JLL

PROJECT DECIMUS

STRATEGICALLY LOCATED, REVERSIONARY LOGISTICS PORTFOLIO

Investment Highlights

Project Decimus provides a rare opportunity to acquire a unique portfolio of 10 high quality and reversionary single-let logistics assets located across several prime UK markets.

- Strategically located portfolio benefitting from **excellent geographical diversification** across key urban and regional UK logistics industrial hubs, providing access to a **combined population catchment of 43.9 million people** located within a **2 hour** drive time, representing **65% of the total UK population.** [1]
- **100% of the portfolio** is located within major urban logistics markets across core English regions including **Birmingham, Milton Keynes, Bristol, Manchester, Leeds and Liverpool.**
- Over **57%** of the portfolio by headline rent is located in **Golden Triangle Midlands** and **core North West** industrial markets, regions which boast the strongest rental growth in the UK, at **8.6%** and **10%** per annum respectively over the past five years.[2]
- The portfolio comprises a **curated platform of modern logistics facilities**, providing total built area of **987,692 sq ft (GIA)** across **10** assets ranging from **54,979 sq ft to 195,273 sq ft**.
- Rare opportunity to acquire a **portfolio of scale consisting of modern, institutional logistics accommodation** supported by attractive specification fundamentals.
- Strong ESG credentials, with **86%** of the portfolio by area rated as **EPC A-B**.
- Total topped up headline rent of **£7,791,404**, reflecting a low average rent across the portfolio of **£7.42 per sq ft (excluding IOS).**
- The platform is supported by an **exceptionally strong income profile**, with **89% of the total headline rent** secured against tenants with **Low to Very Low Risk Creditsafe ratings**, highlighting robust income security.
- **100%** let to **10** renowned occupiers across a range of industries, including Red Bull Technology, Cubico, DHL eCommerce and RTI International Metals.
- Portfolio **WAULT to breaks of 7.6 years** and **8.7 years to expiries, ensuring superior to market income security.**
- Attractive **WAULT to reversion of 3.5 years**, with **88% of the headline rent subject to a lease event within four years post acquisition**, creating strong opportunity to unlock near term reversion, with a **Day 1 portfolio Mark to Market of 20% +.**
- **Seven assets** within the portfolio are held **Freehold**, the remaining Bristol, Leeds and Tamworth (Titan House) assets are held by way of Long Leasehold on peppercorn or effective peppercorn rents.

10
Single tenant assets

987,692
Total Built Area (sq ft)

£7.79m / £7.42 psf
Total Headline Rent

3.5 / 8.7
Years to Reversion / Expiries

20% +
Portfolio Mark to Market Opportunity

100%
Occupancy Rate

89%
Headline Rent with tenants of Very Low to Low Credit Risk

86%
EPC A-B

[1] Source: JLL GIS, data as of 2025
[2] Source: JLL 2026. Data reflects prime big box annual rental growth in the last five years up to Q1 2026.

Asset Locations

A strategic portfolio of 10 high quality logistics assets, all located across the UK's most established industrial and logistics hubs

1. **Bradbourne Drive South**
   Milton Keynes, MK7 8AT
2. **Bradbourne Drive North**
   Milton Keynes, MK7 8BE
3. **Unit 1, Royal Portbury Dock Road**
   Bristol, BS20 0NE
4. **Unit 27, Oakwell Way**
   Leeds, WF17 9LU
5. **Unit 7, Parkway Business Park**
   Sheffield, S9 4WU
6. **M6 Epic 50, Three Sisters Road**
   Haydock, WN4 9GD
7. **Space 170, 1 Pighue Lane**
   Liverpool, L7 9QA
8. **Titan House, Trinity Road**
   Tamworth, B78 2EX
9. **Kingsbury Link, Trinity Road**
   Tamworth, B78 2EX
10. **Unit 1, 5 First Avenue**
    Birmingham, B76 1BA



Milton Keynes Bradbourne Drive South	**Milton Keynes** Bradbourne Drive North	**Bristol** Unit 1, Royal Portbury Dock Road	**Leeds** Unit 27, Oakwell Way	**Sheffield** Unit 7, Parkway Business Park	**Haydock** M6 Epic 50, Three Sisters Road	**Liverpool** Space 170, 1 Pighue Lane	**Tamworth** Titan House, Trinity Road	**Tamworth** Kingsbury Link, Trinity Road	**Birmingham** Unit 1, 5 First Avenue

Assets

65%
of UK population
reached within a two hour drive time[1]

[1] Source: JLL GIS, data as of 2025



1 **Bradbourne Drive South**
Milton Keynes, MK7 8AT



2 **Bradbourne Drive North**
Milton Keynes, MK7 8BE



3 **Unit 1, Royal Portbury Dock Road**
Bristol, BS20 0NE



4 **Unit 27, Oakwell Way**
Leeds, WF17 9LU



5 **Unit 7, Parkway Business Park**
Sheffield, S9 4WU

Assets

20% +

Portfolio Mark to
Market Opportunity



6 **M6 Epic 50, Three Sisters Road**
Haydock, WN4 9GD



7 **Space 170, 1 Pighue Lane**
Liverpool, L7 9QA



8 **Titan House, Trinity Road**
Tamworth, B78 2EX



9 **Kingsbury Link, Trinity Road**
Tamworth, B78 2EX



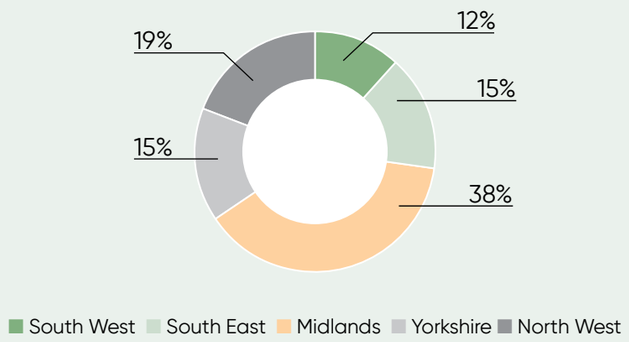
10 **Unit 1, 5 First Avenue**
Birmingham, B76 1BA

Portfolio Tenancy

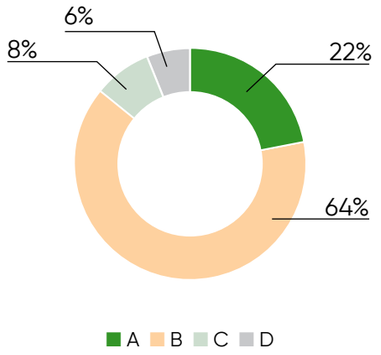
Asset ID	Asset Name	Tenant	Location	Area (sq ft)	Occupancy	Lease Start	Lease Break	Rent Review	Lease Expiry	WAULT to Reversion	WAULT B	WAULT E	Headline Rent (£ pa)	Headline Rent (£ psf)	% Portfolio Income	1954 Act Provision	EPC	Comment
1	Bradbourne Drive South	Red Bull Technology Limited	Milton Keynes	57,114	100%	07/03/2023		07/03/2028	06/03/2033	1.7	6.7	6.7	542,585	9.50	7.0%	Inside	A	OMV rent review.
2	Bradbourne Drive North	Sanderson Design Group Brands Limited	Milton Keynes	79,301	100%	19/05/2024			18/05/2029	2.9	2.9	2.9	660,500	8.33	8.5%	Inside	C	
3	Unit 1, Royal Portbury Dock Road	Brent Cars Limited	Bristol	62,639 + 326,700 IOS*	100%	30/04/2026	30/04/2041	30/04/2031	29/04/2046	4.8	14.8	19.8	930,000	7.45 1.42 IOS*	11.9%	Inside	D	*Floor area broken down as 62,639 sq ft = Building, 326,700 sq ft = IOS. Headline building rent is £7.45 psf, IOS rent is £1.42 psf. Vendor to top up to stepped rent of £930,000 pax until rent step date of 30.04.2029. Upwards only rent review to the higher of (i) the open market rent on the rent review date multiplied by 1.9946 and (ii) the current annual rent. Building area used for rent review to be 62,168 sq ft.
4	Unit 27, Oakwell Way	Cubico (UK) Limited	Leeds	110,329	100%	04/02/2025		04/02/2030	31/12/2034	3.6	8.5	8.5	718,991	6.52	9.2%	Outside	B	OMV rent review.
5	Unit 7, Parkway Business Park	4S Distribution Limited	Sheffield	60,690	100%	30/07/2025	30/07/2028		29/07/2030	2.1	2.1	4.1	471,130	7.76	6.0%	Outside	B	
6	M6 Epic 50, Three Sisters Road	3P Logistics Limited	Haydock	54,979	100%	31/10/2019			30/10/2029	3.3	3.3	3.3	467,857	8.51	6.0%	Inside	A	
7	Space 170, 1 Pighue Lane	Rubie's Masquerade Company (UK) Limited	Liverpool	168,687	100%	29/05/2025		29/05/2030	28/05/2035	3.9	8.9	8.9	1,020,420	6.05	13.1%	Inside	B	Rent review: the annual rent is reviewed to the higher of passing rent, open market rent and an index-linked uplift (subject to annual caps and collars), with the indexation compounded over the review period.
8	Titan House, Trinity Road	RTI International Metals Limited	Tamworth	94,120	100%	17/06/2025	16/06/2030	17/06/2030	16/06/2035	4.0	4.0	9.0	727,841	7.73	9.3%	Outside	B	Vendor to top up to stepped rent of £727,841 pax until rent step date of 17.06.2029.
9	Kingsbury Link, Trinity Road	Brichimon Limited	Tamworth	195,273	100%	04/11/2024		04/11/2029	03/11/2034	3.3	8.3	8.3	1,415,600	7.25	18.2%	Outside	B	OMV rent review is subject to a cap of £1,840,280. (£9.42 psf, + 30% increase vs. headline)
10	Unit 1, 5 First Avenue	DHL eCommerce UK Limited	Birmingham	104,560	100%	08/01/2025		08/01/2030	07/01/2035	3.5	8.5	8.5	836,480	8.00	10.7%	Inside	A	OMV rent review.
				987,692**	**100%**					**3.5**	**7.6**	**8.7**	**7,791,404**	**7.42****	**100%**			****Excluding IOS**

