne + Nagel Limited**  
Company Number: 01722216  
D&B Score: 5A2



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/12/2023	£40,027,000	£1,147,672,000	£42,355,000

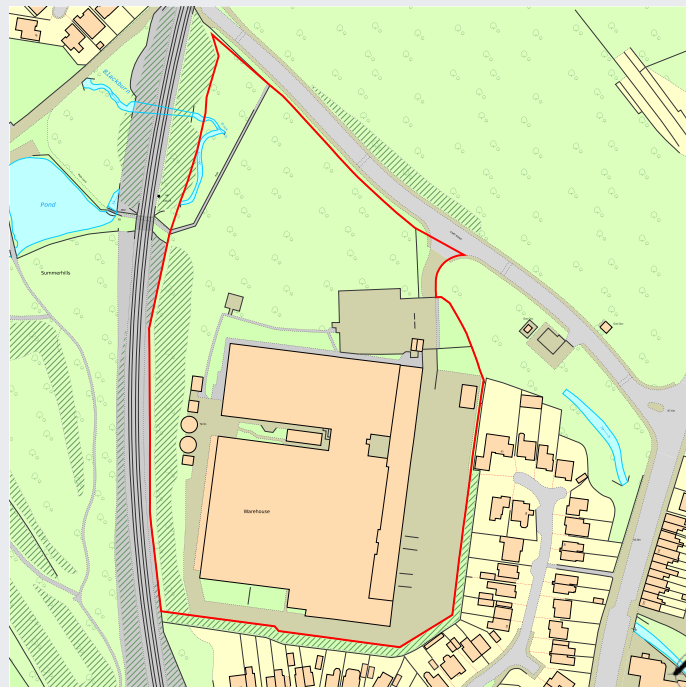
Kuehne + Nagel is one of the world's leading logistics companies, providing comprehensive supply chain solutions across air, sea, road, and rail. It was founded in 1890 in Bremen, Germany, and has grown to become a global logistics powerhouse with operations spanning more than 100 countries. It is headquartered in Switzerland and employs approximately 80,000 people worldwide. The company specialises in contract logistics, integrated logistics solutions, freight forwarding, and supply chain management across diverse industries including automotive, aerospace, healthcare, fashion, and technology.

## ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Warehouse	120,882	11,230.3
Ground Floor Offices	3,354	311.6
1st Floor Offices	2,294	213.1
Canteen Block	1,482	137.6
Stores & Plant	1,834	170.4
Gatehouse	355	33.0
<b>Total</b>	<b>130,201</b>	<b>12,096.0</b>

## TENURE

The property is held freehold.





4

7-8 FOXCOT DISTRIBUTION PARK  
DAWDON | SEAHAM | SR7 7DN

# 7-8 FOXCOWER DISTRIBUTION PARK DAWDON | SEAHAM | SR7 7DN

## INVESTMENT SUMMARY

A reversionary North East urban logistics asset.

Strategically located immediately to the east of the A19, one of the region's principal north south arterial routes, with direct access to Sunderland and Newcastle.

A modern single let industrial unit, extending to 133,382 sq ft GIA.

Let to AIT Home Delivery UK Limited until February 2032, providing an unexpired term of 6.4 years.

Total headline rent of £655,000 per annum, reflecting a low rent of £4.99 per sq ft.

Total site area of 8.20 acres, providing a low site cover of 37%.


Freehold and leasehold.



LOCATION & CONNECTIVITY

*Foxcover Distribution Park is superbly located with rapid access to the regions arterial road network, as well as the ports of Tyne and Teesport (the latter designated as the UK’s largest Freeport).*

Cities	
Sunderland	8 miles
Newcastle	12 miles
Middlesbrough	35 miles
Leeds	85 miles

Road Network	
A19	1.5 miles
A690	7 miles
A1(M) (Junction 62)	8 miles

Transport Network	
Port of Tyne	16 miles
Newcastle International Airport	25 miles
Teesport	30 miles
Teeside International Airport	35 miles





DESCRIPTION



A modern Grade A distribution facility built in 2006 and refurbished in 2022, extending to 133,382 sq ft.



Steel portal frame construction and profile insulated sheeting to elevations and roof.



The warehouse benefits from 10 dock leveller and 2 level access doors. There is ground floor office and ancillary accommodation.



Externally there is a dedicated service yard and separate car parking.



The site extends to 8.20 acres, with a low site cover of 37%.



