





# INVESTMENT SUMMARY

- Opportunity to acquire a modern and reversionary single let industrial investment.
- Excellent strategic location, forming part of Astmoor Industrial Estate, Runcorn, providing immediate access to both J11 and J12 of the M56 motorway.
- A detached **36,791 sq ft** two bay industrial unit on a secure, self-contained 2.22 acre site.
- Low site density of 38%.
- Let to Restore Technology Limited on coterminous 10 year leases, expiring on 07 January 2031, subject to a tenant break option on 07 January 2026.
- **Low passing rent of £150,000 pa (£4.07 psf)** offering excellent scope for reversion.
- ERV of **£185,000 pa (£5.00 psf)**.
- Freehold
- We are instructed to seek offers in excess of **£2,350,000 (Two Million and Three Hundred and Fifty Thousand Pounds)**, subject to contract and exclusive of VAT.
- A purchase at this level provides an attractive net initial yield of **6.00%**, (assuming purchasers costs of 6.35%) and a reversionary yield of **7.40%**.
- Low capital value of **£63.89 per sq ft**.



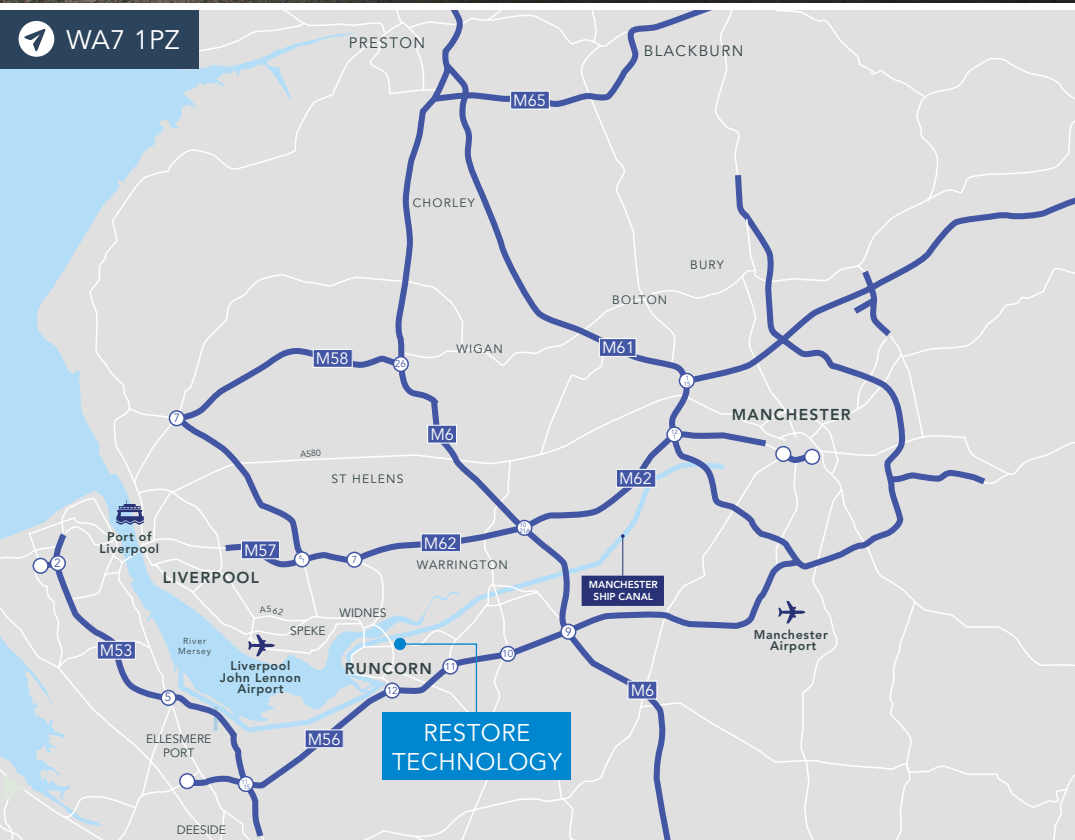




## LOCATION

Runcorn is one of the North West's most sought after industrial, logistics and distribution locations due to its excellent motorway connectivity located adjacent to both J11 and J12 of the M56 and access to the wider motorway network. The M56 connects with the M6 (Junction 20) 9 miles east and the M53 (Junction 11) 8 miles west. In addition, the M62 is located approximately 7 miles to the north accessed via the A557.

