

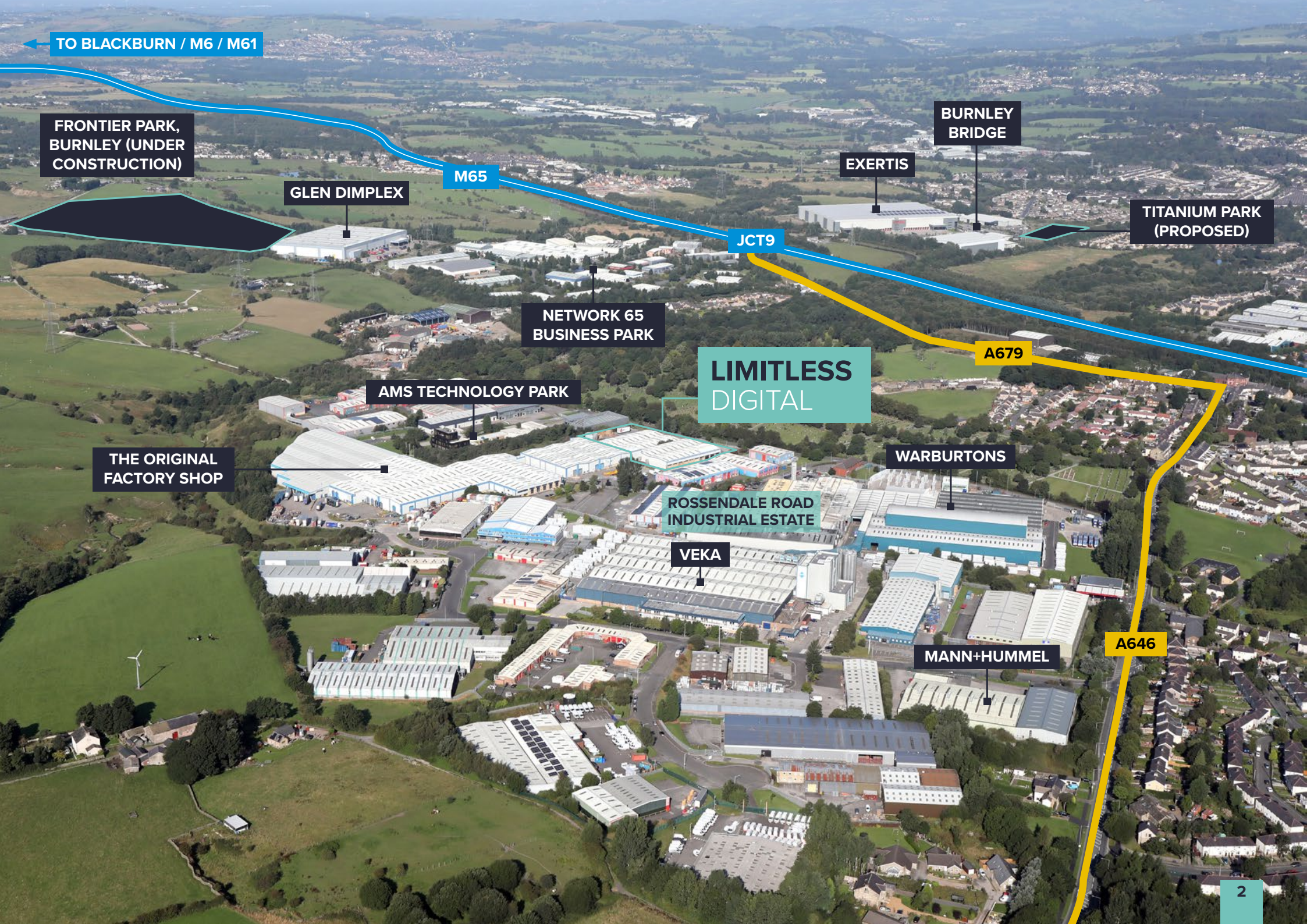


# LIMITLESS DIGITAL

ROSSENDALE ROAD INDUSTRIAL ESTATE,  
J9 & J10 M65, BURNLEY **BB11 5UB**

REVERSIONARY SINGLE LET  
INDUSTRIAL INVESTMENT  
OPPORTUNITY

**B8**  
REAL ESTATE



TO BLACKBURN / M6 / M61

FRONTIER PARK,  
BURNLEY (UNDER  
CONSTRUCTION)

GLEN DIMPLEX

M65

JCT9

EXERTIS

BURNLEY  
BRIDGE

TITANIUM PARK  
(PROPOSED)

