

MERCHANT WORKSPACE

Adwick Park, Rotherham S63 5AB



Modern Fully-let Business Space Investment opportunity with strong reversionary potential

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INVESTMENT SUMMARY

FULLY LET, PURPOSE BUILT MODERN WORKSHOP SCHEME EXTENDING TO

49,738 SQ FT GIA

STRATEGIC LOCATION WITH EASY ACCESS TO
BOTH THE M1 AND THE A1(M) MOTORWAYS

FREEHOLD

CURRENT PASSING RENT OF
£322,913 PER ANNUM
EQUATING TO A LOW RATE OF

£6.49 PSF

WAVEL OF TO EXPIRES
AND 3.3 YEARS
TO BREAKS
4.5 YEARS

SIGNIFICANT SCOPE FOR REVERSION WITH A NUMBER OF LEASE
EVENTS IN THE SHORT TERM AND THE MAJORITY OF TENANCIES
CONTRACTED OUTSIDE THE LANDLORD & TENANT ACT 1954

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF

£4,040,000 (FOUR MILLION
AND FORTY
THOUSAND POUNDS)

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. A PURCHASE AT
THIS LEVEL EQUATES TO A **NET INITIAL YIELD OF 7.50%** ASSUMING
STANDARD PURCHASER'S COSTS OF 6.54%.



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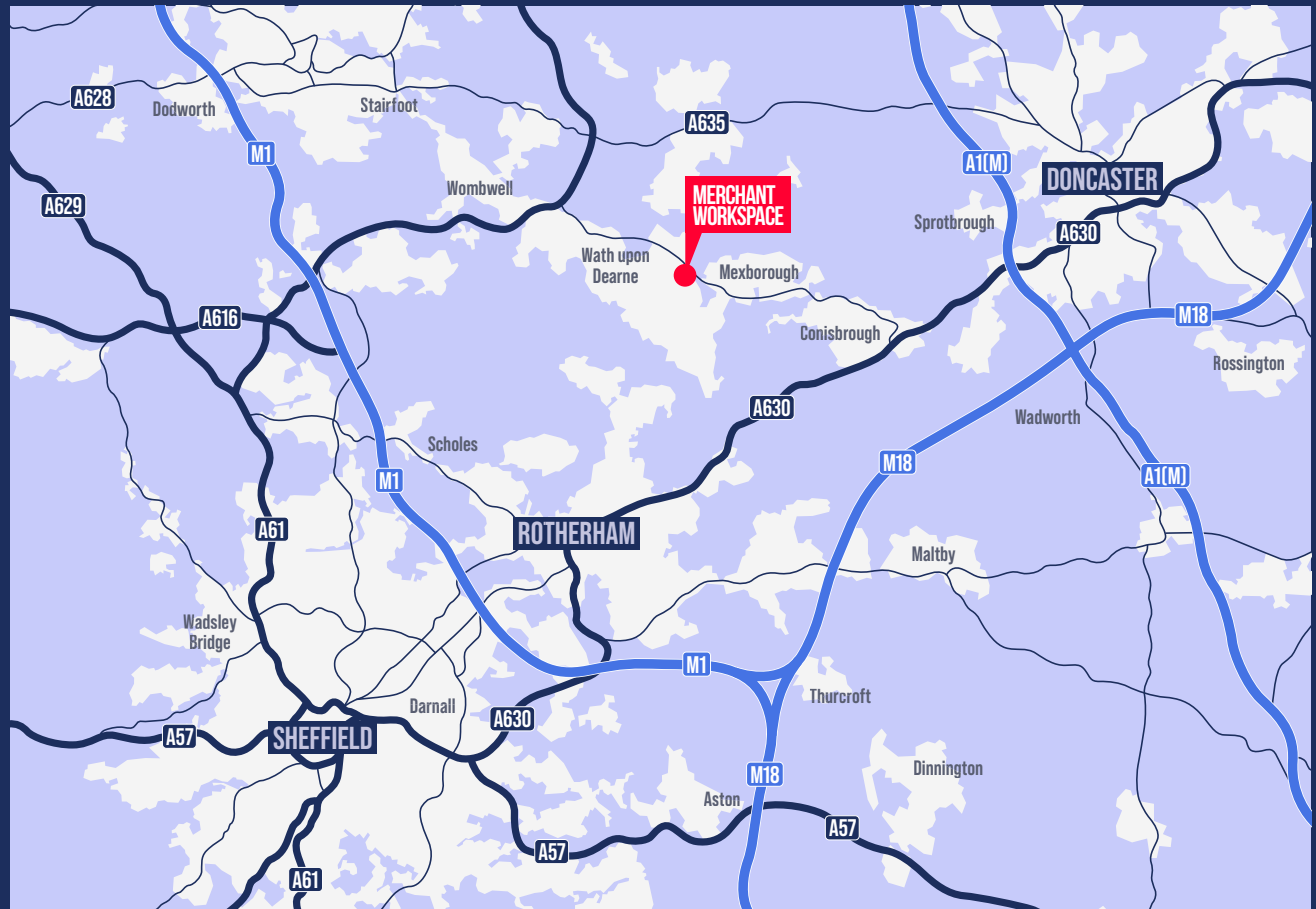
DESCRIPTION