Portfolio Composition

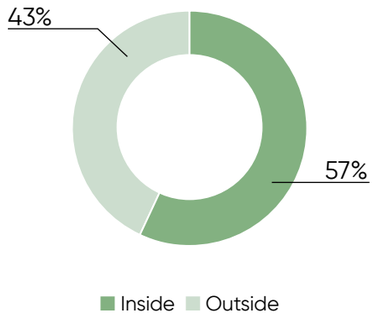
Headline Rent by Region



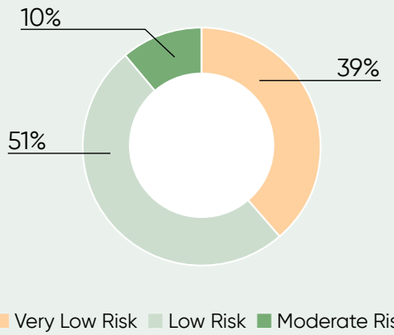
Area by EPC Rating



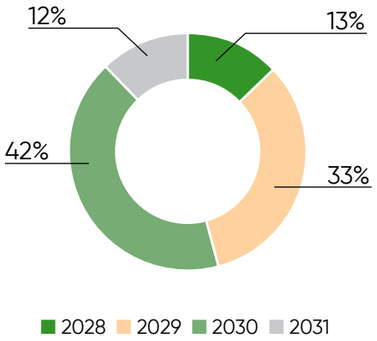
Contracted Rent by 1954 Act



Headline Rent by Credit Rating



Earliest Lease Event by Year

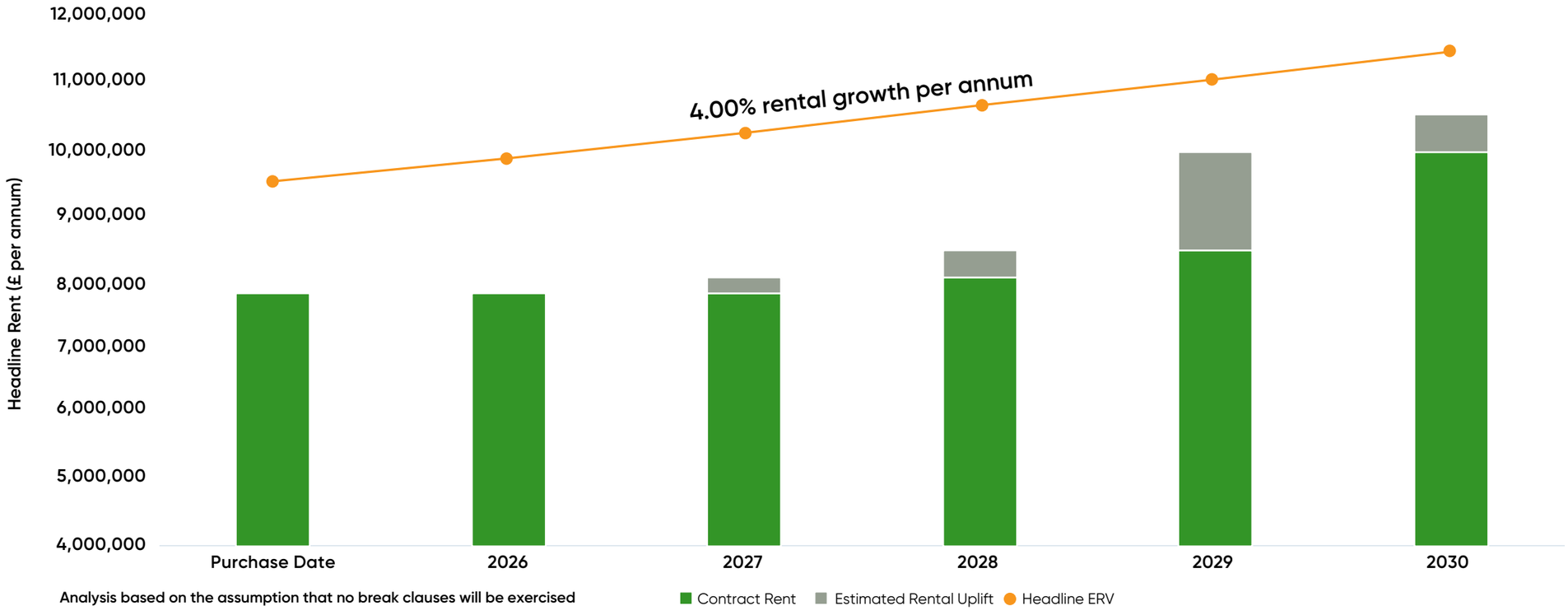


Road to Reversion

100% of reversion can be captured within five years

Only 30% of income has a term certain less than five years

2027	2028	2029	2030
1 rent review: Red Bull Advanced Technologies	1 lease expiry / renewal: Sanderson Design Group	5x rent review: Easy Bathrooms, DHL eCommerce, Brighton, rubies, RTI International	1 rent review: Carbase
		1 lease expiry / renewal: 3PL	1 lease expiry / renewal: 4S Distribution



Analysis based on the assumption that no break clauses will be exercised

The Case for UK Logistics

Take-up in 2025 again outpaced the long-run average while speculative supply fell sharply. Falling vacancy and a thinning development pipeline are driving an acceleration in prime rental growth.

24.5m sq ft

2025 take-up, +9% on 2024 and above the pre-covid five year average

40.9m sq ft

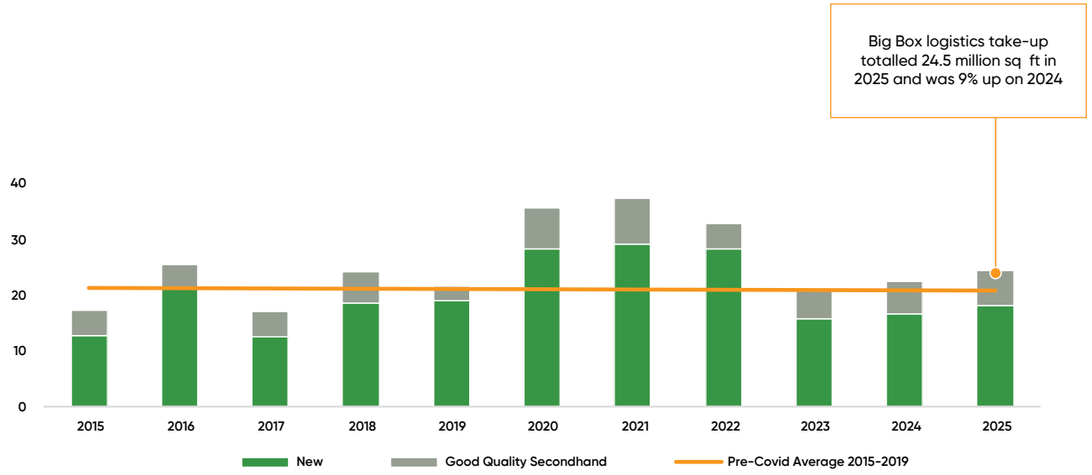
Grade A availability at end-2025, down 4% YoY as supply tightens

+4.0%

Prime headline rental growth over the 12 months to end-2025

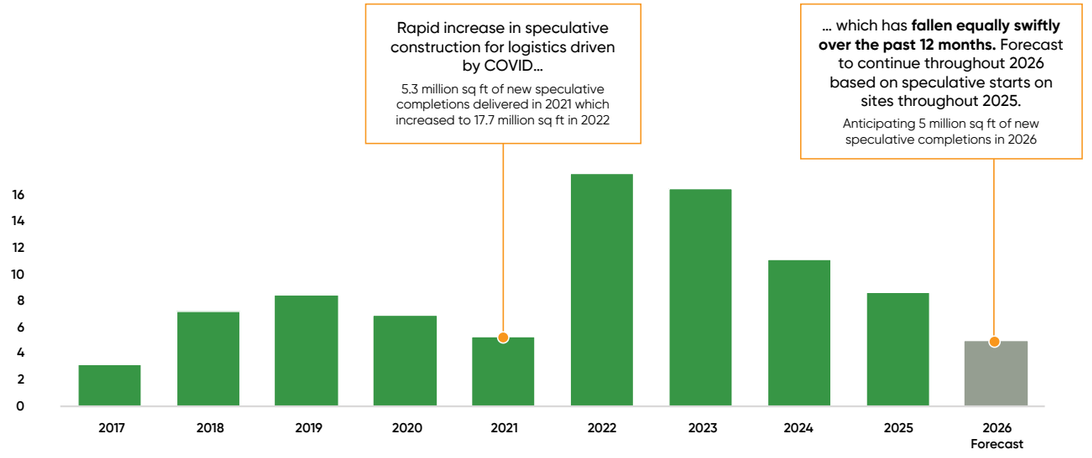
Grade A logistics take-up

Demand: above the pre-covid average



Big box speculative completions

Supply: pipeline contracting fast into 2026



The UK logistics market is primed for growth

Take-up in 2025 again outpaced the long-run average while speculative supply fell sharply. Falling vacancy and a thinning development pipeline are driving an acceleration in prime rental growth.

Robust, structurally-driven demand meeting a contracting supply pipeline, the UK logistics market is primed for growth, with tightening conditions set to accelerate rental progression.

1 Population growth

GB population grew 7% in the decade to 2025. JLL forecasts ~3.3% pa growth requires an additional 125m sq ft of logistics space by 2030.

2 E-commerce expansion

Online reached ~28% of UK retail in 2025. E-commerce needs c.3x the floorspace of bricks-and-mortar; parcel volumes forecast +23% by 2029/30.

3 Nearshoring & onshoring

Brexit, Covid-19, the war in Ukraine and Trump tariffs have made supply-chain resilience critical. Manufacturers were 31% of big box take-up in 2024–25.

4 Defence expenditure

UK defence spending rising to 2.5% of GDP by 2027, with ambitions for 3%. MOD industry spend reached £31.7bn in 2024/25, driving regional demand.