NETWORK 65  
BUSINESS PARK

LIMITLESS  
DIGITAL

A679

AMS TECHNOLOGY PARK

THE ORIGINAL  
FACTORY SHOP

WARBURTONS

ROSSENDALE ROAD  
INDUSTRIAL ESTATE

VEKA

A646

MANN+HUMMEL

## INVESTMENT SUMMARY

- A **reversionary single let industrial investment**.
- Excellent connectivity to Junction 9 and Junction 10 of the M65 which in turn connects with the M6 and M61 motorways.
- Two adjacent industrial units currently occupied as a single entity and providing a GIA of **62,771 sq ft**.
- 3.32-acre site providing a **low site density of 43%**.
- Let to Limitless Digital Group Limited on a **10-year lease**, expiring on 31 December 2032, subject to a **tenant break in year 5**.
- **Rent review on 01 January 2028 to OMV** offering excellent scope for reversion.
- Limitless Digital Group is a major occupier in the locality. The property is their global HQ and they occupy two additional units to the rear of the subject property.
- **Low passing rent of £315,000 pa (£5.00 psf)**.
- **ERV of £360,933 pa (£5.75 psf)**.
- **Virtual Freehold** (999-year long leasehold)
- We are instructed to seek offers in excess of **£4,225,000 (Four Million Two Hundred and Twenty Five Thousand Pounds)**, subject to contract and exclusive of VAT.
- Attractive net initial yield of **7.00%**, (assuming purchasers costs of 6.55%) a reversionary yield of **8.02%** and a low capital value of **£67 per sq ft**.





## LOCATION

Burnley is an established industrial location, 10 miles east of Blackburn, 18 miles north of Manchester and 32 miles west of Leeds. The town is a regional centre of excellence for the manufacturing and aerospace industries, and benefits from strong economic links to both Manchester and Leeds, together with other towns along the M65 corridor.

Burnley enjoys excellent road communications being situated adjacent to Junctions 9-11 of the M65 motorway which in turn provides access to the national motorway network including the M6, M61 and M66 motorways to the west.

Burnley benefits from two railway stations, Burnley Central providing direct services to Manchester Victoria Railway Station (50 minutes) and Preston (33 minutes), and Burnley Manchester Road providing direct services to Leeds (1hr 22 minutes) and York (1 hour 52 minutes).

There are four international airports within an hour's travel of Burnley, with Manchester Airport 31 miles to the south, Liverpool John Lennon Airport 41 miles to the south west, Leeds Bradford Airport 24 miles to the north east and Blackpool Airport 33 miles to the west of the property.



## SITUATION

The property is situated on the established Rossendale Road Industrial Estate, which lies 2.5 miles to the west of Burnley town centre.

Rossendale Road Industrial Estate is the dominant industrial location in Burnley, benefitting from excellent road communications being equidistant from Junctions 9 & 10 of the M65 Motorway, only 1 mile away.

Rossendale Road Industrial Estate benefits from significant critical mass and has attracted numerous blue-chip occupiers, including The Original Factory Shop, Mann + Hummel, Veka, and Warburtons.

The subject property is accessed off Billington Road, a key arterial road through the Estate, which is accessed via Rossendale Road (A646) which links with both motorway junctions via Accrington Road (A679).