SPECIFICATION

Lettable Area (Sq Ft)	133,382
Year Built	2006
Year Refurbished	2022
% Office	5%
Dock Level Loading Doors	10
Level Access Loading Doors	2
Min Clear Height (m)	12
Yard Depth (m)	32
Car Parking Spaces	40
Lighting	LED

ASSET MANAGEMENT

- 2027 - implement rent review and capture the inherent reversion.

## TENURE

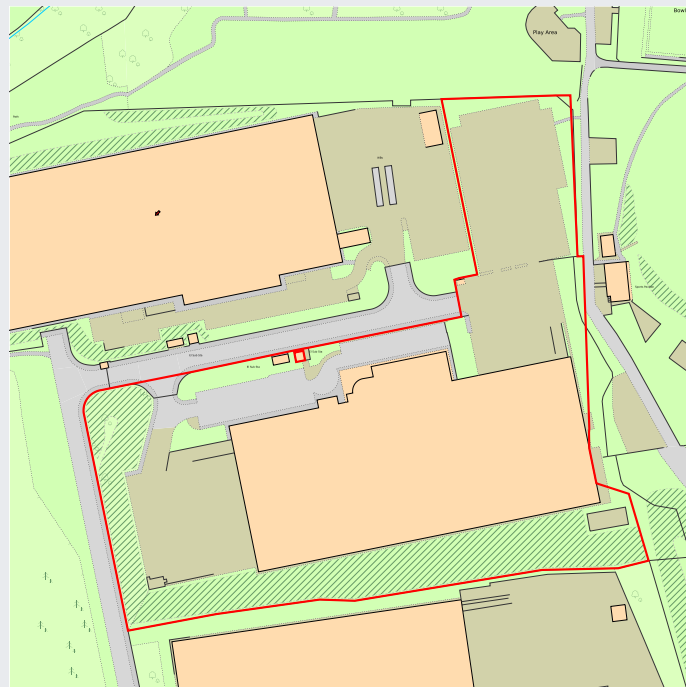
The property is held under two freehold and two leasehold titles, the physical extent of which is identical. The lease terms are:

- Lease dated 5 April 2005 for a term of 125 years at a peppercorn rent.
- Lease dated 23 March 2007 for a term of 125 years at a peppercorn rent.



## ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Warehouse	119,292	11,082.6
Ground Floor Offices	6,442	598.5
Plant Rooms	353	32.8
Mezzanine	7,295	677.7
<b>Total</b>	<b>133,382</b>	<b>12,391.6</b>



## TENANT COVENANT

**AIT Home Delivery UK Limited**  
 Company Number: 7068367  
 D&B Score: 5A1



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/12/2023	£56,125,269	£106,748,346	£13,808,889

AIT Home Delivery, was previously known as Panther Warehousing, it is a logistics company providing comprehensive home delivery and warehouse services across the United Kingdom. Established in 1989, the company has built extensive expertise in last-mile delivery solutions for furniture, appliances, and bulky goods requiring specialised handling. The company employs 495 staff. In November 2020, Panther was acquired by U.S.-based AIT Worldwide Logistics.





5

365 FOUR OAKS ROAD  
WALTON SUMMIT | PRESTON | PR5 8AP

# 365 FOUR OAKS ROAD WALTON SUMMIT | PRESTON | PR5 8AP

## INVESTMENT SUMMARY

A reversionary North West urban logistics asset.

Situated in a core North West industrial and logistics location, with excellent connectivity to the M6, M61, M55 and M65 motorways.

Modern single let industrial unit, extending to 84,527 sq ft GIA.

Let to Anord Mardix (UK) Ltd until February 2029, providing an unexpired term of 3.4 years.

Total headline rent of £516,711.08 per annum, reflecting a low rent of £6.11 per sq ft.




Total site area of 4.83 acres, providing a site cover of 40%.

Freehold.



LOCATION & CONNECTIVITY

Walton Summit Industrial Estate is Preston’s prime industrial location. Its position benefits from excellent road connectivity, being located at the intersection of three major motorways: the M6, M61, and M65.

Cities		Road Network		Transport Network	
Preston	3 miles	M6 (Junction 29)	1 mile	Preston Railway Station	3 miles
Manchester	33 miles	M61 (Junction 9)	1 mile	Manchester Airport	34 miles
Liverpool	35 miles	M65 (Junction 2)	1 mile	Liverpool Port	34 miles
Birmingham	120 miles	M60 (Junction 15)	20 miles	Liverpool John Lennon Airport	40 miles





DESCRIPTION



A modern warehouse extending to 84,527 sq ft, with a clear height of 8.8m eaves to the underside of haunch.