The property comprises 12 modern, purpose built units across four detached terraces.

Ranging in size from 2,859 sq ft – 6,524 sq ft and extending to a total Gross Internal Area (GIA) of 49,738 sq ft, the units are of steel portal frame construction and each benefit from a ground level loading door, separate pedestrian access and a generous provision of parking. External elevations are profile metal facing with powder coated aluminium double glazed windows and roofs are finished with profile metal cladding. The units have recently undergone a schedule of works on the roofs to clean the roof sheets, reline the gutter, rejuvenate fascia boards and replace / reglaze roof lights.

LOCATION

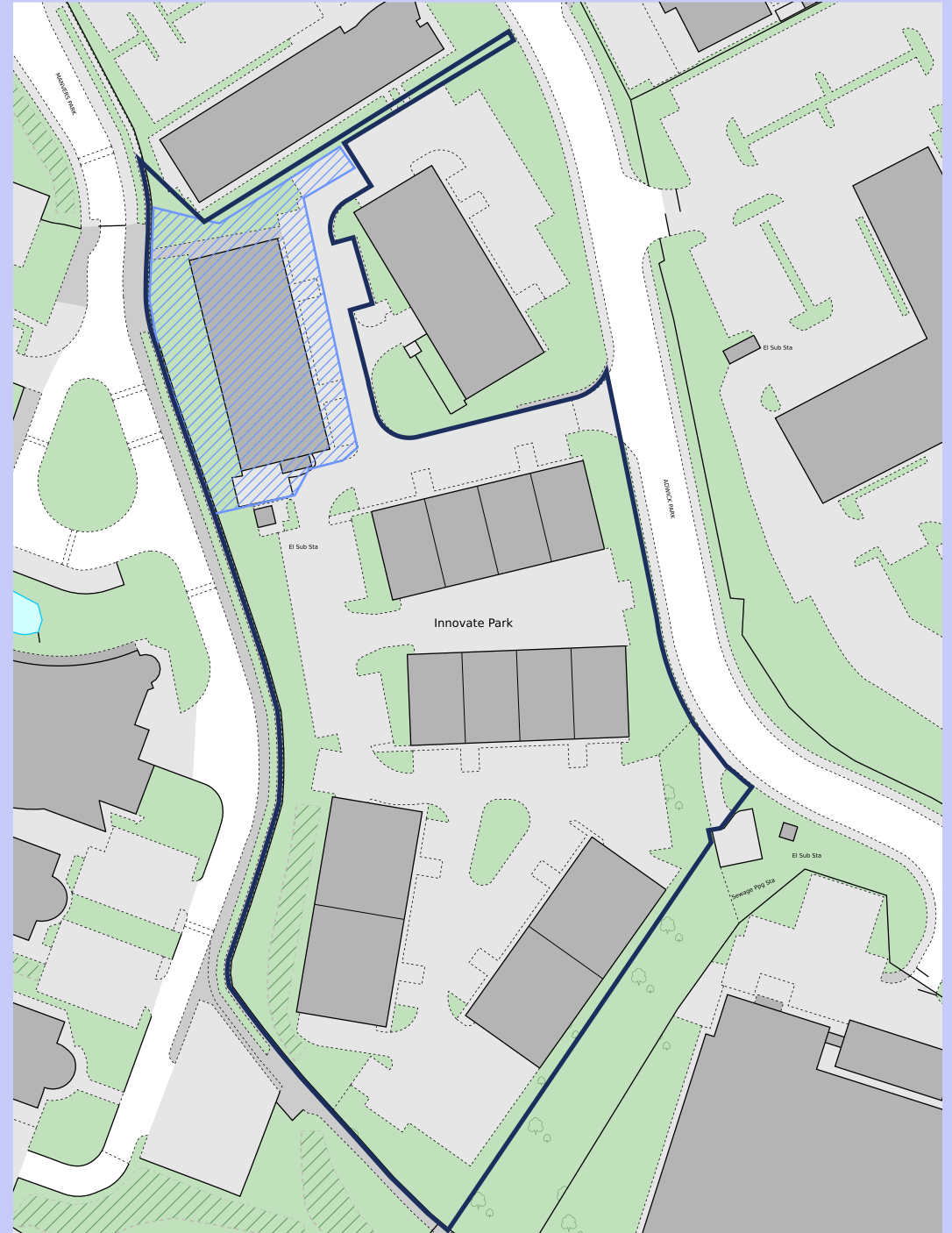
The property is located in the heart of South Yorkshire, providing easy access to the M1 Motorway (J36) approximately 7 miles to the west via the A6195 (Deerne Valley Parkway), and to the A1(M) Motorway (J35, J36 & J37) approximately 6 miles to the east.



