

UNITS 5 & 9 ORDINAL STREET

TRAFFORD PARK | MANCHESTER | M17 1GB



PRIME INDUSTRIAL INVESTMENT OPPORTUNITY IN AN EXCELLENT STRATEGIC LOCATION

SUMMARY

- Located on **Trafford Park**, one of the premier industrial and distribution estates in Europe and with rapid access to the national motorway network via Junctions 9 & 10 of the M60 Motorway.
- Excellent strategic position, situated close to The Village roundabout, which acts as a central hub within Trafford Park.
- Two modern, well specified industrial units providing a total floor area of **4,591 sq ft**.
- Fully let and producing a total income of **£32,820 per annum**, with passing rents ranging from **£6.74 psf** - **£7.56 psf**.
- Potential ERV of **£35,580 per annum**.
- Freehold
- We are instructed to seek offers in excess of **£522,000 (Five Hundred and Twenty Two Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level will reflect a net initial yield of **6.00%** and a reversionary yield of **6.50%**.
- Capital value of **£113.70 per sq ft**, which is considered to be **below vacant possession value**.



KEY

- 1 Amazon
- 2 EXPO Logistics
- 3 Adidas
- 4 The Trafford Centre
- 5 Event City
- 6 AKW Group
- 7 SIG



LOCATION

Trafford Park is situated 2 miles South West of Manchester City Centre. It is one of the most established and largest industrial estates in the world covering approximately 1,800 acres. It accommodates nearly 1,400 companies employing over 44,000 people with significant occupiers including Kellogg's, L'Oréal, Proctor and Gamble, Adidas, SIG, Tate & Lyle amongst many others.

Trafford Park benefits from excellent motorway connections with direct access to J10 of the M60 Manchester Orbital to the South and J2 of the M602 to the North, which leads to the M62 and beyond.

Trafford Park also benefits from the largest rail freight terminal in the North West which is located within 0.5 miles of the property and operates 5 daily arrivals and departures connecting with mainland Europe. It handles in excess of 100,000 containers per annum.

To the South West of Trafford Park lies the 1.3m sq ft Trafford Centre built in 1998 to provide Manchester's most significant out-of-town shopping centre as well as bars, restaurants and a 24 screen cinema.

Connectivity between Trafford Park and Manchester City Centre will be further enhanced following the completion of the £350 million Trafford Park Metrolink extension, a 5.5 km route providing a fast and frequent connection between Trafford Park and Manchester City Centre. This line will comprise of 6 new tram stops and services are expected to launch in 2020.



TRAFFORD PARK: KEY INFO



1,800 acres



Trafford Park Metrolink
to open in 2020



Largest rail freight terminal
in the North West



1,400 companies



Employing 44,000 people



SITUATION

The property enjoys an excellent strategic location within Trafford Park village, accessed off First Avenue and close to the Village Circle roundabout, which acts as a central hub on Trafford Park. The major arterial routes of Wharfside Way, Village Way and Europa Way are all within the immediate vicinity of the property.

The Village Metrolink stop will be located immediately to the north of the property, following completion of the Trafford Park Metrolink extension.

APPROXIMATE JOURNEY TIMES

MANCHESTER CITY CENTRE	8 minutes
MANCHESTER AIRPORT	15 minutes
J9 M60	7 minutes
J10 M60	6 minutes
J12 M62	10 minutes
J21A M6	19 minutes
LIVERPOOL	40 minutes
LEEDS	1 hour, 10 minutes
BIRMINGHAM	1 hour, 35 minutes
LONDON	3 hours, 35 minutes
EDINBURGH	3 hours, 55 minutes