The building comprises 3 bays, which are of steel portal frame construction, with profile sheeting to the elevations and roof.



The warehouse benefits from 6 dock leveller and 2 level access doors. There is ground floor office and ancillary accommodation.



The site has a power supply of 600 kVA.



Externally there is a service yard and separate car parking to the front of the building.



The site extends to 4.83 acres, with a site cover of 40%.



SPECIFICATION

Lettable Area (Sq Ft)	84,527
Year Built	1990s
% Office	5%
Dock Level Loading Doors	6
Level Access Loading Doors	2
Min Clear Height (m)	8.8
Yard Depth (m)	46
Car Parking Spaces	N/A
Lighting	Fluorescent and LED

ASSET MANAGEMENT

- Regear lease in advance of the 2029 expiry. The tenant is keen to remain at the property and has recently invested in the unit.



TENANT COVENANT

Anord Mardix (UK) Limited  
Company Number: 868422  
D&B Score: 5A2



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/03/2024	£35,310,912	£235,908,434	£11,724,435

Anord Mardix is a leading global provider of critical power infrastructure solutions, specialising in the design, manufacture, and deployment of electrical distribution systems for mission-critical facilities. The company serves sectors including data centres, healthcare, industrial facilities, and commercial buildings where power reliability is paramount. The company is based in the UK and employs over 900 people.

ACCOMMODATION

	GIA (sq ft)	GIA (sq m)
Warehouse	79,378	7,374.5
Ground Floor Offices	3,986	370.3
Plant Rooms	1,163	108.0
Total	84,527	7,852.8

TENURE

The property is held freehold.





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49-53 STANDARD ROAD  
APEX POINT | PARK ROYAL | NW10 6HA

# 49-53 STANDARD ROAD

## APEX POINT | PARK ROYAL | NW10 6HA

### INVESTMENT SUMMARY

A modern London last mile warehouse.

Situated in London's premier industrial and commercial hub in North West London, with excellent connectivity to the A40, A406, M40 and M25.

Refurbished modern industrial unit, extending to 23,039 sq ft GEA.

Void rent guarantee for 12 months of £633,572.50.


Total site area of 0.54 acres.


Freehold.