Runcorn benefits from an excellent strategic location, with 6.8 million people within a 60-minute catchment. Runcorn mainline railway station provides frequent services to both Liverpool and London (Euston) with a journey time of approximately 2 hours. Manchester and Liverpool Airports are within 30-minutes' and 15-minutes' drive respectively.





# INFRASTRUCTURE

Runcorn and its industrial areas have benefitted from major infrastructure improvements in recent years, including:

## ○ MERSEY GATEWAY BRIDGE

The new Mersey Gateway Bridge opened in October 2017 and is one of the UK's largest recent infrastructure projects, at a cost of £500m. This provides a valuable and fast link between the M56 & M62 Motorways and also from Widnes/Runcorn to Speke/South Liverpool. The southern junction onto this bridge is situated immediately to the south east of the subject property and the effect of the bridge has already been noticed with increased activity on both sides of the river.

For further information please refer to

## ○ LIVERPOOL 2

Liverpool 2 is Peel Ports new deep-water container terminal. Accommodating 95% of the global container vessel fleet, Liverpool 2 enables the Port of Liverpool to house two 13,500 TEU Post-Panamax vessels simultaneously. This has enabled the capacity to handle the next generation of container ships and allows the Port of Liverpool to be the UK's national gateway and trans-shipment hub for Ireland. Liverpool 2 is just 30 minutes' drive from Runcorn and the effect of the development of the Port has also been noticed with increased activity throughout the region.

For further information please refer to







## SITUATION

The property is situated on the established Astmoor Industrial Estate, which comprises approximately 2.3M sq ft of primarily industrial accommodation, across an area of 195 acres. The industrial area is served by the A558 (Daresbury Expressway) which provides quick and easy access to both J11 and J12 of the M56 motorway.

Astmoor, combined with neighbouring Manor Park, has been extremely successful in attracting blue chip occupiers including Eddie Stobart, DHL/NHS, AAK Foods, Lidl, UK Mail, Howdens Joinery, Rehau and Fresenius amongst others.

The industrial area also benefits from dedicated public transport facilities with extensive and exclusive bus routes and is only 2 miles from the 3MG Mersey Multimodal Gateway hub for rail, road and sea logistics.

The subject property is situated on Davy Road, which connects with Astmoor Road, the main arterial route running through the Astmoor Industrial Area.





# DESCRIPTION

The property comprises a detached, two bay industrial warehouse, which was comprehensively refurbished in 2015. It provides the following specification:

- Steel frame construction with metal clad elevations
- Pitched metal clad roof incorporating translucent roof lights
- 7 level access loading doors
- Eaves height of 6.30m
- Biomass heating and LED lighting throughout
- Well specified, integral two storey office accommodation to the front of the property.
- Parking and service yards to three elevations of the property
- Additional 0.45 acre service yard to the eastern elevation for additional storage and loading.

The property is situated on a secure, fully fenced site, with the unit benefitting from electronic gated access from Davy Road.