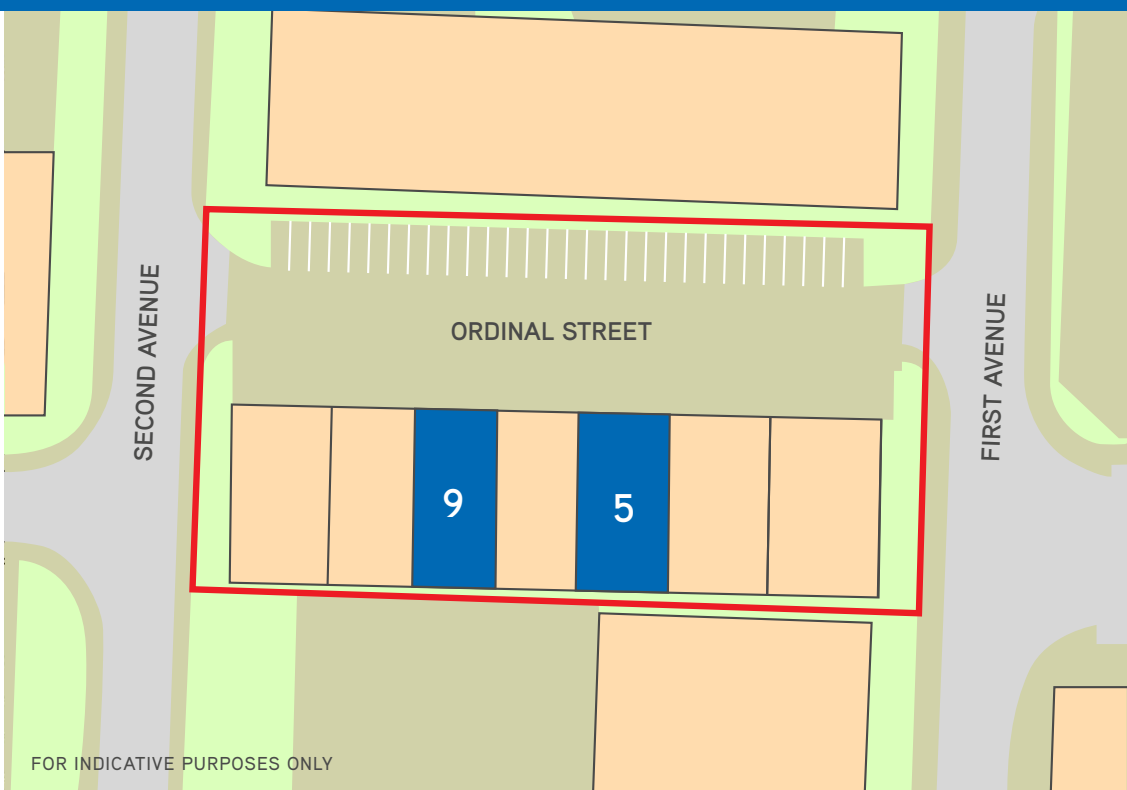
DESCRIPTION

The subject property comprises 2 units forming part of a modern purpose built terrace of 7 industrial units on a secure, gated site.

The units were constructed in 2008 and typically comprise:

- Eaves height of 6m.
- 30 KN/sq m floor loading.
- 3 phase electricity.
- Mezzanine floor providing addition office and showroom/storage accommodation.
- Electrically operated loading doors.
- 4 car parking spaces to each unit.

The remaining 5 units on the terrace have been sold on a freehold basis.



ACCOMMODATION

We have measured the property in accordance with the RICS code of Measuring Practice (6th Edition) and can report the following floor areas:

	GIA (SQ FT)
Unit 5	2,288
Unit 9	2,303
Total	4,591

The total site area for the estate is 0.77 acres.

TENURE

The property is held on a freehold basis.



MARKET COMMENTARY

The North West industrial continues to experience significant demand for well specified units which, coupled with low void rates, has resulted in significant rent growth across both refurbished and new build units.

Prime rentals on multi-let units are at £7.50 - £7.95 per sq ft on new stock and we are also seeing good demand from owner occupiers whereby we would expect to achieve in the region of £125psf – 150psf for smaller units in prime locations such as Trafford Park.

Trafford Park is one of the premier industrial estates in Europe. It comprises 1,300 acres of planned park and is home to over 3,000 companies in 9m sq ft and employing 35,000 people. Household occupiers with major concerns include Amazon, Adidas, Kelloggs, DHL, GKN and SCA.

TENANCY

The property is fully let to 2 different tenants and produces £32,820 per annum as detailed in the tenancy schedule below:

UNIT	Unit 5	Unit 9	TOTAL
TENANT	Tripline Ltd	Technique Services International Ltd	
AREA (GIA SQ FT)	2,288	2,303	4,591
LEASE START	17/07/17	06/07/2015	
LEASE EXPIRY	16/07/23	05/07/2018	
RENT REVIEW	-	-	
BREAK OPTION	17/07/20	-	
RENT (PA)	£17,304	£15,515.5	£32,819.5
RENT (PSF)	£7.56	£6.74	
ERV (PA)	£17,732	£17,848	£35,580
ERV (PSF)	£7.75	£7.75	
COMMENTS	Rent deposit of £8,652 plus VAT. FRI terms, subject to Schedule of Condition Outside 1954 Act	Rent deposit of £3,878 plus VAT. FRI terms, subject to Schedule of Condition. Outside 1954 Act	

VAT

The property is elected for VAT and it is the intention to treat the transaction as a Transfer of a Going Concern (TOGC).

EPC

Energy Performance Certificates are available upon request.

- Unit 5 has a rating of B(42)
- Unit 9 has a rating of B(42)

PROPOSAL

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CONTACT

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