



# Brackley Office Campus

Buckingham Road, NN13 7DN

High quality modern office campus.  
Multi-let office investment

# Investment summary



A prestigious office campus comprising **four detached office buildings** providing open plan accommodation over ground and first floors



Situated within the busy market town of **Brackley**, which has strong links to the Formula One industry



Four detached buildings totalling **46,410 sq ft (4,311 sq m) NIA**



Exceptional car parking ratio of 1:155 sq ft (**300 spaces**)



Opportunity to acquire a **large 4.87 acre site** (1.97 hectares) reflecting a very low site coverage of 21%



**Reversionary opportunity** following the recently achieved **10 year letting** to Airedale Group at £15 psf



**Freehold**



Let to four occupiers with an unexpired term of **4.91 years until expiry**

Seeking offers in excess of **£6,350,000 (Six million, Three Hundred and Fifty Thousand Pounds)** reflecting a **Net Initial Yield of 9.04%** assuming purchaser's costs of 6.63% and a **low capital value of £137 per sq ft.**



Underpinned by **future redevelopment opportunities**



Rent of **£612,216 per annum** reflecting only **£13.19 per sq ft overall**



# Location

The property is situated in **Brackley**, a growing market town with over 16,195 residents. The town is experiencing significant commercial and residential development due to its excellent transport links.

Brackley is located within what is known as the “Motorsport Valley” in the UK due to its strong links to Formula One and related engineering, as well as having thriving local garages and repair businesses. The town is home to The Mercedes-AMG PETRONAS Formula One Team which operates a state-of-the-art technology centre. Prior to Mercedes, the same facility was home to other Formula One teams including Brawn GP (championship winner in 2009), Honda Racing, and BAR (British American Racing).

The presence of this successful F1 team has created a cluster of high-performance engineering companies and specialists in the area.



## Local Businesses

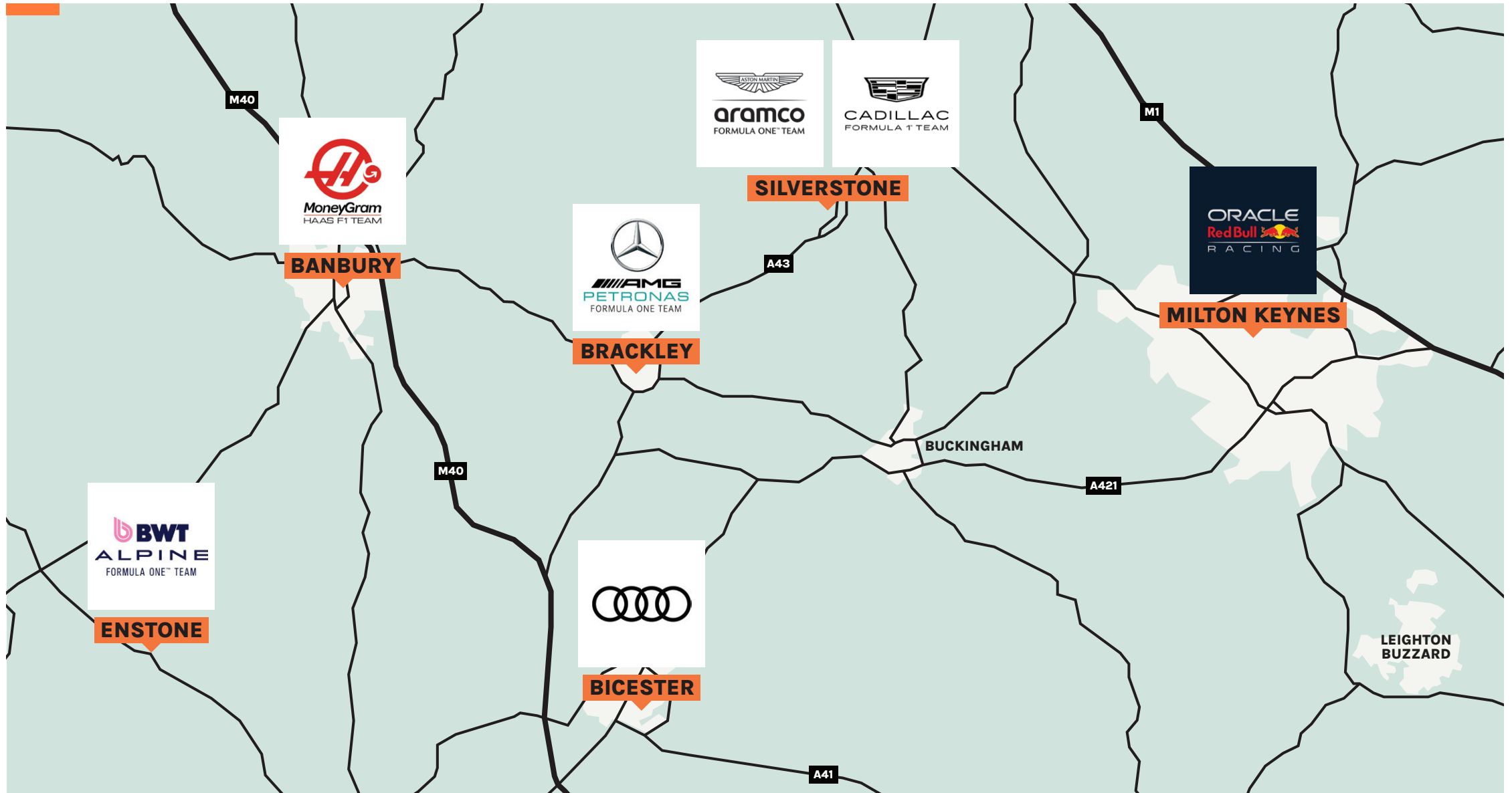
- 1 Fix Autos
- 2 BCW Repairs
- 3 Storopack
- 4 Avara Foods
- 5 CTS Hire
- 6 Liquidline
- 7 Ampspeed