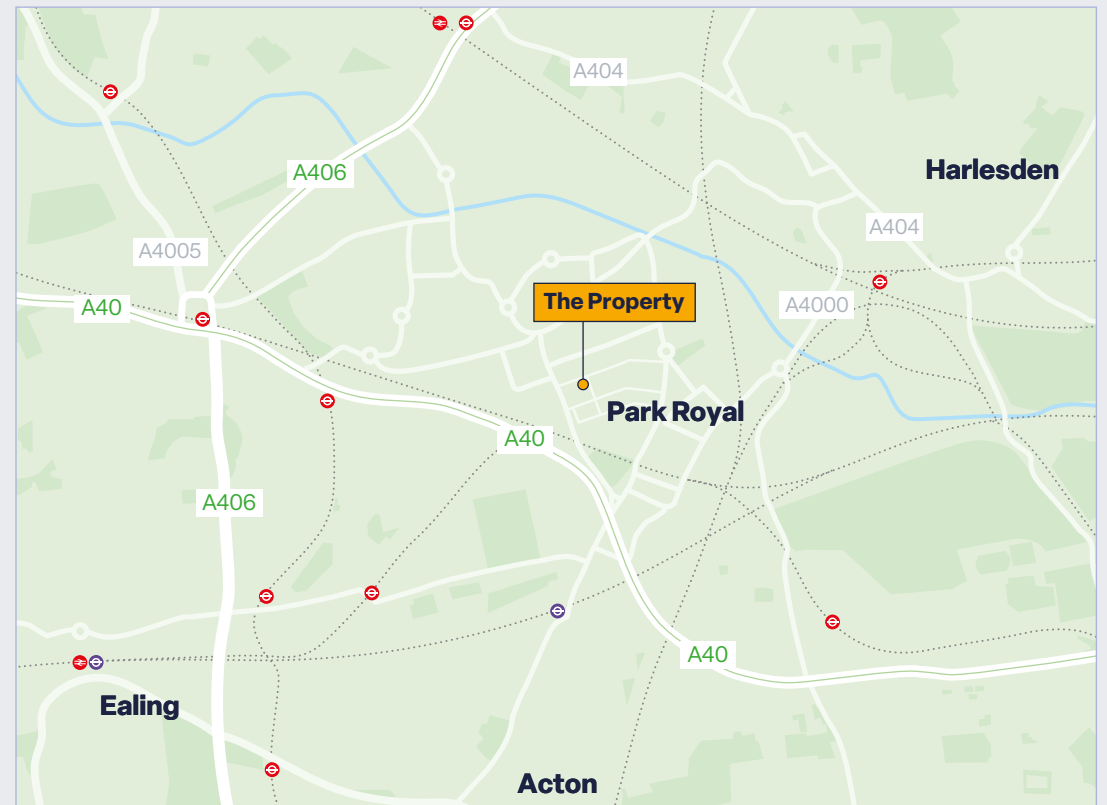
## LOCATION & CONNECTIVITY

*Apex Point is located in Park Royal, home to over 1,700 businesses. It benefits from exceptional connectivity to service the Capital.*

Cities	
Central London	8 miles
Reading	35 miles
Cambridge	65 miles
Birmingham	115 miles

Road Network	
A40	1 mile
A406 (North Circular)	1.2 miles
M25 (Junction 16)	8 miles
M4 (Junction 1)	10 miles

Transport Network	
London Heathrow Airport	12 miles
London Luton Airport	35 miles
London Gatwick Airport	45 miles
London Stansted Airport	50 miles





DESCRIPTION



A modern self-contained industrial unit, built in 2010 and refurbished in 2023 totalling 23,039 sq ft.



Steel portal frame construction with profile cladding and brick elevations and an insulated profile metal roof.



The warehouse benefits from 2 level access doors. There is office and ancillary accommodation at first and second floors.



The site has a power supply of 215 kVA.



Externally there is a secure service yard and car parking.



The site extends to 0.54 acre.



SPECIFICATION

Lettable Area (Sq Ft)	23,039
Year Built	2010
Year Refurbished	2023
% Office	17
Level Access Loading Doors	2
Min Clear Height (m)	9.9
Yard Depth (m)	10
Car Parking Spaces	6
Lighting	LED

ASSET MANAGEMENT

- Market & lease the unit.



ACCOMMODATION

	GEA (sq ft)	GEA (sq m)
Warehouse	19,084	1,773.0
1st Floor Offices	2,041	189.6
2nd Floor Offices	1,914	177.8
<b>Total</b>	<b>23,039</b>	<b>2,140.4</b>
Mezzanine 1st Floor	5,024	
Mezzanine 2nd Floor	5,024	

TENURE

The property is held freehold.





7

10B-1 AND 10B-2 VISCOUNT WAY  
SOUTH MARSTON | SWINDON | SN3 4TN

# 10B-1 AND 10B-2 VISCOUNT WAY SOUTH MARSTON | SWINDON | SN3 4TN

## INVESTMENT SUMMARY

A reversionary South West urban logistics building.

Strategically located on South Marston Industrial Estate, Swindon's principle industrial location, which benefits from excellent access to the M4 and A419.

Comprises two semi-detached modern industrial units, extending to 63,012 sq ft GIA.

Let to Karaca Porcelain UK Limited until April 2027, and Robinson Webster (Holdings) Limited until March 2026.

Total headline rent of £546,832 per annum, reflecting a low average rent of £8.68 per sq ft.


Total site area of 3.06 acres, providing a site cover of 47%.


Freehold.