5 Pent-up demand

Two years of occupier caution in 2023–24 created significant pent-up demand which is now being released,with requirements for e-commerce and grocery especially strong.

6 Grocery & supermarkets

Grocery spend forecast to exceed £266bn by 2030 (+17% on 2025), generating direct grocer and indirect 3PL demand for warehouse space.

Milton Keynes

Site H, Bradbourne Drive South, MK7 8AT



Click to view Google Maps

Milton Keynes Bradbourne Drive South	**Milton Keynes** Bradbourne Drive North	**Bristol** Unit 1, Royal Portbury Dock Road	**Leeds** Unit 27, Oakwell Way	**Sheffield** Unit 7, Parkway Business Park	**Haydock** M6 Epic 50, Three Sisters Road	**Liverpool** Space 170, 1 Pighue Lane	**Tamworth** Titan House, Trinity Road	**Tamworth** Kingsbury Link, Trinity Road	**Birmingham** Unit 1, 5 First Avenue

Milton Keynes

Site H, Bradbourne Drive South, MK7 8AT





High quality, refurbished distribution facility situated in a premier South East industrial and logistics market, forming part of Red Bull's Milton Keynes technology campus and HQ for the Oracle Red Bull Racing team.

Located southeast of Milton Keynes city centre, the asset is situated in a premier industrial location, benefitting from superb connectivity to the national motorway network, accessed via the A421 and M1.

Extended in 2022 by 23,500 sq ft of high specification warehouse and office space, inclusive of 3 additional level access doors, to provide 57,114 sq ft of well specified distribution warehouse accommodation across a self-contained, secured yard site (c.48% site coverage). The unit benefits from minimum eaves heights ranging from 7.2 to 10.4 metres, 3 dock and 3 level access loading doors, and 3% office content.

Fully let to Red Bull Technology, part of the vehicle engineering division of the Formula One team; Oracle Red Bull racing.

The asset is let off a low passing rent of £9.50 psf, which provides a mark to market opportunity in excess of 40%, that can be accessed in under two years (March 2028).

The asset forms part of a wider cluster of Red Bull owned or leased assets on Bradbourne Drive, which serve as the headquarters for the Oracle Red Bull Racing Formula 1 team and Red Bull Advanced Technologies.

Key Property Details

Submarket	South East
Tenure	Freehold
Site Area	2.6 acres
Site Coverage	48%
Total Area	57,114 sq ft
Headline Rent (psf)	£542,585 (£9.50)
Mark to Market	40% +
Years Until Reversion	1.7 years
WAULTB / WAULTE	6.7 years
Tenant	Red Bull Technology Limited
EPC Rating	A

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Situated on Bradbourne Drive, the property is located in one of the South East's best-connected industrial locations, offering immediate access to the A421 and M1 (Junctions 13 & 14), linking directly to the national motorway network.

Milton Keynes serves as a prime operational hub for national occupiers due to its proximity to London, the Midlands, and major population centres, as well as its strong local infrastructure, skilled workforce, and established reputation in manufacturing, technology, and logistics.

53.31 million
people within a 4 hour drive time.
79% of the UK population

Site Connectivity

Cities	
Milton Keynes	5.1 miles
Northampton	21.8 miles
London	52.3 miles
Road Network	
A4146	0.5 miles
A5	1.5 miles
M1	5.1 miles
Air	
Luton	21.7 miles
Heathrow	51.1 miles
Stansted	54.5 miles
Train Times (from Milton Keynes Central)	
London Euston	34 mins
Birmingham New Street	56 mins
Manchester Piccadilly	1 hr 41 mins

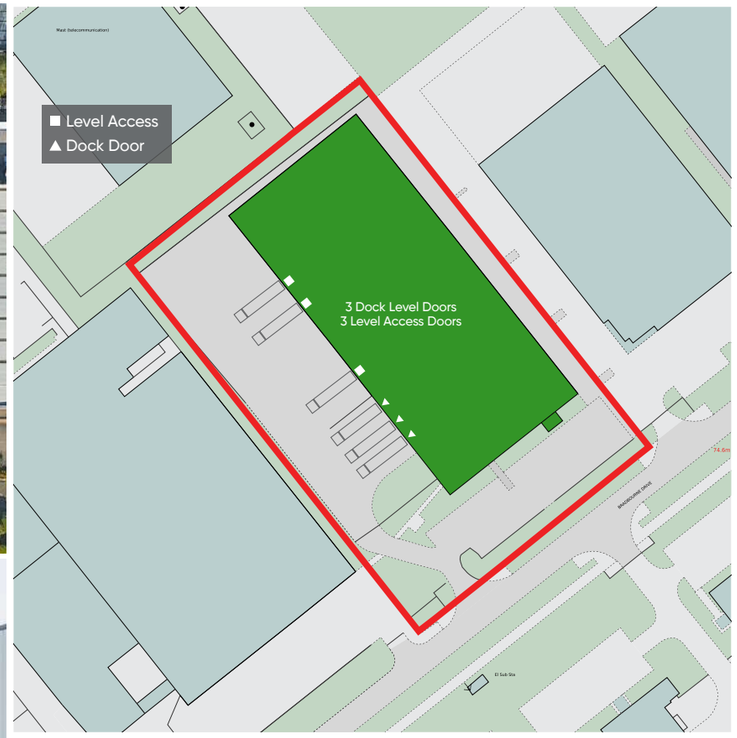
Milton Keynes

Site H, Bradbourne Drive South, MK7 8AT

Specification

Lettable Area (sq ft)	**57,114**
Office Content	**3.1%**
Year Built / Refurbished	**1994 / 2022**
Site Area (acres)	**2.6**
Site Coverage	**48%**
Total Dock Level Loading Doors	**3**
Total Level Access Loading Doors	**3**
Min Clear Height (m)	**7.2 / 10.4**
Yard Depth (m)	**30**
Car Parking Spaces	**52**









Milton Keynes

Site H, Bradbourne Drive South, MK7 8AT

Tenant Overview

Red Bull Technology Limited, a subsidiary of the Red Bull Group, specialises in the design, manufacture, and management of Formula One operations.

Founded in 2004, it serves as the engineering arm of the Formula One team, Oracle Red Bull Racing.

The property is part of a 290-acre technology campus on Bradbourne Drive which serves as the tenant's headquarters, with this unit specifically dedicated to storage and distribution.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 1	Red Bull Technology Limited	57,114	£542,585	£9.50	07/03/2023	-	06/03/2033	6.7	07/03/2028	Open Market

Tenant Covenant

Red Bull ADVANCED TECHNOLOGIES

Company Registration:
05202976

Creditsafe Rating:
99A – Very Low Risk

D&B Rating:
5A2

	2024	2023	2022
Turnover	£491,714,000	£446,202,000	£385,687,000
Pre Tax Profit	£19,485,000	£17,296,000	£15,378,000
Shareholder's Funds	£49,800,000	£35,990,000	£74,963,000
Number of Employees	969	787	736

Milton Keynes

Walker Greenbank Building,
Bradbourne Drive North, MK7 8BE

SANDERSON DESIGN GROUP



Click to view Google Maps

Milton Keynes

Walker Greenbank Building,
Bradbourne Drive North, MK7 8BE

Modern mid box logistics unit, located in a prime South East location in Milton Keynes, let to a well-established international brand with strong reversionary potential.

Located southeast of Milton Keynes city centre, the asset is situated in a premier industrial location, benefitting from superb connectivity to the national motorway network, accessed via the A421 and M1.

The 79,301 sq ft facility provides a strong specification, comprising a 6.6 metre minimum eaves height, 3 dock level doors and 1 level access door, as well as yard space of up to 30 metres.

The property is let to Sanderson Design Group Brands Limited for a remaining term of 2.9 years, let at a low rent of £8.33 psf, providing an exceptional mark to market opportunity approaching 45%.

Sanderson Design Group are a London-based international luxury interiors company. They currently utilise the unit for storage and distribution purposes.





Key Property Details

Submarket	South East
Tenure	Freehold
Site Area	3.8 acres
Site Coverage	39%
Total Area	79,301 sq ft
Headline Rent (psf)	£660,500 (£8.33)
Mark to Market	c. 45%
Years Until Reversion	2.9 years
WAULTB / WAULTE	2.9 years
Tenant	Sanderson Design Group Brands Limited
EPC Rating	C

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Location

Situated on Bradbourne Drive, the property is located in one of the South East's best-connected industrial locations, offering immediate access to the A421 and M1 (Junctions 13 & 14), linking directly to the national motorway network.

Milton Keynes serves as a prime operational hub for national occupiers due to its proximity to London, the Midlands, and major population centres, as well as its strong local infrastructure, skilled workforce, and established reputation in manufacturing, technology, and logistics.

53.31 million
people within a 4 hour drive time.
79% of the UK population

Site Connectivity

Cities	
Milton Keynes	4.7 miles
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London	52.2 miles
Road Network	
A4146	0.1 miles
A5	1 mile
M1 J14	4.6 miles
Air	
Luton	23.3 miles
Heathrow	50.7 miles
Stansted	54.2 miles
Train Times	
London Euston	34 mins
Birmingham New Street	56 mins
Manchester Piccadilly	1 hr 41 mins

Milton Keynes
Bradbourne
Drive South

Milton Keynes
Bradbourne
Drive North

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Kingsbury Link,
Trinity Road

Birmingham
Unit 1,
5 First Avenue

Milton Keynes

Walker Greenbank Building,
Bradbourne Drive North, MK7 8BE

Specification

Lettable Area (sq ft)	**79,301**
Office Content	**20.8%**
Year Built / Refurbished	**1990 / -**
Site Area (acres)	**3.8**
Site Coverage	**39%**
Total Dock Level Loading Doors	**3**
Total Level Access Loading Doors	**1**
Min Clear Height (m)	**6.6**
Yard Depth (m)	**30**
Car Parking Spaces	**91**









Milton Keynes

Walker Greenbank Building,
Bradbourne Drive North, MK7 8BE

Tenant Overview

Sanderson Design Group is a London-based international luxury interiors company specialising in the design, manufacture and distribution of high-quality fabrics, wallpapers and home furnishings.

