

29 SHIELD DRIVE

WARDLEY INDUSTRIAL ESTATE MANCHESTER M28 2QB



HIGHLY REVERSIONARY SINGLE LET INDUSTRIAL INVESTMENT OPPORTUNITY



MANCHESTER
CITY CENTRE

WOLSELEY

TOOLSTATION

Clipper

SCREWFIX

MOORSIDE

Stax
TRADE CENTRES

PROLINE
ENGINEERING LTD

Wincanton

WL Coller

HOWDENS
JOINERY CO.

amazon

ready
steady
store

A580

TO M61

M60 ORBITAL

INVESTMENT SUMMARY

- Situated on Wardley Industrial Estate, one of the premier industrial warehouse locations in the North West.
- Strategic location, within 5 miles of Manchester City Centre and adjacent to Junction 13/14 of the M60 (Manchester Orbital).
- A secure, detached industrial warehouse providing **37,311 sq ft** on a large site of 2.98 acres (**27% site cover**).
- Let to Proline Engineering Limited on a 10 year lease expiring in April 2023 (subject to a tenant break option).
- Low passing rent of £130,000 per annum (**£3.48 per sq ft**).
- We consider the property to be highly reversionary, with an ERV of circa **£195,883 (£5.25 psf)**.
- Freehold
- We are instructed to seek offers in excess of **£2,445,000 (Two Million Four Hundred and Forty Five Thousand Pounds)**, subject to contract and exclusive of VAT.
- Net initial yield of **5.00%**, (assuming standard purchaser's costs of 6.37%).
- Reversionary yield of **7.53%**
- Low capital value of only **£65.53 per sq ft**





LOCATION

Manchester is the premier regional centre in the UK and part of a thriving city region. It is the largest economic area outside London with a gross value added of £59.6bn. Over 51% of the North West's total economic output is produced by the Greater Manchester region.

The city region is home to 80 of the FTSE 100 as well as the UK's largest university, world-class research and over 100,000 students, Europe's largest student population. Greater Manchester's highly skilled workforce of over 7m people is within 1 hour's drive making it an ideal business location.

Manchester is on the West Coast Mainline and benefits from rapid and frequent services from Manchester Piccadilly to Liverpool, Leeds, Birmingham and London.

Manchester Airport is situated 5 miles to the south of the city centre and remains the UK's third airport and largest outside of London. It is a global gateway to the North of England. Not only does it serve 22m passengers annually, it also currently handles 120,000 tonnes of freight and mail annually. The airport is currently undergoing a £1BN upgrade, which will double the size of Terminal 2 and allow for capacity of 55m passengers per year.



Second Largest
Economy in the UK
£59 BN



DIRECT Connection
to the National
Motorway Network



7 M People within a
One Hour Drive



Services from
Manchester to
Liverpool, Leeds,
Birmingham and London



Most Competitive
Business Location
in Europe



Global Gateway to
the Region Handling
120,000 Tonnes of
Freight and mail



Home to 80 of
the **Top 100 FTSE**
Companies



One of the **Top Ten**
World's Cities

SITUATION

The property is located on Wardley Industrial Estate, a prime industrial location within Worsley, an affluent suburb of Greater Manchester, situated just 5 miles North West of Manchester City Centre, at the heart of the North West's motorway network.

Wardley Industrial Estate has excellent transport links and immediately fronts the A580 East Lancashire Road, from Manchester to Liverpool. The estate is almost adjacent to 14 / 15 of the M60 (Manchester's Orbital Motorway), which provides links to the M61 to the north and the M62 / M56 to the south.

The subject property benefits from a highly prominent frontage to the A580 (East Lancashire Road) which is one of the principal arterial and commuter routes into Manchester City Centre. It is accessed off Shield Drive, the main estate thoroughfare.

The estate is well established and a proven industrial location, with other significant occupiers including Amazon, Royal Mail, Howden Joinery, Wincanton, BOC, Ready Steady Store, Stax Trade Centre and Clipper Logistics amongst others.



DRIVE TIMES

Approx Drive Times

M60 (Junction 14)	2 minutes
Manchester City Centre	12 minutes
M6 (Junction 21)	15 minutes
Manchester Airport	18 minutes
Port of Liverpool	42 minutes
Birmingham	1 hour 42 minutes
London M25	2 hours 54 minutes



DESCRIPTION

The property comprises a detached, self-contained industrial warehouse situated on a low density site and with extensive frontage onto the A580 (East Lancs Road). The property is well specified, as follows:

- Two bay, steel portal frame construction beneath a pitched roof with integrated roof lights.
- Metal clad elevations with full height blockwork walls internally.
- Three level access loading doors to the rear, with a further level access door and dock level door to the front of the property.
- Eaves height of 6.2M
- Fully lit and heated
- Good quality, integral two storey office accommodation
- Secure, concrete service yard to the rear of the property
- Extensive car parking / yard area to the front of the property, benefitting from a second access point off Shield Drive and providing parking for approximately 150 vehicles.

ACCOMMODATION

The property provides the following Gross Internal Areas:

Accommodation	GIA (sq ft)	GIA (sq m)
Warehouse	31,259	2,904.10
GF Office	3,355	311.67
FF Office	2,697	250.55
Total	37,311	3,466.32
Mezzanine	4,649	431.90



SITE AREA

The site extends to approximately 2.98 acres, providing a **very low site cover of 27%**.