- 8 Progressive Motorsport
- 9 Proflex Advanced Motorsport
- 10 Gemini Driveline Systems
- 11 The Tyre Warehouse
- 12 Nibbles Sandwich Bar
- 13 B3 Fitness
- 14 JPR Competition

## Current Tenants

- 1 Avara Foods
- 2 EKFB
- 3 Airedale Group
- 4 Dream Doors Ltd

# The F1 Motorsport Valley



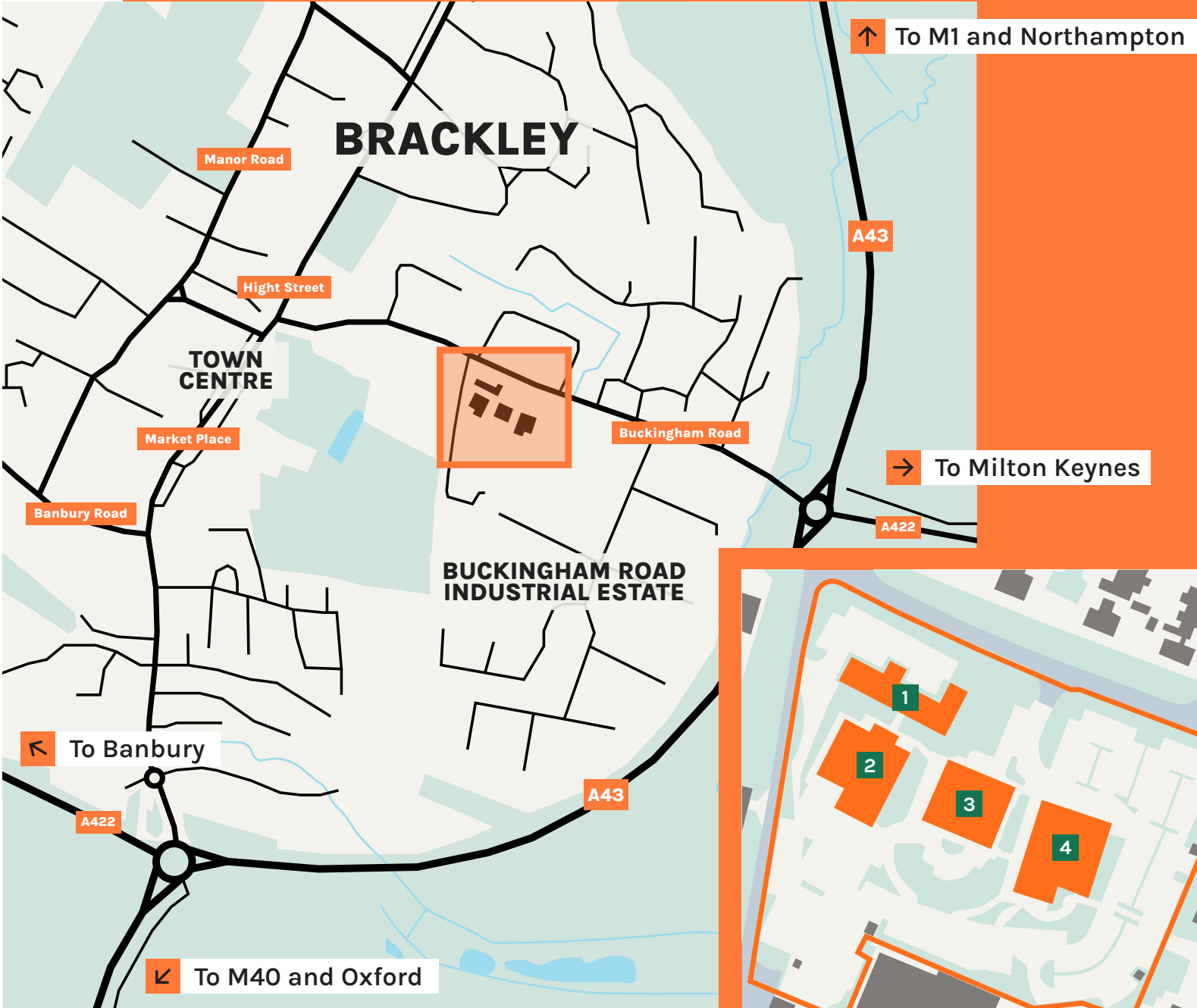
# Situation



The campus benefits from direct access to the A43 dual carriageway and links to the M40 motorway to the west and east via Junctions 10 (6 miles) and 11 (8 miles), providing direct access to London and Birmingham. Junction 15A of the M1 is located to the north east connecting the campus to Sheffield, Leeds and Newcastle.