With a heritage dating back to 1860, the group owns a portfolio of iconic British brands including Sanderson, Morris & Co., Zoffany and Harlequin, and operates across global markets from a strong UK manufacturing base. The asset is primarily used for storage and distribution purposes.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Walker Greenbank Building	Sanderson Design Group Brands Limited	79,301	£660,500	£8.33	19/05/2024	-	18/05/2029	2.9	-	-

Tenant Covenant

SANDERSON DESIGN GROUP

Company Registration:
01167325

Creditsafe Rating:
96A – Very Low Risk

D&B Rating:
5A2

	2025	2024	2023
Turnover	£79,668,000	£92,925,000	£97,385,000
Pre Tax Profit	£7,325,000	£10,780,000	£11,287,000
Shareholder's Funds	£61,038,000	£60,380,000	£52,657,000
Number of Employees	519	566	576

Bristol

Unit 1, Royal Portbury Dock Road,
Bristol, BS20 0NE

Carbase



Click to view Google Maps

Bristol

Unit 1, Royal Portbury Dock Road,
Bristol, BS20 0NE

Recently refurbished industrial and IOS facility positioned at the heart of Royal Portbury Docks, a major deepwater South West commercial port, let to a strong covenant.

Located in Royal Portbury Docks, within the Port of Bristol, the asset benefits from an exceptional location which provides quick access to both national and international distribution networks via the Port and nearby M5 motorway.

The asset has been comprehensively refurbished, with project completion in 2026, providing a modern mid-box facility benefitting from new cladding and external redecoration, as well as a minimum eaves height of 6.9 metres, and 18 level access doors. The site also benefits from a further 326,700 sq ft of industrial open storage (IOS) space, used by the tenant for secure vehicle storage.

Following refurbishment, the property was let to Brent Cars Limited for a term of 20 years. The rent is broken down as £7.45 psf on the building area and £1.42 psf on the IOS area.[1]

Bristol has experienced exceptional rental growth in recent times and the agreement made with Brent Cars in August 2025 is already below ERV, reflecting mark to market potential north of 10%.

Brent Cars Limited, who operate under the Carbase brand, have an established covenant with a strong trading history specialising in the sale of second-hand cars across the southwest.

[1] Lease to Brent Cars Limited agreed on the basis of a building area of 62,168 sq ft, which will be the area used at rent review in 2031.





Key Property Details

Submarket
South West

Tenure
Long Leasehold
(c. 115 years remaining across three leasehold titles, each at a peppercorn rent)

Site Area
10.7 acres

Site Coverage
11.5%

Total Area
62,639 sq ft [1]

IOS (Industrial Open Storage)
326,700 sq ft

Headline Rent (psf)
£930,000 (£7.45 building) (£1.42 IOS)

Mark to Market Potential
10% +

Years Until Reversion
4.8 years

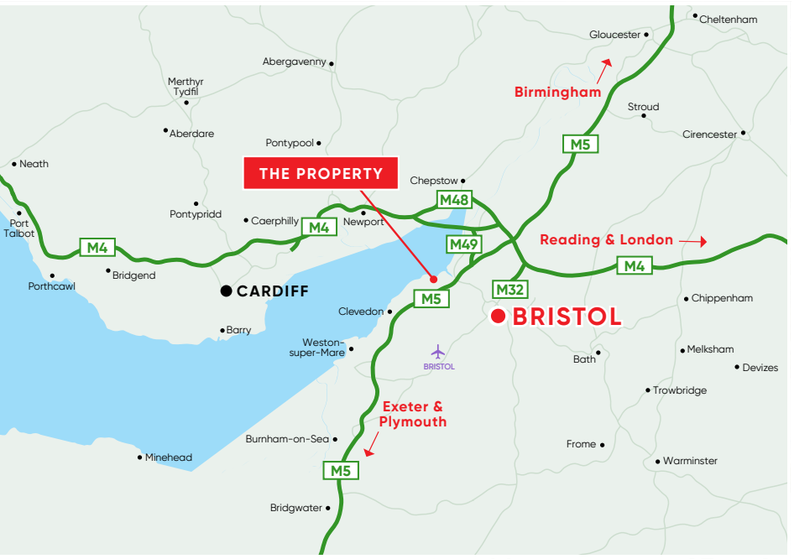
WAULTB / WAULTE
14.8 / 19.8 years

Tenant
Brent Cars Limited

EPC Rating
D

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Location

Bristol is the premier distribution location in the South West, benefitting from strong access to the UK motorway network via the M5 and M4, and proximity to the Port of Bristol, providing established access to international markets.

The property is situated within Royal Portbury Docks, which features the UK's largest sea dock and serves as a primary hub for vehicle imports and bulk cargo. Surrounding occupiers include Wincanton, Gist, Brakes and Bunzl.

43.96 million
people within a 4 hour drive time.
65% of the UK population

Site Connectivity

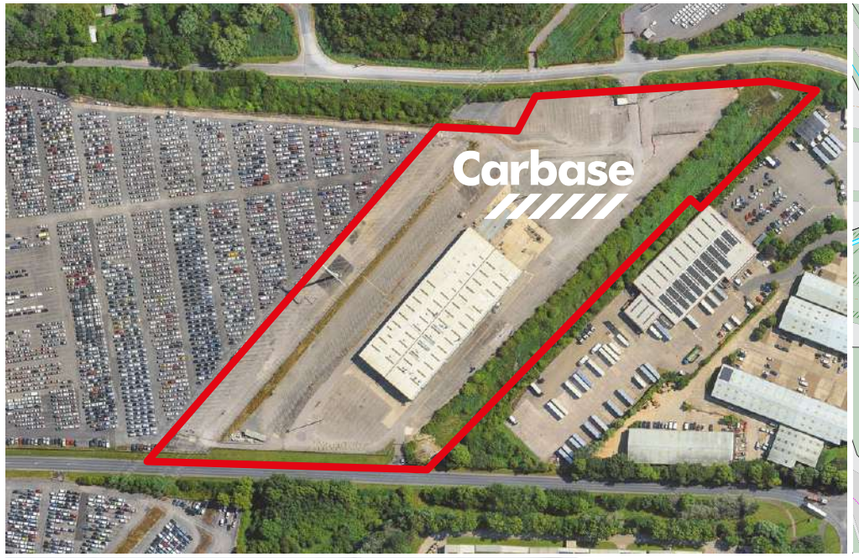
Cities	
Bristol	8.4 miles
Birmingham	98.1 miles
London	125 miles
Road Network	
M5 J19	0.9 mile
M4 J20	9.7 miles
Air	
Bristol	10.2 miles
Cardiff	50.1 miles
Freight	
Avonmouth	4.1 miles
Train Times (from Bristol Temple Meads)	
London Paddington	1 hr 35 mins
Birmingham New Street	1 hr 19 mins
Plymouth	2 hr 2 mins

Bristol

Unit 1, Royal Portbury Dock Road,
Bristol, BS20 0NE

Specification

Lettable Area (sq ft)	**62,639**
Office Content	**15.0%**
Year Built / Refurbished	**1980 / 2026**
Site Area (acres)	10.7
Site Coverage	11.5%
Total Dock Level Loading Doors	**-**
Total Level Access Loading Doors	**18**
Min Clear Height (m)	**6.9**
Yard Depth (m)	**30**
Car Parking Spaces	**1,000**









Bristol

Unit 1, Royal Portbury Dock Road,
Bristol, BS20 0NE

Tenant Overview

Brent Cars Limited operates as a second-hand car dealership and autocentre, incorporated in June 2003, under the brand Carbase.

They currently operate four stores across the South West with three adjoining autocentres, offering services from car sales to MOTs.

Brent operate Royal Portbury Dock Road as a car preparation site, with onsite facilities including spray booths, a photography studio and extensive outdoor vehicular storage space.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 1	Brent Cars Limited	62,639 + 326,700 IOS	£930,000	£7.45 £1.42 IOS	30/04/2026	30/04/2041	29/04/2046	14.8 / 19.8	30/04/2031	Open Market (geared)

Tenant Covenant

Carbase

Company Registration:	Creditsafe Rating:	D&B Rating:
04794864	**59B - Low Risk**	**A2**

	2024	2023	2022
Turnover	£151,798,811	£117,797,229	£147,139,341
Pre Tax Profit	-£2,313,792	£220,488	-£4,856,320
Shareholder's Funds	£1,039,878	£1,693,540	£1,463,481
Number of Employees	204	205	227

Leeds

Unit 27, Oakwell Way, WF17 9LU



Click to view Google Maps

Leeds

Unit 27, Oakwell Way, WF17 9LU





Well located, refurbished distribution unit, situated within a prime distribution and retail warehousing hub, let to a strong national retailer.

Located in Batley to the southwest of Leeds city centre, the property offers exceptional connectivity to the M62 motorway, enabling efficient distribution across Leeds and Greater Manchester, and onto wider regional hubs via the M1 and A1.

Following recent refurbishment in 2017, the property offers 110,329 sq ft of well specified warehouse space with a minimum eaves height of 7.9 metres, six level access doors, yard space of up to 35 metres and low site coverage of 38%.

The property is let to Cubico (UK) Limited for a remaining term of 8.5 years, let at a reversionary rent of £6.52 psf, which provides mark to market potential in excess of 15%.

Cubico (UK) Limited are a bathroom product wholesaler and operate the unit under their Easy Bathrooms brand as its headquarters. The unit has been configured as the UK's largest bathroom showroom. Part of the facility is sublet to Flair Furniture Limited.

Key Property Details

Submarket	Yorkshire
Tenure	Long Leasehold (965 years remaining at a peppercorn rent)
Site Area	6.5 acres
Site Coverage	38%
Total Area	110,329 sq ft
Headline Rent (psf)	£718,991 (£6.52)
Mark to Market Potential	15% +
Years Until Reversion	3.6 years
WAULTB / WAULTE	8.5 years
Tenant	Cubico UK Ltd (EASY BATHROOMS SIMPLY LUXURIOUS)
EPC Rating	B

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

The asset is located within Birstall, a trade hub on the outskirts of Leeds city centre, benefitting from excellent access to the M62 and M1 motorways. Leeds is strategically positioned within the northeast of England, in close proximity to key regional consumer hubs and a well-established industrial labour force.