# SITE AREA

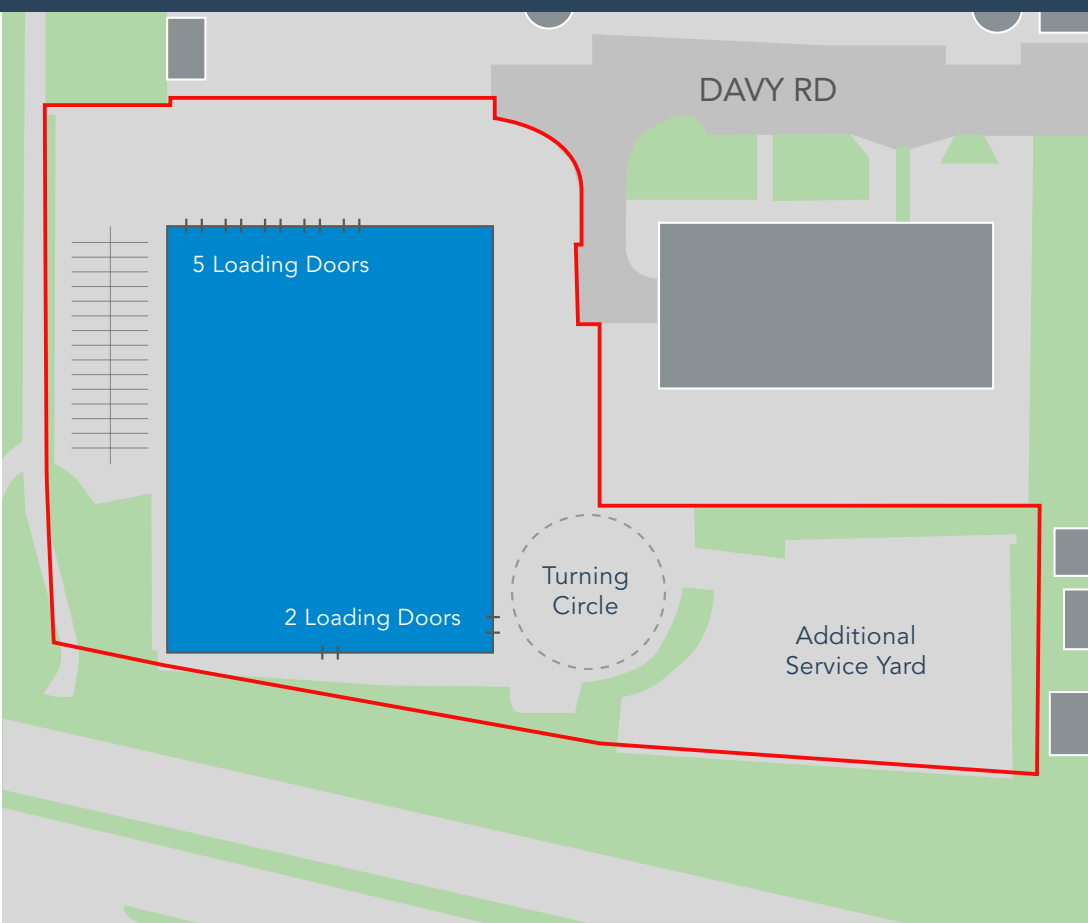
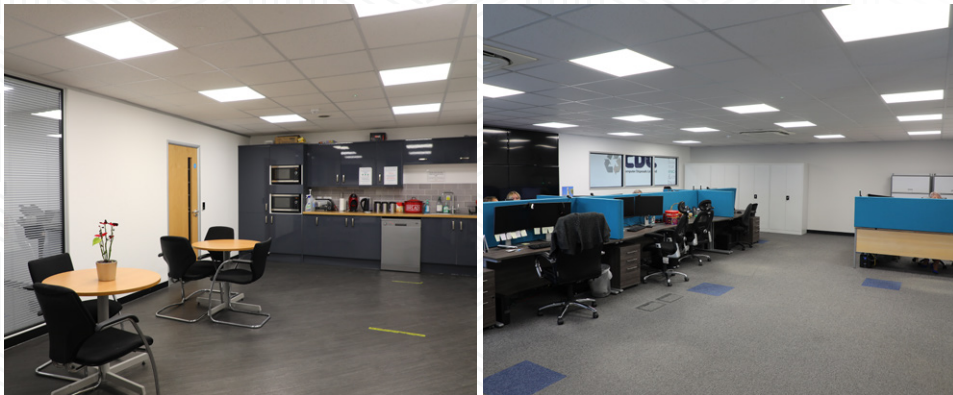
The site extends to approximately 2.22 acres, providing a low density of 38%.

# ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas: -

DESCRIPTION	GIA (SQ M)	GIA (SQ FT)
Warehouse	2,911	31,334
Office Accommodation	506	5,458
TOTAL*	3,418	36,791

\*Asset includes a mezzanine totalling 4,641 sq ft, which has not been included in the total area.





## TENURE

The property is held freehold.

## TENANCY

The property is let to Restore Technology Limited on two coterminous leases which relate to the industrial asset and the additional 0.45 acre service yard.