Brackley is also close to Banbury (10 miles), Bicester (11 miles), Milton Keynes (20 miles), Northampton (25 miles) and Oxford (27 miles).

The property is prominently positioned on Buckingham Road, close to the Silverstone A43 dual carriageway within the Buckingham Road Industrial Estate. The Estate is the major Estate of the town and was developed in the 1990's.



# Description

The investment comprises **four purpose-built detached office buildings** totalling 46,410 sq ft (4,311 sq m) with **car parking for 300 vehicles** (parking ratio 1:155 sq ft) and lies in an attractive and mature landscaped setting.



Each building typically provides the following high specification:



Comfort Cooling



Double height receptions



Fully accessed raised floors



Shower facilities



Modern kitchen facilities



Passenger lift



Suspended ceiling with recessed LG lighting



Building 3 has recently upgraded gas installation works



Male, female and disabled WCs





# Tenancy schedule

We have measured the property and calculated the following approximate Net Internal floor areas. The AWULT is 4.91 years to expiry.

Building	Area (Sq ft)	Tenant	Lease date	Lease expiry	Rent Per Annum	Rent PSF
1	9,210	Avara Foods Limited	20/10/2020	20/10/2030	£112,053	£12.17
2	13,304	EKFB	26/05/2020	25/05/2027	£165,000	£12.40
3	9,348	Airedale Catering Equipment Group Limited	23/05/2025	22/05/2035	£140,220	£15.00
4	14,548	Dream Doors Ltd	08/07/2020	07/07/2030	£194,943	£13.40
<b>Total</b>	<b>46,410</b>				<b>£612,216</b>	<b>£13.19</b>

## EPC

Building	EPC rating
1	B31
2	B31
3	B43
4	B32

## Tenure

Freehold

# Tenant profiles



## Avara Foods Limited

Formed in 2018, Avara Foods is a leading player in the UK food industry. Avara Foods is a major supplier of poultry products. The company provides chicken and turkey to many of Britain's favourite supermarket chains and dining establishments. Avara Foods has considerable property interests within the surrounding area.

We have summarised the company's last 3 years accounts below:

	To year end 31/05/2024 In Single Units	To year end 31/05/2023 In Single Units	To year end 31/05/2022 In Single Units
Turnover	£1,333,489,379	£1,510,233,863	£1,262,686,704
Pre-Tax Profit (loss)	-£55,653,084	-£12,260,979	-£21,362,064
Shareholders' Funds	£237,632,493	£287,014,900	£299,711,641

D&B Rating - 5A2

# Tenant profiles



## EKFB

EKFB is a joint venture that brings together international, market leading expertise from four leading civil engineering and construction companies: Eiffage, Kier, Ferrovial Construction and BAM Nuttall.

All four partners bring specialist expertise in the design, construction, operation, financing and maintenance of railway networks, including the construction of one of Europe's latest high speed rail projects.

Individual covenant information is available upon request.

# Tenant profiles



## Airedale Catering Equipment Group Limited

Airedale Catering Equipment Group Limited forms part of The Airedale Group, which is the largest body of specialist catering engineers in the UK hospitality industry, offering design, build and maintenance solutions to the hospitality and food industry.

We have summarised the company's last 3 years accounts below:

	To year end 31/12/2023 In single units	To year end 31/12/2022 In single units	To year end 31/12/2021 In single units
Turnover	£100,087,000	£68,885,000	£42,476,000
Pre-Tax Profit (loss)	£3,521,000	£3,290,000	£1,267,000
Shareholders' Funds	£8,680,000	£6,134,000	£3,804,000

D&B Rating - N2

# Tenant profiles



**DREAM DOORS®**  
NEW LIFE FOR OLD KITCHENS

## Dream Doors Limited

Dream Doors Limited, who form part of Neighbourly, was founded in 1999 and is the UK's number-one kitchen makeover franchise. They operate from over 90 local showrooms, providing fully fitted kitchen makeovers, replacement doors and worktops along with the installation of new appliances.

We have summarised the company's last 3 years accounts below:

	To year end 31/12/2023 In single units	To year end 31/12/2022 In single units	To year end 31/12/2021 In single units
Turnover	£12,947,807	£13,009,898	£12,582,287
Pre-Tax Profit (loss)	£460,956	£446,685	£19,701,015
Shareholders' Funds	£31,970,760	£31,509,290	£31,155,129

**D&B Rating - 4A2**

# Further information

## Data Room

Access to the data room is available upon request.

## VAT

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

## Proposal

Seeking offers in excess of **£6,350,000 (Six million, Three Hundred and Fifty Thousand Pounds)** reflecting a **Net Initial Yield of 9.04%** assuming purchaser's costs of 6.63% and a **low capital value of £137 per sq ft.**

**For further information or to arrange an inspection please contact:**

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