The property is situated within a wider industrial park, home to national occupiers such as Ocado, IKEA and Howdens, with substantial amenity provision offered by the adjacent Birstall Retail Park.

30.41 million
people within a 4 hour drive time.
45% of the UK population

Site Connectivity

Cities	
Leeds	7.1 miles
Sheffield	35.3 miles
Manchester	37.8 miles
Road Network	
M62 J27	1 miles
M621	1.8 miles
M1	6.9 miles
A1 (M)	16.8 miles
Air	
Leeds Bradford	14.1 miles
Manchester	51.2 miles
Freight	
Freightliner Leeds	8.6 miles
Wakefield Europort	12.7 miles
Train Times (from Leeds Station)	
York	22 mins
Sheffield	40 mins
London King's Cross	2 hr

Milton Keynes
Bradbourne
Drive South

Milton Keynes
Bradbourne
Drive North

Bristol
Unit 1, Royal
Portbury Dock Road

Leeds
Unit 27,
Oakwell Way

Sheffield
Unit 7,
Parkway Business Park

Haydock
M6 Epic 50,
Three Sisters Road

Liverpool
Space 170,
1 Pighue Lane

Tamworth
Titan House,
Trinity Road

Tamworth
Kingsbury Link,
Trinity Road

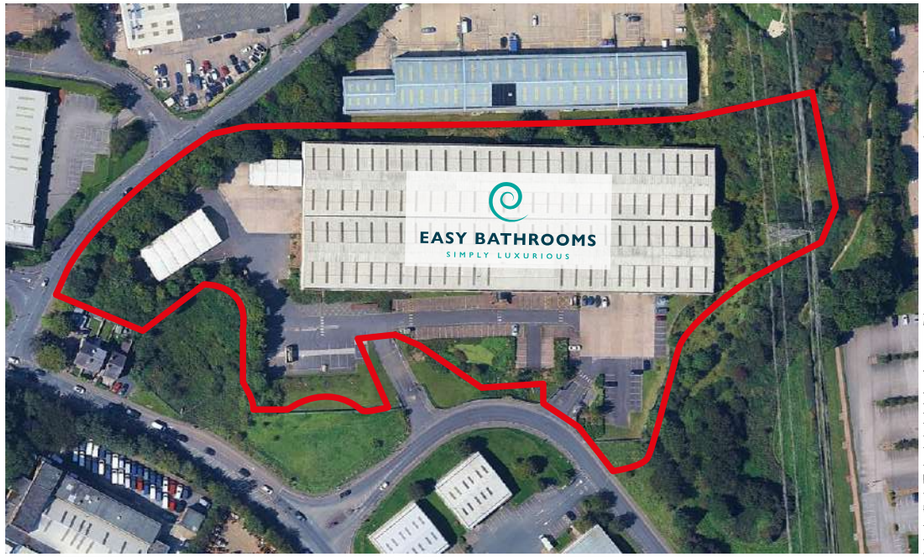
Birmingham
Unit 1,
5 First Avenue

Leeds

Unit 27, Oakwell Way, WF17 9LU

Specification

Lettable Area (sq ft)	**110,329**
Office Content	**5.9%**
Year Built / Refurbished	**1990 / 2017**
Site Area (acres)	**6.5**
Site Coverage	**38%**
Total Dock Level Loading Doors	**0**
Total Level Access Loading Doors	**6**
Min Clear Height (m)	**7.9**
Yard Depth (m)	**35**
Car Parking Spaces	**85**









Leeds

Unit 27, Oakwell Way, WF17 9LU

Tenant Overview

Cubico (UK) Limited is a market-leading bathroom product wholesaler. The company was established in 2012 and offers an extensive range of over 1000 high-quality products catering to customers of all budgets.

The company operates Oakwell Way under its Easy Bathrooms brand, and the site, which represents the largest bathroom showroom in the UK, has been used as its headquarters since 2016.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 27	Cubico (UK) Limited	110,329	£718,991	£6.52	04/02/2025	-	31/12/2034	8.5	04/02/2030	Open Market

Tenant Covenant

EASY BATHROOMS
SIMPLY LUXURIOUS

Company Registration: **08073879**	Creditsafe Rating: **78A - Very Low Risk**	D&B Rating: **3A3**

	2025	2024	2023
Turnover	£110,309,271	£103,497,256	£107,550,584
Pre Tax Profit	-£852,507	-£528,197	-£1,842,302
Shareholder's Funds	£10,472,878	£10,284,316	£10,805,515
Number of Employees	839	788	685

Sheffield

Unit 7, Parkway Business Park, S9 4WU



Click to view Google Maps

Sheffield

Unit 7, Parkway Business Park, S9 4WU





Recently refurbished distribution unit situated in a premier Yorkshire industrial location, benefitting from exceptional motorway connectivity.

Located to the east of Sheffield city centre, the asset benefits from immediate access to Sheffield Parkway (A57) and direct connectivity to the M1 motorway serving the wider Northeast and Midlands.

Comprehensively refurbished in 2025, the unit offers 60,690 sq ft of good quality distribution space with a minimum clear height of 10.6 metres and four level access doors.

The asset is fully let to 4S Distribution Ltd, at a reversionary rent of £7.76 psf, providing mark to market potential of approximately 10%, which can be accessed in just over two years should the tenant exercise their break option.

4S Distribution Ltd are a local storage and distribution company with an international reach and partnership with Palletforce.

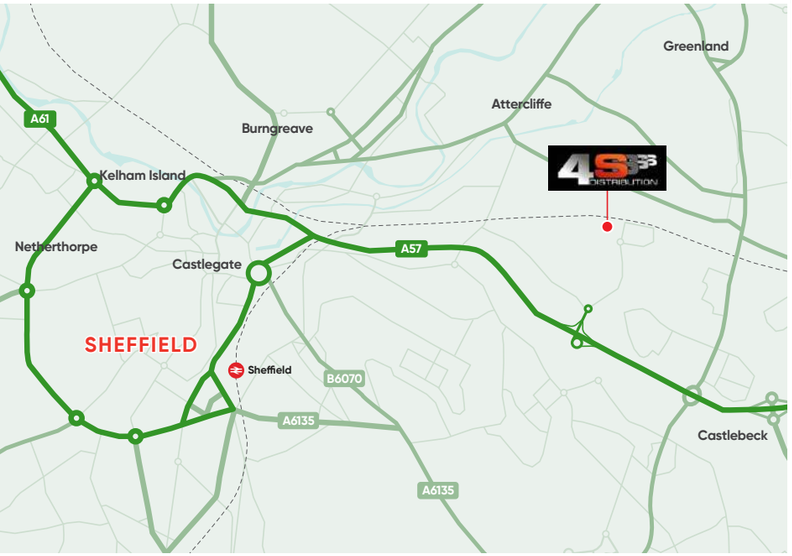
Key Property Details

Submarket	Yorkshire
Tenure	Freehold
Site Area	3.0 acres
Site Coverage	46%
Total Area	60,690 sq ft
Headline Rent (psf)	£471,130 (£7.76)
Mark to Market Potential	c.10%
Years Until Reversion	2.1 years
WAULTB / WAULTE	2.1 / 4.1 years
Tenant	4S Distribution Ltd
EPC Rating	B

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Situated within the established Parkway Business Park, the property boasts an exceptional location with immediate access to Sheffield Parkway (A57).

Sheffield Parkway provides a direct link to Junction 33 of the M1 Motorway, just 4.5 miles away, and Sheffield City Centre, only 3.2 miles from the site. This strategic position ensures excellent connectivity to the local labour force and major northern and midland hubs, including Leeds, Manchester and Birmingham.

38.66 million
people within a 4 hour drive time.
57% of the UK population

Site Connectivity

Cities	
Sheffield (City Centre)	3.2 miles
Leeds	40 miles
Manchester	42.6 miles
Road Network	
A57	0.5 miles
M1 J33	4.5 miles
A1 (M) J35	15.9 miles
Air	
Leeds Bradford	47.1 miles
Manchester	53.9 miles
Freight	
Tinsley Terminal	4.1 miles
Train Times (from Sheffield Station)	
Leeds	41 mins
Manchester	52 mins
London St Pancras	2 hr 4 mins

Sheffield

Unit 7, Parkway Business Park, S9 4WU

Specification

Lettable Area (sq ft)	**60,690**
Office Content	**5.8%**
Year Built / Refurbished	**2003 / 2025**
Site Area (acres)	**3.0**
Site Coverage	**46%**
Total Dock Level Loading Doors	**-**
Total Level Access Loading Doors	**4**
Min Clear Height (m)	**10.6**
Yard Depth (m)	**30**
Car Parking Spaces	**45**









Sheffield

Unit 7, Parkway Business Park, S9 4WU

Tenant Overview

4S Distribution Ltd is a South Yorkshire-based storage and distribution company serving domestic, European, and international markets.

Through a partnership with Palletforce, that provides additional capacity and reach, the company offers a range of services including global palletised distribution, transport, haulage, and warehousing.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 7	4S Distribution Ltd	60,690	£471,130	£7.76	30/07/2025	30/07/2028	29/07/2030	2.1 / 4.1	-	-

Tenant Covenant

Company Registration:
11103037

Creditsafe Rating:
54B - Low Risk

D&B Rating:
1A3

	2024	2023	2022
Turnover	-	-	£6,723,357
Pre Tax Profit	-	-	£382,759
Shareholder's Funds	£975,131	£806,981	£748,393
Number of Employees	27	42	49

Haydock

M6 EPIC 50, Three Sisters Road, WN4 9GD

3PL



Click to view Google Maps

Haydock

M6 EPIC 50, Three Sisters Road, WN4 9GD





Recently constructed mid-box unit, benefitting from an excellent specification and ESG credentials, situated just off the M6 motorway in between Manchester and Liverpool.