TENANCY

The property is let to Proline Engineering Ltd on a lease commencing 24 April 2013 and expiring 23 April 2023.

- The passing rent is £130,000 per annum (**£3.48 per sq ft**).
- The lease is drafted on FRI terms, subject to a schedule of condition
- The tenant has an option to break at any time on or after 24 November 2020, subject to 6 months written notice.

COVENANT

Proline Engineering Limited was established in 1996 and is a leading supplier of high-speed, high-volume conveyance solutions, installation and after-market services for the metal packaging industry.

Proline was acquired by CPM Holdings in 2017, a world-leading supplier of equipment and engineered systems which is headquartered in Iowa and operates from 20 facilities across Europe, North America, South America, Russia and Asia.

Proline Engineering Ltd has been granted a Dun and Bradstreet rating of 2A2 and have published the following accounts:

	30/09/2018 12 months	31/07/2017 12 months	31/07/2016 12 months
Turnover	£19,085,405	-	-
Pre-tax profit	£2,650,038	-	-
Tangible Net Worth	£5,656,854	£3,395,878	£1,802,781
Net Current Assets	5,688,889	£3,176,460	£1,592,557



OCCUPATONAL MARKET COMMENTARY

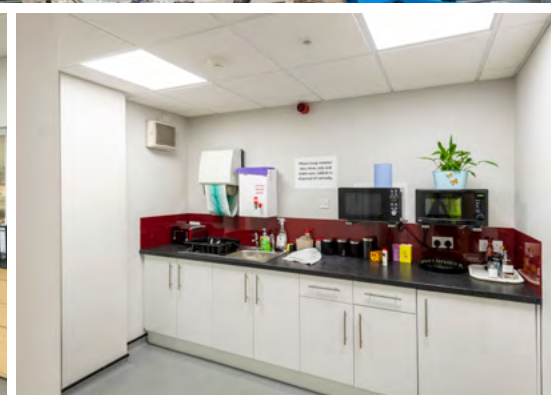
The North West is one of the most successful and dynamic regions in the UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people and continued investment into the region's infrastructure. Large projects such as Liverpool 2, the new deep water terminal at Liverpool Dock, The Mersey Gateway Project between Runcorn and Widnes and the £1bn upgrade at Manchester Airport will increase demand on the regions industrial markets to service these new gateways.

Manchester is widely seen as the North West's prime industrial property location and has seen consistently strong demand across all size ranges, particularly within the SME/Multi-let & 'Mid Box' range of 15,000 - 60,000 sq ft.

Demand from higher value users together with restricted available land has pushed industrial accommodation further away from the City Centre making existing urban multi-let estates within the M60 Orbital increasingly popular for occupiers.

With the majority of post-recession speculative development focused on the 'big box' market, there has been a shortage of new build/Grade A supply in the SME/multi-let market, with the majority of demand being met by good quality refurbished second-hand accommodation. This in turn has led to strong rental growth and low void rates.

Prime new build rents for SME/Multi-let accommodation is now established at £7.75 per sq ft with good quality second-hand rents achieving in excess of £6.00 per sq ft.



ESTIMATED RENTAL VALUE

We consider the property to have an estimated rental value of **£195,883 (£5.25 psf)**.

Key recent lettings in Manchester area are as follows:

Address	Tenant	Size (Sq Ft)	Lease Terms	Rent (£psf)	Date	Grade
1 – 2 Wardley Point Wardley Industrial Estate Manchester	Rentokil	13,014	10 year 5 year break	£7.28	Q1 2020	B
Unit 21 Shield Drive Wardley Industrial Estate Manchester	Wolseley	17,201	10 year 5 year break	£5.95	Q4 2019	B
47 – 49 Oakhill 61 Walkden	MKMAM	20,342	10 years	£6.00	Q3 2020	B
Units 6 & 7 Wingates Industrial Estate Bolton	Kartell	20,813	5 years	£5.25	Q2 2018	B
F2/J Multiply Logistics North Bolton	Inconti- nence Shop	24,632	10 years	£7.50	Q1 2020	A
F2/D Multiply Logistics North Bolton	UW Homes	30,457	10 year 5 year break	£7.75	Q3 2018	A
Carrs House Bredbury Industrial Park Bredbury	Rogers Wholesale Foods	35,696	10 year 5 year break	£6.25	Q3 2020	B
Unit 1 Kiwi Park Trafford Park	Sanzoom	37,302	10 years	£6.95	Q3 2019	B
Unit 30a Northbank Industrial Estate Irlam	Accraply	46,265	10 years	£6.50	Q1 2020	B
Pinnacle 52 Wardley Industrial Estate Manchester	Amazon	52,500	5 years	£6.75	Q2 2020	A
F2/B Multiply Logistics North Bolton	PJH Group	55,556	10 year 5 year break	£7.40	Q2 2020	A





ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT and it is the intention to treat this transaction as a transfer of a Going Concern.



DATA ROOM

Data room access can be provided upon request.

TENURE

The property is held freehold.

PROPOSAL

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- Net initial yield of **5.00%**, (assuming standard purchaser's costs of 6.37%).
- Reversionary yield of **7.50%**
- Low capital value of only **£65.79** per sq ft

FURTHER INFORMATION

To discuss the opportunity, or to arrange an inspection please contact:



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