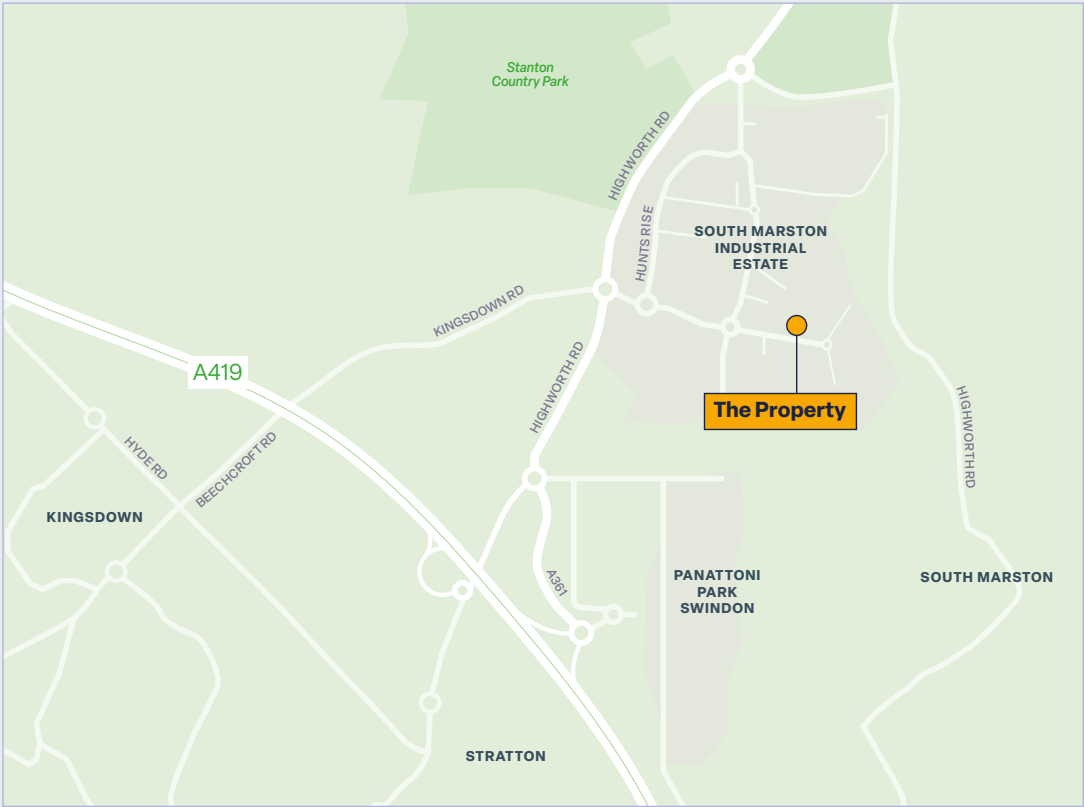
LOCATION & CONNECTIVITY

South Marston Industrial Estate is a well established industrial and logistics location, surrounding occupiers include Evri, B&Q, Amazon and Aldi.

Cities	
Swindon	4 miles
Reading	40 miles
Bristol	40 miles
London	81 miles

Road Network	
A419	0.75 miles
M4 (Junction 15)	4 miles
M5 (Junction 11a)	31 miles
M5 (Junction 15)	44 miles

Transport Network	
Swindon Railway Station	4 miles
Bristol Airport	48 miles
Avonmouth Dock	58 miles
London Heathrow Airport	67 miles





DESCRIPTION



Two modern semi-detached industrial units, built in 2007 and extended in 2017, totalling 63,012 sq ft.



Steel portal frame construction, with part brick/block and part metal profile clad elevations and insulated sheeting to the roof.



The two warehouses benefit from 5 dock leveller and 3 level access doors in total. There is ground and first floor office and ancillary accommodation.



Externally each has a separate service yard and car parking to the front elevation.



The site extends to 3.06 acres, with a low site cover of 47%.



Estate service charge of £0.10 psf (September 2026 year-end), which is recoverable under the lease.



SPECIFICATION

Lettable Area (Sq Ft)	63,012
Year Built	2007 / 2017 (extension)
% Office	11%
Dock Level Loading Doors	5
Level Access Loading Doors	3
Min Clear Height (m)	10
Yard Depth (m)	38/30
Sprinkler System	No
Lighting	LED

ASSET MANAGEMENT

- 2026 – Robinson Webster lease expiry, likely to vacate. Potential interest from Callaway Golf, the adjoining occupier.
- Regear Karaca Porcelain lease in advance of the expiry.

## TENANT COVENANT

Karaca Porcelain UK Limited  
Company Number: 13084022  
D&B Score: A3



Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
31/12/2023	£583,869	£3,777,449	-£2,925,767

Karaca Porcelain UK Limited is the British subsidiary of Karaca, a renowned Turkish lifestyle brand established in 1973 that has become synonymous with elegant home and dining products. Located in the United Kingdom, the company serves as the local distribution hub for Karaca's extensive range of porcelain tableware, home accessories, and gift items in the British market.