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TENURE

Freehold gross site area of 3.67 acres. Approximately 3.15 acres net of Unit 2, shaded blue, which is sold off on a 118-year LLH.



For indicative purposes only

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TENANCY

The property is fully let to 10 tenants with a Weighted Average Unexpired Lease Term of 4.5 years to lease expiries and 3.3 years to lease breaks. At a passing rent of just £322,913 per annum (average rent of £6.49 per sq ft), the property is significantly reversionary.



UNIT	TENANT	SIZE (SQ FT)	LEASE START	LEASE END	LEASE BREAK	CONTRACTED RENT	RENT PER SQ FT	RENT REVIEW	COMMENTS
2	RNN Group (Dearne Valley College)	-	06/08/2009	01/04/2127	-	-	-	-	Sold off LLH
3A	British Engineering Services Asset Reliability Ltd	2,859	19/05/2024	18/05/2029	-	£20,875	£7.30	-	Contracted out of LTA 1954
3B	British Engineering Services Asset Reliability Ltd	2,859	19/05/2024	18/05/2029	-	£25,500	£8.92	-	Contracted out of LTA 1954
3C	Datacore Software UK Ltd	2,859	14/11/2017	13/11/2027	-	£12,976	£4.54	-	Outside LTA 1954 Lease assigned by Pixit Media Ltd to Datacore Software UK Ltd
3D	European Filter Solutions Ltd	2,859	25/04/2018	24/04/2028	-	£21,000	£7.35	-	-
4A	Element Material Technology Environmental Ltd	2,859	23/09/2023	04/09/2028	-	£23,500	£8.22	-	-
4B	Aerzen Machines Ltd	2,859	23/12/2020	22/12/2025	-	£22,500	£7.87	-	Tenant in lease renewal conversations
4C & 4D	PL Maintenance Ltd	6,488	15/06/2021	14/06/2027	-	£48,408	£7.46	-	Contracted out of LTA 1954
5A	Kerry Blinds Ltd	6,524	08/03/2018	07/03/2038	08/03/2033	£26,012	£3.99	07/03/2031	Reversionary lease signed Feb 2025 commencing on both units (13,048 sq ft) from March 2028. 10-year term. £99,053 per annum (£7.60 psf). 3 yearly rent reviews to the higher of OMV, CPI (2% - 4%) or RPI (2% - 4%) Contracted out of LTA 1954
5B	Kerry Blinds Ltd	6,524	01/02/2025	07/03/2038	08/03/2033	£50,280	£7.71	07/03/2031	
6A	Martek Marine Ltd	6,524	06/08/2021	05/08/2026	-	£45,850	£7.03	-	Contracted out of LTA 1954
6B	Doncaster Membrane Ltd	6,524	13/02/2018	12/02/2028	-	£26,012	£3.99	-	Contracted out of LTA 1954
TOTAL		49,738				£322,913	£6.49		

Service charge information available on request

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EPC

Copies of EPC certificates are available on request.

VAT

The property has been elected for VAT, and it is therefore anticipated that the transaction will be treated as a transfer of a going concern.

AML

In accordance with Anti-Money Laundering regulations, any purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

PROPOSAL

We are instructed to seek offers in excess of £4,040,000 (Four Million and Forty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level equates to a Net Initial Yield of 7.50% assuming standard purchaser's costs of 6.54%.

VIEWING

Strictly by prior appointment with the sole agents:



CONNOR ROGERS
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07557 895735

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of JLL has any authority to make any representation of warranty whatsoever in relation to this property. **November 2025.**