Located in Haydock, to the south of Wigan, M6 Epic 50 is situated in close proximity to Junction 25 of the M6 motorway, providing quick access to urban centres across the North via the national motorway network.

Built in 2019, the asset is of Grade A specification, benefitting from a minimum eaves height of 10 metres, four dock doors and two level access doors, as well as a yard depth of up to 40 metres, and an EPC 'A' rating.

The asset is fully let to 3P Logistics Limited at a highly reversionary rent of £8.51 psf, with 3.3 years until lease expiry, which provides mark to market opportunity approaching 20%.

3P Logistics Limited are an established third-party logistics (3PL) provider that specialises in e-commerce fulfilment.

Key Property Details

Submarket	North West
Tenure	Freehold
Site Area	2.9 acres
Site Coverage	40%
Total Area	54,979 sq ft
Headline Rent (psf)	£467,857 (£8.51)
Mark to Market Potential	c. 20%
Years Until Reversion	3.3 years
WAULTB / WAULTE	3.3 years
Tenant	3P Logistics Ltd **3PL**
EPC Rating	A

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Haydock is located 4.5 miles south of Wigan, a strong North West industrial location in between the urban centres of Manchester and Liverpool.

The asset is situated within a wider industrial and logistics cluster, home to national occupiers including Poundland, Essity and Staci.

The park benefits from quick access to Junction 25 of the M6 motorway via the A49, enabling distribution to Greater Manchester, Liverpool and other regional urban centres.

32.73 million
people within a 4 hour drive time.
48% of the UK population

Site Connectivity

Cities	
Liverpool	19 miles
Manchester	19.5 miles
Birmingham	89 miles
Road Network	
M6 J25	2.4 miles
A580	3.3 miles
M62 J10	9.8 miles
Air	
Liverpool John Lennon	19.5 miles
Manchester	24.3 miles
Freight	
Stobart Port, Widnes	23.1 miles
Train Times (from Wigan North Western)	
Liverpool Lime Street	31 mins
Manchester Victoria	27 mins
London Euston	2 hr

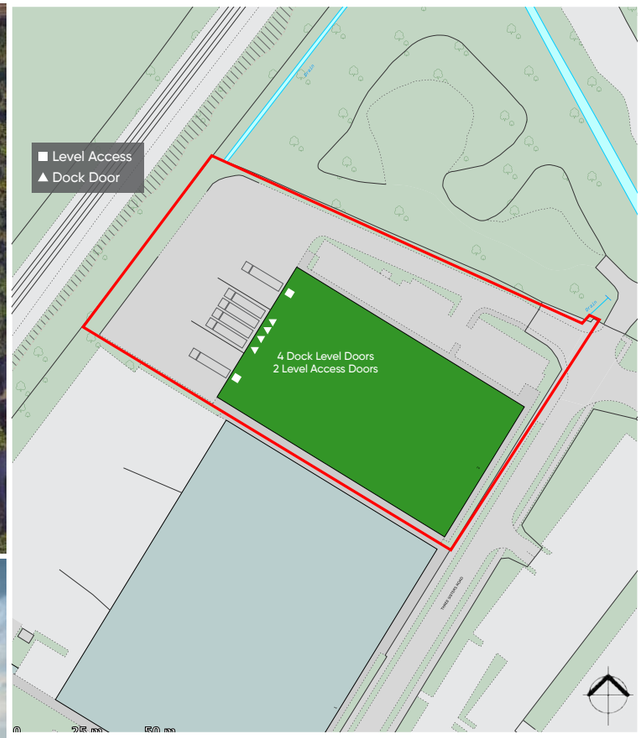
Haydock

M6 EPIC 50, Three Sisters Road, WN4 9GD

Specification

Lettable Area (sq ft)	**54,979**
Office Content	**13.5%**
Year Built / Refurbished	**2019**
Site Area (acres)	**2.9**
Site Coverage	**40%**
Total Dock Level Loading Doors	**4**
Total Level Access Loading Doors	**2**
Min Clear Height (m)	**10**
Yard Depth (m)	**40**
Car Parking Spaces	**53**









Haydock

M6 EPIC 50, Three Sisters Road, WN4 9GD

Tenant Overview

3P Logistics Limited is a third-party logistics (3PL) provider that specialises in e-commerce fulfilment and logistics services for businesses of all sizes looking to outsource their D2C or multi-channel supply chain operations.

Since their incorporation in 2006, 3P Logistics Limited have shipped over 1 billion items, serving over 195 countries.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
M6 Epic 50	3P Logistics Limited	54,979	£467,857	£8.51	31/10/2019	-	30/10/2029	3.3	-	-

Tenant Covenant

3PL

Company Registration:	Creditsafe Rating:	D&B Rating:
05876788	**63B - Low Risk**	**1A2**

	2025	2024	2023
Turnover	-	-	£11,452,704
Pre Tax Profit	-	-	£434,784
Shareholder's Funds	£1,242,830	£1,052,751	£1,000,017
Number of Employees	60	85	94

Liverpool

Space 170, 1 Pighue Lane, L7 9QA

rubies



Click to view Google Maps

Milton Keynes Bradbourne Drive South	**Milton Keynes** Bradbourne Drive North	**Bristol** Unit 1, Royal Portbury Dock Road	**Leeds** Unit 27, Oakwell Way	**Sheffield** Unit 7, Parkway Business Park	**Haydock** M6 Epic 50, Three Sisters Road	**Liverpool** Space 170, 1 Pighue Lane	**Tamworth** Titan House, Trinity Road	**Tamworth** Kingsbury Link, Trinity Road	**Birmingham** Unit 1, 5 First Avenue

Liverpool

Space 170, 1 Pighue Lane, L7 9QA





Distribution unit situated within a prime urban North West location let to a strong covenant.

High-quality distribution unit in the North West, located 1 mile to the West of Junction 4 of the M62 in Liverpool, in a prime urban logistics location

Situated adjacent to Edge Lane, the main arterial route into Liverpool and 1 mile from the Liverpool Ring Road, providing easy access to Greater Liverpool and to the regional and national motorway network

Comprehensively refurbished in 2015, the property comprises 168,687 sq ft accommodation and benefits from an eight metre minimum eaves height, 13 dock level access doors and four ground-level access doors

The property is optimised for logistics use with two yard and loading areas on separate elevations, accessed through two separate access points providing two entry and exit routes

The asset is fully let to Rubie's Masquerade Company at a low rent of £6.05 psf, providing mark to market potential of approximately 10%, which can be accessed in just under four years.

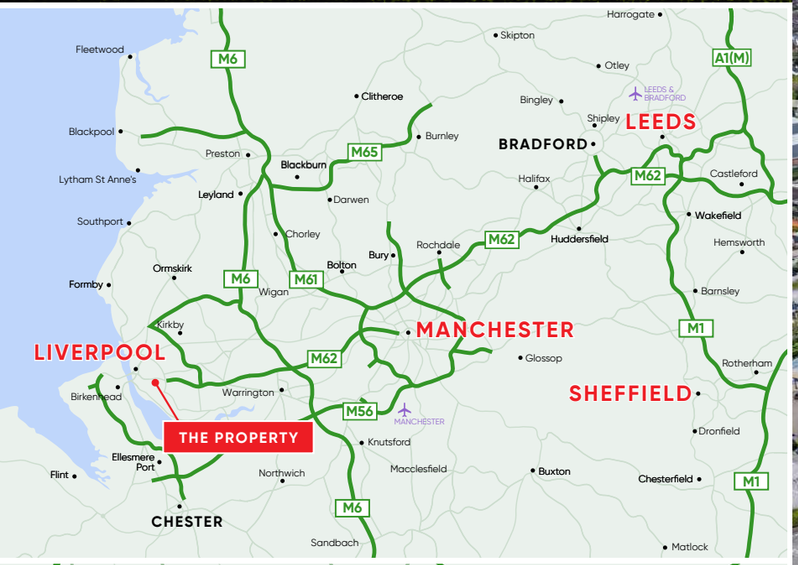
Rubie's is a leading, globally recognised manufacturer and distributor of fancy dress costumes.

Key Property Details

Submarket	North West
Tenure	Freehold
Site Area	7.5 acres
Site Coverage	50%
Total Area	168,687 sq ft
Headline Rent (psf)	£1,020,420 (£6.05)
Mark to Market Potential	c. 10%
Years Until Reversion	3.9 years
WAULTB / WAULTE	8.9 years
Tenant	Rubie's Masquerade Company (UK) Limited
EPC Rating	B

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Liverpool has a rich industrial heritage thanks to its portside location, which continues to represent a key gateway for international trade.

Its strategic positioning also boasts strong road connectivity via the M62 motorway, which connects Liverpool to Manchester, and the M6 which connects the asset to the wider national motorway network.

Pighue Lane is situated within a wider mixed-use hub, neighbouring Liverpool Shopping Park and Liverpool Innovation Park.

30.43 million
people within a 4 hour drive time.
45% of the UK population

Site Connectivity

Cities	
Liverpool	3.4 miles
Manchester	31.3 miles
Birmingham	96 miles
Road Network	
M62 J4	1.7 miles
M6 J21A	16.4 miles
Air	
Liverpool John Lennon	7 miles
Manchester	33.2 miles
Freight	
Freightliner Liverpool	5.1 miles
Train Times (from Liverpool Lime Street)	
Manchester Victoria	40 mins
Birmingham New Street	1 hr 36 mins
London Euston	2 hr 20 mins

Milton Keynes
Bradbourne
Drive South

Milton Keynes
Bradbourne
Drive North

Bristol
Unit 1, Royal
Portbury Dock Road

Leeds
Unit 27,
Oakwell Way

Sheffield
Unit 7,
Parkway Business Park

Haydock
M6 Epic 50,
Three Sisters Road

Liverpool
Space 170,
1 Pighue Lane

Tamworth
Titan House,
Trinity Road

Tamworth
Kingsbury Link,
Trinity Road

Birmingham
Unit 1,
5 First Avenue

Liverpool

Space 170, 1 Pighue Lane, L7 9QA

Specification

Lettable Area (sq ft)	**168,687**
Office Content	**6.8%**
Year Built / Refurbished	**1984 / 2015**
Site Area (acres)	**7.5**
Site Coverage	**50%**
Total Dock Level Loading Doors	**13**
Total Level Access Loading Doors	**4**
Min Clear Height (m)	**8**
Yard Depth (m)	**55**
Car Parking Spaces	**120**









Liverpool

Space 170, 1 Pighue Lane, L7 9QA

Tenant Overview

Rubie's Masquerade Company (UK) Limited is a globally established designer, manufacturer and distributor of licensed costumes and accessories, with over 70 years of trading history.