**The leases are on the following terms:**

ACCOMMODATION	SIZE	LEASE START	LEASE END	TENANT BREAK	RENT REVIEW	RENT (£PA)	RENT (£PSF / PER ACRE)	COMMENT
Main Warehouse	36,791 sq. ft	08/01/2021	07/01/2031	07/01/2026	08/01/2026 (OMV)	£138,000	£3.75 psf	<p>FRI lease, subject to schedule of condition.</p> <p>Stepped rent as follows:</p> <ul style="list-style-type: none"> <li>• 08/01/22 - 07/01/23: £78,000 pa (£2.12 psf exc mezzanine).</li> <li>• 08/01/23 - 07/01/23: £138,000 pa (£3.75 psf exc mezzanine).</li> </ul>
Additional Service Yard	0.45 acres	18/09/2021	07/03/2031	07/01/2026	08/01/2026 (OMV)	£12,000	£26,666 per acre	<p>Stepped rent as follows:</p> <ul style="list-style-type: none"> <li>• 08/01/22 - 07/01/23: £6,000 pa (£13,333 per acre).</li> <li>• 08/01/22 - 07/01/26: £12,000 pa (£26,666 per acre).</li> </ul>
<b>TOTAL</b>	<b>36,791 sq. ft</b>					<b>£150,000 PA</b>	<b>£4.07 psf</b>	

The rent will be topped up to the January 2023 headline rent.





# TENANT COVENANT

Restore Technology Ltd is the UK's largest IT recycling provider and IT lifecycle services company.

The company employs over 300 people nationwide and operates from facilities covering over 170,000 sq ft of accommodation, including Bedford, Guildford, Birmingham, Cheshire, Bristol and Staffordshire.

Restore Technology Ltd is a division of Restore Plc, an AIM-listed support services company with revenues of over £200m. Restore Plc was founded in 2004 and now employs approximately 2,300 people.

The company has occupied this property since 2015 as Computer Disposals Limited, which was subsequently acquired by Restore Technology. This property is used for IT Disposal and Data destruction and is government approved to destroy data bearing media to the highest UK security level.

Restore Technology Ltd (Company Number: 04200502) has been granted a Dun & Bradstreet rating of 2A2, and has published the following accounts:

	31/12/2020 12 months	31/12/2019 12 months	31/12/2018 12 months
Turnover	£15,165,000	£14,482,000	£8,498,676
Pre-tax profit	(£1,108,000)	£1,820,000	£851,261
Tangible Net Worth	£2,913,000	£3,052,000	£1,395,995



# 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, 80% of the UK population within 4-5 hours' drive time and more motorways per sq. ft. than in any other region.

Sitting in the centre of the North West with superb communications, Astmoor has become one of the premier industrial locations in the region. The area has been enhanced by major infrastructure projects such as the Mersey Gateway Bridge and also benefits from the Astmoor Business Improvement District (BID), a partnership between the local authority and local business community.

There is continued demand throughout the North West region for mid box units, as a lack of supply has resulted in low void rates and increased rental levels of both refurbished and new build schemes. In Runcorn, there has been extremely limited development and there is limited land available for future development. Combined with strong occupier demand, this has resulted in rising rents for refurbished units, which are set to rise further.



# ERV

The subject property has a passing rent of **£150,000 pa (£4.07 psf)**. Having considered the transactions below we consider it to have an ERV of **£180,000 pa (£5.00 psf)**.

Recent comparable lettings within Runcorn include:

DATE	ADDRESS	SIZE (SQ FT)	TENANT	RENT (£ PER SQ FT)	TERM (BREAK)	COMMENTS
Q4 2021	Unit 1006, Sarus Court, Runcorn	15,747	KMS Europe	£6.03	10	-
Q4 2020	Unit 4-5 Pembroke Court, Runcorn	40,062	Class Delta Ltd	£4.50	7 (3.5)	Not self-contained. Part of wider Estate.
Q1 2020	Unit 6-6A Aragon Court, Runcorn	23,204	Bay Lynx Manufacturing Inc	£5.00	10 (5)	Not self-contained. Part of wider Estate.
Q4 2019	Unit 3 Rokeby Court, Runcorn	24,048	Converse Pharma Group Ltd	£5.50	5	Not self-contained. Part of wider Estate.



## EPC

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 (TOGC).

## DATA ROOM

Data room access can be provided upon request.

## PROPOSAL

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Low capital value of **£63.89 per sq ft**.

## FURTHER INFORMATION

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

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Designed by

January 2022.

