

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

# PRIME INDUSTRIAL INVESTMENT

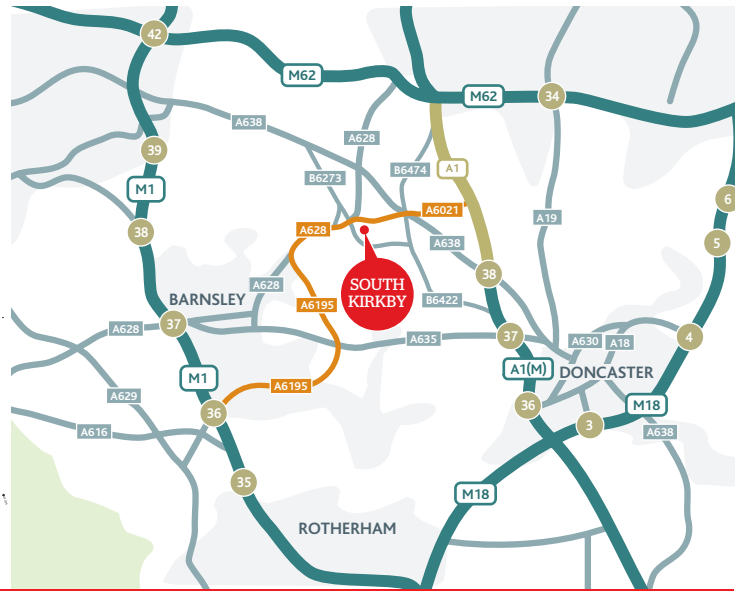
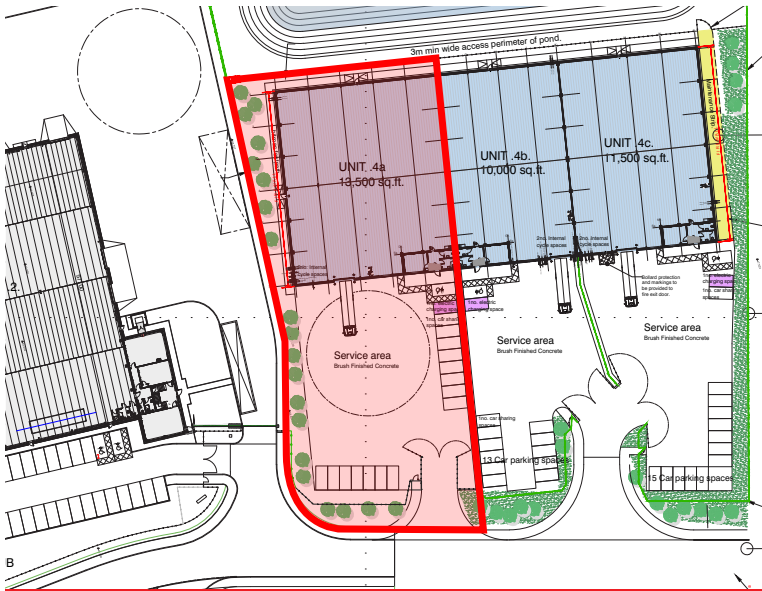
UNIT 4A,  
SOUTH KIRKBY BUSINESS PARK, WF9 3DG



## INVESTMENT SUMMARY

- Well located estate fronting the A628 Link Road providing swift access to the A1.
- Recently completed modern industrial unit.
- Let on a 9 year lease from 30th October 2020, with Tenant break options at year 3 and year 6 subject to 6 months' notice.
- Experian 100/100 Tenant – Deltec International Courier Ltd, net assets £21.98m.
- An end terraced unit built to a high specification with generous yard area.
- Commencing rent £88,530 pa reflecting £6.50 psf.
- Offers in excess of £1,150,000.
- Net initial yield 7.25% after deduction of graduated purchasers costs.
- Capital value £84.50 psf

[www.aws ltd.co.uk](http://www.aws ltd.co.uk)



## LOCATION

South Kirkby Business Park is situated at the heart of the West Yorkshire conurbation with excellent access to the A1, M1, M62 and M18.

The site benefits from frontage to the new A628 Link Road providing swift access to the A1 and ultimately linking to the M1.

A well-established industrial estate with other occupiers in the location including PHS and VFS.

The second phase of this estate is due to be completed in January 2021 with all units now under offer.

## DESCRIPTION

The investment comprises an end of terrace industrial unit of 13,620 sq ft with a generous concrete yard and car parking, fully enclosed with security fencing and gated.

The property is of steel frame construction, clad in insulated PVC coated profile steel sheet walls and roof and provides the following specification: -

- Fully fitted office accommodation
- 30 kn sqm floor loading
- 7m clear working height
- Full height loading door
- All mains services

The unit was recently completed, full warranties are to be made available to the purchaser.

## TENURE

The property is for sale freehold. The unit is entirely self contained as shown on the attached plan and there is therefore, no service charge requirement.

## ACCOMMODATION

The property provides a total floor area of 13,620 sq ft.





## TENANCY

The property is let on a lease dated 30th of October 2020 to Deltec International Courier Ltd (Company No: 01925142) on the following basis: -

TERM	BREAK CLAUSE	RENT REVIEW	RENT	RENT PSF
9 years	3rd and 6th anniversary of the lease	5th anniversary of the lease to OMV	£86,530 pa	£6.50

## COVENANT STRENGTH

Deltec International Courier Ltd provide high covenant strength with an Experian rating of 100/100 "very low risk".

Their accounts to 31st of March 2019 showed the following: -

TURNOVER	PRE TAX PROFITS	NET WORTH
£57,348,189	£ 4,694,922	£21,981,714

## PROPOSAL

Offers are invited in excess of £1,150,000 which reflects a net initial yield of 7.25% after graduated purchasers costs.

This reflects a modest capital value of £84.50 psf.

## VAT

The property is elected for VAT and VAT will be chargeable on the purchase price however, it is anticipated that the sale will take place by way of the transfer of a going concern (TOGC).

## ENERGY PERFORMANCE CERTIFICATES

A copy of the EPC is available upon request.

The unit has the following EPC rating: - A 21

## ANTI MONEY LAUNDERING

The successful purchaser will be required to provide documentation to comply with Anti Money Laundering Legislation.

## SUBJECT TO CONTRACT



# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

0113 235 1362

www.awsltd.co.uk

### VIEWING

By appointment with the sole agent :

AWS , **Kevin Surplice** Tel: 0113 235 1362 E: kevin@awsltd.co.uk

#### MISREPRESENTATION ACT

AWS Ltd for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and 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. iii) No person in the employment of AWS Ltd has any authority to make or give any representation or warranty whatever in relation to the property.

#### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.