The company holds long-standing agreements with leading entertainment brands including Disney, Marvel and Warner Bros, supplying a diverse customer base of major retailers and e-commerce platforms.

Supported by strong international backing and a resilient, event-driven market, Rubie's is a well-established business with a proven track record and solid covenant strength.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 1	Rubie's Masquerade Company (UK) Limited	168,687	£1,020,420	£6.05	29/05/2025	–	28/05/2035	8.9	29/05/2030	Higher of OMV & RPI (1-4%)

Tenant Covenant

rubies

Company Registration:	Creditsafe Rating:	D&B Rating:
03508897	**72A - Very Low Risk**	**2A2**

	2025	2024	2023
Turnover	£38,854,000	£44,503,000	£56,097,000
Pre Tax Profit	-£1,810,000	£2,000	£121,000
Shareholder's Funds	£5,499,000	£7,029,000	£7,104,000
Number of Employees	178	205	97

Tamworth

Titan House, Trinity Road,
Tamworth, B78 2EX



Click to view Google Maps

Milton Keynes Bradbourne Drive South	**Milton Keynes** Bradbourne Drive North	**Bristol** Unit 1, Royal Portbury Dock Road	**Leeds** Unit 27, Oakwell Way	**Sheffield** Unit 7, Parkway Business Park	**Haydock** M6 Epic 50, Three Sisters Road	**Liverpool** Space 170, 1 Pighue Lane	**Tamworth** Titan House, Trinity Road	**Tamworth** Kingsbury Link, Trinity Road	**Birmingham** Unit 1, 5 First Avenue

Tamworth

Titan House, Trinity Road,
Tamworth, B78 2EX





High-quality distribution unit located within Kingsbury Link Business Park in the renowned Golden Triangle, let to a strong covenant.

Located in Tamworth, the asset is situated in a prime West Midlands distribution hub, benefitting from excellent connectivity to the national motorway network and positioning near both the Birmingham Intermodal Rail Freight Terminal (BIFT) and Hams Hall Freight Terminal.

The property features a highly specified distribution facility extending to 94,120 sq ft, offering a minimum eaves height of 7.1 metres, four dock-level loading doors, three level-access doors, substantial car parking provisions, and a self-contained secure yard with a site coverage of 37%.

Fully let to RTI International Metals Ltd off a passing rent of £7.73 psf, providing mark to market opportunity north of 15%, which can be unlocked in four years time.

RTI International Metals is a subsidiary of Howmet Aerospace and overarching parent company Alcoa. The company is a global leader in the production and distribution of engineered metal products for the aerospace, defence, and commercial transportation industries.

Key Property Details

Submarket	Midlands
Tenure	Long Leasehold (973 years remaining at a rent of £5 per annum)
Site Area	5.3 acres
Site Coverage	37%
Total Area	94,120 sq ft
Headline Rent (psf)	£727,841 (£7.73)
Mark to Market Potential	15% +
Years Until Reversion	4.0 years
WAULTB / WAULTE	4.0 / 9.0 years
Tenant	RTI International Metals Ltd
EPC Rating	B

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Tamworth is a premier distribution location within the renowned Golden Triangle, situated in Staffordshire in the West Midlands, approximately 18 miles northeast of Birmingham.

The asset sits within the established Kingsbury Link Business Park, strategically positioned with immediate access to the A5 which links directly to Junction 10 of the M42, just two miles to the west. This location has attracted leading national and international occupiers including Sainsbury's, DB Schenker, Aldi, Movianto, UPS, and Unipart.

53.16 million
people within a 4 hour drive time.
79% of the UK population

Site Connectivity

Cities	
Birmingham	18.1 miles
Manchester	90.6 miles
London	119 miles
Road Network	
A5	1.9 miles
M42 J10	1.9 miles
M6 Toll	5.7 miles
M1 J20	25 miles
Air	
Birmingham	15.2 miles
East Midlands	24 miles
Freight	
Birmingham Intermodal	3 miles
Train Times (from Tamworth Station)	
Birmingham New Street	15 mins
London Euston	1 hr 8 mins
Manchester Piccadilly	1 hr 21 mins

Milton Keynes
Bradbourne
Drive South

Milton Keynes
Bradbourne
Drive North

Bristol
Unit 1, Royal
Portbury Dock Road

Leeds
Unit 27,
Oakwell Way

Sheffield
Unit 7,
Parkway Business Park

Haydock
M6 Epic 50,
Three Sisters Road

Liverpool
Space 170,
1 Pighue Lane

Tamworth
Titan House,
Trinity Road

Tamworth
Kingsbury Link,
Trinity Road

Birmingham
Unit 1,
5 First Avenue

Tamworth

Titan House, Trinity Road,
Tamworth, B78 2EX

Specification

Lettable Area (sq ft)	**94,120**
Office Content	**20.4%**
Year Built / Refurbished	**1990 / -**
Site Area (acres)	**5.3**
Site Coverage	**37%**
Total Dock Level Loading Doors	**4**
Total Level Access Loading Doors	**3**
Min Clear Height (m)	**7.1**
Yard Depth (m)	**40**
Car Parking Spaces	**135**









Tamworth

Titan House, Trinity Road,
Tamworth, B78 2EX

Tenant Overview

RTI International Metals Ltd is a leading supplier of titanium and specialty metal products.

Founded in 1950, the company was acquired by the listed firm Alcoa Corporation in 2015 and is now a subsidiary of Alcoa's aerospace and transportation business: Howmet Aerospace.

Howmet Aerospace is a global leader in the production and distribution of engineered metal products for the aerospace, defence, and commercial transportation industries. The company's products are used in a variety of applications, including jet engines, landing gear, and airframes.

In 2022, Howmet Aerospace in Tamworth produced 10,000 metric tons of titanium and titanium alloy products, exported to over 50 countries across the world.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Titan House	RTI International Metals Limited	94,120	£727,841	£7.73	17/06/2025	16/06/2030	16/06/2035	4.0/ 9.0	17/06/2030	Open Market

Tenant Covenant

RTI INTERNATIONAL

Company Registration:	Creditsafe Rating:	D&B Rating:
03585661	**96A – Very Low Risk**	**5A2**

	2024	2023	2022
Turnover	£130,753,301	£112,458,733	£58,564,832
Pre Tax Profit	£7,269,658	£5,929,622	-£1,058,209
Shareholder's Funds	£37,845,888	£32,403,211	£28,136,401
Number of Employees	42	37	36

Tamworth

Kingsbury Link, Trinity Road,
Tamworth, B78 2EX

BRICHIMON

BRICHIMON



Click to view Google Maps

Tamworth

Kingsbury Link, Trinity Road,
Tamworth, B78 2EX

Modern, refurbished distribution unit located within Kingsbury Link Business Park in the renowned Golden Triangle let to a well known occupier.

Located in Tamworth, the asset is situated in a prime West Midlands distribution hub, benefitting from excellent connectivity to the national motorway network and positioning near both the Birmingham Intermodal Rail Freight Terminal (BIFT) and Hams Hall Freight Terminal.

Kingsbury Link comprises 195,273 sq ft of refurbished distribution warehouse space, featuring a 13.4 metre minimum eaves height, 44 dock-level loading doors, and two level-access doors with a secure yard of up to 116 metres.

The asset was let in 2024 to Brichimon Limited following refurbishment, at a reversionary rent of £7.25 psf, providing a mark to market approaching 25%, which can be accessed in approximately three years from purchase.

Brichimon Limited is a UK-based trading company founded in 2020, specialising in the sale of furniture and household products.





Key Property Details

Submarket	Midlands
Tenure	Freehold
Site Area	11.8 acres
Site Coverage	34%
Total Area	195,273 sq ft
Headline Rent (psf)	£1,415,600 (£7.25)
Mark to Market Potential	c.25%
Years Until Reversion	3.3 years
WAULTB / WAULTE	8.3 years
Tenant	Brichimon Ltd
EPC Rating	B

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Tamworth is a premier distribution location within the renowned Golden Triangle, situated in Staffordshire in the West Midlands, approximately 18 miles northeast of Birmingham.

The asset sits within the established Kingsbury Link Business Park, strategically positioned with immediate access to the A5 which links directly to Junction 10 of the M42, just two miles to the west. This location has attracted leading national and international occupiers including Sainsbury's, DB Schenker, Aldi, Movianto, UPS, and Unipart.