Robinson Webster (Holdings) Limited  
Company Number: 1069599  
D&B Score: N4

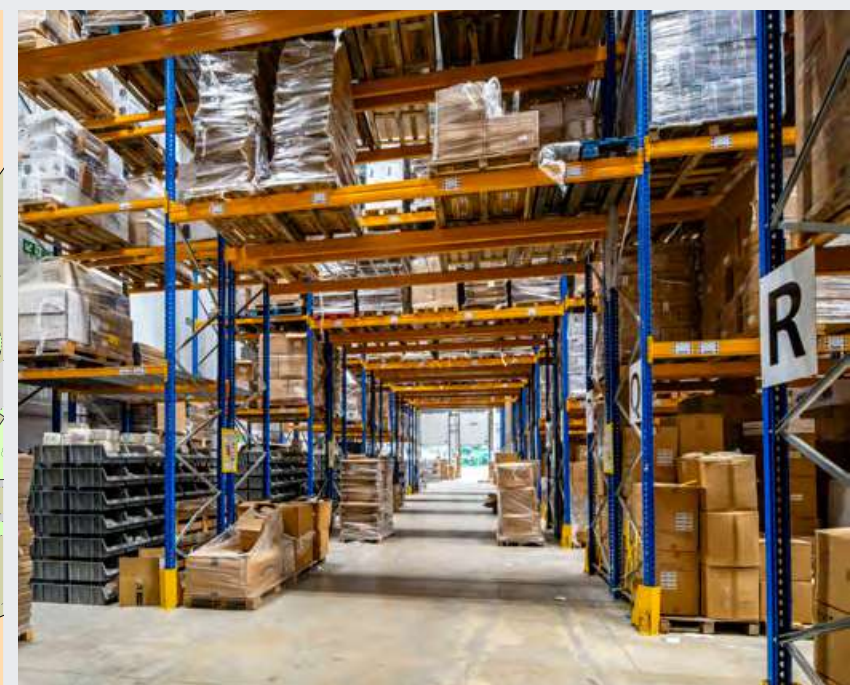
*J I G S A W*

Fiscal Year	Tangible Net Worth	Sales / Turnover	Profit / (Loss) Before Taxes
27/01/2024	-£10,186,000	£57,495,000	-£3,567,000

Robinson Webster (Holdings) Limited is the parent company of Jigsaw, the clothing retailer. The company was incorporated in 1972. Jigsaw was established in 1970 and is renowned for its contemporary women's and children's clothing with a focus on quality, craftsmanship, and distinctive design.

## ACCOMMODATION

Unit 10B-1	GIA (sq ft)	GIA (sq m)
Warehouse	24,579	2,283.50
1st Floor Offices	344	32
2nd Floor Offices	2,179	202.4
<b>Total</b>	<b>27,102</b>	<b>2,517.90</b>
Unit 10B-2	GIA (sq ft)	GIA (sq m)
Warehouse	31,771	2,957.60
1st Floor Offices	2,071	192.4
2nd Floor Offices	2,071	192.4
<b>Total</b>	<b>35,913</b>	<b>3,342.40</b>
<b>Overall Total</b>	<b>63,015</b>	<b>5,860.30</b>



## TENURE

The property is held freehold.

## FURTHER INFORMATION

### DATA ROOM

Data room access can be provided upon request via JLL.

### TECHNICAL SURVEYS

The vendor has undertaken assignable building, phase 1 environmental and measured surveys. Reliance on these surveys can be made available for the benefit of the purchaser, upon request.

### FINANCING & LEVERED RETURNS

Debt markets in the UK continue to be highly liquid for stabilised product within the logistics market with lenders offering competitive market terms.

The JLL Debt Advisory team has identified a number of lenders who have expressed an interest in providing debt packages secured against the portfolio at various levels of leverage and term lengths.

### ENERGY PERFORMANCE CERTIFICATES (EPCS)

Copies of the EPCs are available in the data room.

### VAT

The properties are elected for VAT and it is envisaged that the property transaction will be treated as a Transfer of Going Concern (TOGC).

## PROPOSAL

We are instructed to seek offers for the Nexus Portfolio in excess of £64,070,000 subject to contract and exclusive of VAT which reflects a net initial yield of 6.00%, a net reversionary yield of 7.37% and a low capital value of £121 psf, assuming purchaser's costs of 6.80%.

#### MISREPRESENTATION ACT

Disclaimer: JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © Jones Lang LaSalle IP Inc. September 2025. All rights reserved. Designed and produced by Creativeworld. Tel: 01282 858200.

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# NEXUS

**PORTFOLIO**