53.16 million
people within a 4 hour drive time.
79% of the UK population

Site Connectivity

Cities	
Birmingham	18.1 miles
Manchester	90.6 miles
London	119 miles
Road Network	
A5	1.9 miles
M42 J10	1.9 miles
M6 Toll	5.7 miles
M1 J20	25 miles
Air	
Birmingham	15.2 miles
East Midlands	24 miles
Freight	
Birmingham Intermodal	3 miles
Train Times (from Tamworth Station)	
Birmingham New Street	15 mins
London Euston	1 hr 8 mins
Manchester Piccadilly	1 hr 21 mins

Milton Keynes
Bradbourne
Drive South

Milton Keynes
Bradbourne
Drive North

Bristol
Unit 1, Royal
Portbury Dock Road

Leeds
Unit 27,
Oakwell Way

Sheffield
Unit 7,
Parkway Business Park

Haydock
M6 Epic 50,
Three Sisters Road

Liverpool
Space 170,
1 Pighue Lane

Tamworth
Titan House,
Trinity Road

Tamworth
Kingsbury Link,
Trinity Road

Birmingham
Unit 1,
5 First Avenue

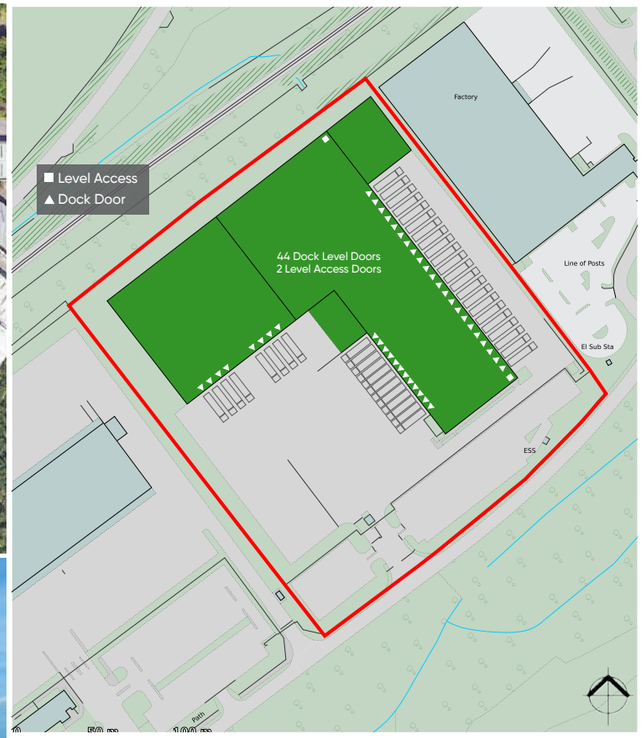
Tamworth

Kingsbury Link, Trinity Road,
Tamworth, B78 2EX

Specification

Lettable Area (sq ft)	**195,273**
Office Content	**15.3%**
Year Built / Refurbished	**1998 / 2024**
Site Area (acres)	**11.8**
Site Coverage	**34%**
Total Dock Level Loading Doors	**44**
Total Level Access Loading Doors	**2**
Min Clear Height (m)	**13.4**
Yard Depth (m)	**116**
Car Parking Spaces	**137**









Tamworth

Kingsbury Link, Trinity Road,
Tamworth, B78 2EX

Tenant Overview

Brichimon Limited is a UK-based trading company founded in 2020, specialising in the sale of furniture and household products.

The asset is used primarily for storage and distribution and Brichimon has been in occupation since November 2024.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 1	Brichimon Limited	195,273	£1,415,600	£7.25	04/11/2024	-	03/11/2034	8.3	04/11/2029	Open Market

Tenant Covenant

BRICHIMON

BRICHIMON

Company Registration:
13091748

Creditsafe Rating:
60B - Low Risk

D&B Rating:
B2

	2025	2024	2023
Turnover	-	-	-
Pre Tax Profit	-	-	-
Shareholder's Funds	£573,589	£427,488	£246,476
Number of Employees	11	7	4

Birmingham

Unit 1, 5 First Avenue, B76 1BA



Click to view Google Maps

Birmingham

Unit 1, 5 First Avenue, B76 1BA





Modern, recently refurbished distribution unit, strategically positioned within the Golden Triangle and let to a globally recognised covenant.

Located in Minworth, to the northeast of Birmingham, the property offers superb connectivity to both the M6 Toll and M42 motorways.

Ideally configured for logistics use, the asset comprises a 104,560 sq ft logistics warehouse, featuring an 8.3 metre minimum eaves height, three dock-level loading doors, and 11 level-access doors.

The asset is fully let to DHL eCommerce (UK) Limited, a leading UK parcel delivery service provider, at a low passing rent of £8.00 psf. Rental growth in Birmingham has seen ERVs rise significantly, providing mark to market potential of above 30%, which can be accessed in 3.5 years time.

The unit underwent a comprehensive refurbishment in 2024 totalling approximately £7.7 million, which included a new roof equipped with PV panels, a re-tarmacked yard, and a new substation increasing power capacity to 850 kVA.

DHL's long-term commitment to the property is evidenced by their direct investment of £1.5 million towards tenant-specific enhancements during the refurbishment.

Key Property Details

Submarket	Midlands
Tenure	Freehold
Site Area	5.2 acres
Site Coverage	44%
Total Area	104,560 sq ft
Headline Rent (psf)	£836,480 (£8.00)
Mark to Market Potential	30% +
Years Until Reversion	3.5 years
WAULTB / WAULTE	8.5 years
Tenant	DHL eCommerce (UK) Limited
EPC Rating	A

PROJECT DECIMUS

STRATEGICALLY LOCATED,
REVERSIONARY LOGISTICS PORTFOLIO







Location

Birmingham is located within the prestigious Golden Triangle, a globally recognised hub for logistics and distribution thanks to its exceptional positioning at the heart of the UK motorway network, providing unmatched delivery transit times for both B2B and next-day B2C distribution.

The property is situated within Maybrook Business Park, a 100-acre estate offering rapid access to the UK motorway network via Kingsbury Road, which connects directly to the M6 Toll and M42 within five miles.

53.66 million
people within a 4 hour drive time.
79% of the UK population

Site Connectivity

Cities	
Birmingham	6.4 miles
Coventry	17.7 miles
Wolverhampton	18.6 miles
Road Network	
M6 J5	2.3 miles
M6 Toll	3.5 miles
M42	5.9 miles
Air	
Birmingham	8.5 miles
East Midlands	30.9 miles
Freight	
Birmingham Intermodal	7 miles
Train Times (from Birmingham New Street)	
London Euston	1 hr 19 mins
Manchester Piccadilly	1 hr 28 mins
Leeds	1 hr 58 mins

Milton Keynes
Bradbourne Drive South

Milton Keynes
Bradbourne Drive North

Bristol
Unit 1, Royal Portbury Dock Road

Leeds
Unit 27, Oakwell Way

Sheffield
Unit 7, Parkway Business Park

Haydock
M6 Epic 50, Three Sisters Road

Liverpool
Space 170, 1 Pighue Lane

Tamworth
Titan House, Trinity Road

Tamworth
Kingsbury Link, Trinity Road

Birmingham
Unit 1, 5 First Avenue

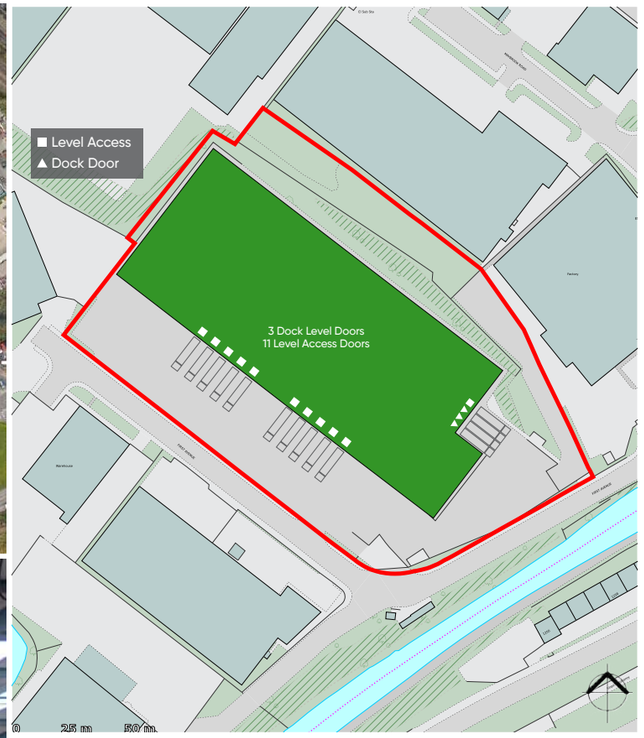
Birmingham

Unit 1, 5 First Avenue, B76 1BA

Specification

Lettable Area (sq ft)	**104,560**
Office Content	**6.8%**
Year Built / Refurbished	**1979 / 2024**
Site Area (acres)	**5.2**
Site Coverage	**44%**
Total Dock Level Loading Doors	**3**
Total Level Access Loading Doors	**11**
Min Clear Height (m)	**8.3**
Yard Depth (m)	**40**
Car Parking Spaces	**43**









Birmingham

Unit 1, 5 First Avenue, B76 1BA

Tenant Overview

DHL eCommerce (UK) Limited is a leading UK logistics provider specialising in technology-driven parcel delivery and fulfillment solutions for retailers, brands, and online marketplaces.

In October 2025, the company merged with EVRi Limited to create a combined UK parcel delivery entity that delivers in excess of c.1 billion parcels and c. 1 billion letters annually across the UK.

DHL eCommerce UK is in the process of transitioning to operate under the EVRi Premium brand, to be positioned as 'EVRi Premium – a network of DHL'.



Tenancy

Unit	Tenant	Unit Size (GIA unless stated) (sq ft)	Headline Rent (£)	Rent per sq ft (£)	Lease Start	Lease Break	Lease End	WAULT B/E (yrs)	Rent Review	Review Type
Unit 1	DHL eCommerce UK Limited	104,560	£836,480	£8.00	08/01/2025	-	07/01/2035	8.5	08/01/2030	Open Market
Substation	Stark Infra Electricity Limited	-	-	-	20/09/2024	-	19/09/2123	97.2	-	-

Tenant Covenant

DHL eCommerce

Company Registration:
00965783

Creditsafe Rating:
49C - Moderate Risk

D&B Rating:
N3

	2024	2023	2022
Turnover	£633,430,000	£616,132,000	£575,667,000
Pre Tax Profit	-£39,800,000	-£11,850,000	-£10,482,000
Shareholder's Funds	-£24,434,000	£21,582,000	£53,132,000
Number of Employees	3,957	3,813	3,571

PROJECT DECIMUS

STRATEGICALLY LOCATED, REVERSIONARY LOGISTICS PORTFOLIO

Proposal

Project Decimus is offered for sale via informal tender, with offers invited for the Portfolio as a whole.

VAT

We understand that the properties are elected for VAT. It is envisaged that the transaction will be treated as a Transfer of Going Concern (TOGC)

Data Site

Access to the data site is available upon request and execution of an NDA. Please contact the agents for more information.

Further Information

For further information, contact the sole agents:

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