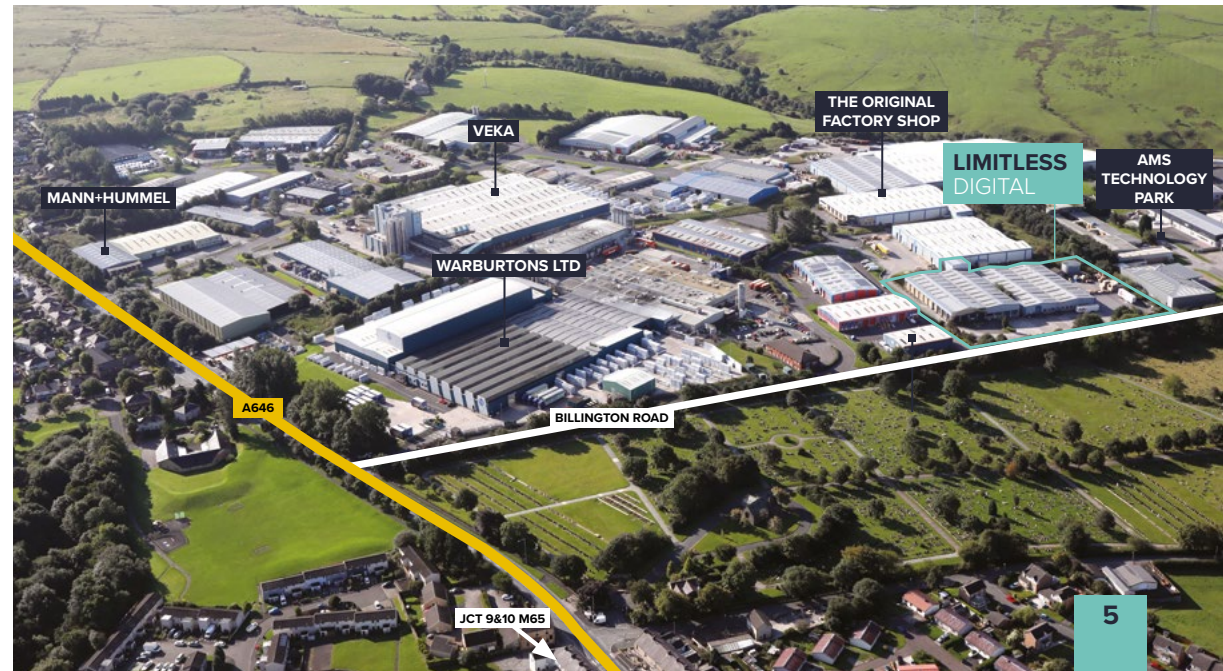
**MANN + HUMMEL**



## NEARBY INDUSTRIAL DEVELOPMENTS

The surrounding area is being further enhanced by new build industrial developments which are creating new record rental levels, which in turn will further drive second hand rents in the area. These schemes are:

- **Burnley Bridge** – The 70-acre site comprises 6 units and is fully let, with occupiers including Fagen & Whalley, YESSS Electrical, Birchall Foodservice, Equinox Building Solutions, Townsend Music and Exertis who occupy 543,620 sq ft.
- **Titanium Park** – A new phase of development at Burnley Bridge which can accommodate 12,000 sq ft, 20,000 sq ft and 70,000 sq ft.
- **Frontier Park, Burnley** – Works have commenced on this brand new 32-acre site offering up to 500,000 sq ft of industrial accommodation. The masterplan provides for five units ranging from 39,070 sq ft to 165,480 sq ft.



## DESCRIPTION

The property comprises two adjoining warehouses occupied as a single unit. The buildings are of steel portal frame construction with brick and profile metal sheet cladding, beneath a metal roof. Both units have LED lighting throughout. The tenant has removed blockwork to create access to the unit at the rear, which is to be reinstated at the end of the lease.

### UNIT 1

- 1 dock level loading bay
- 1 ground level loading bay
- Eaves height of 4.24m
- Single storey office accommodation

### UNIT 2

- 2 dock level loading bays
- 1 ground level loading bay
- Eaves height of 6.60m
- 2 storey office accommodation
- Reception area

Externally the units benefit from a generous yard/loading area to the front and side elevations as well as a good car parking provision.

## ESG CREDENTIALS

The property benefits from the following ESG initiatives:

- LED lighting
- External bike storage
- Electric vehicle charging points
- Wild flower meadow at rear boundary





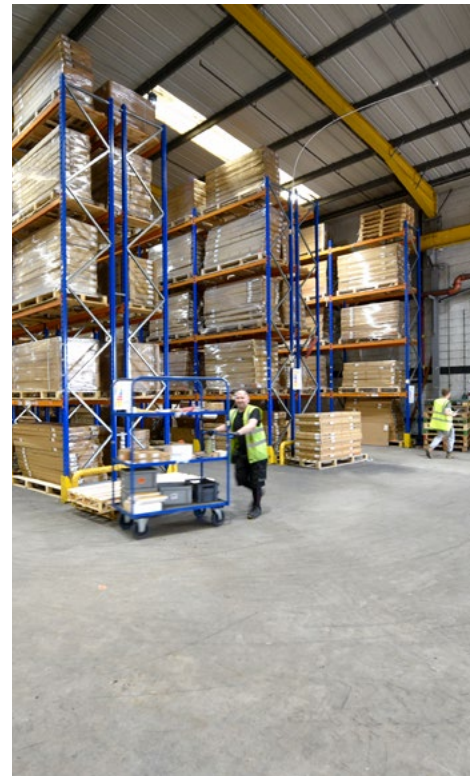
## ACCOMMODATION

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

Use	GIA Sq m	GIA Sq Ft
Unit 1 Warehouse	2,727.4	29,358
Unit 1 GF Office	28	304
Unit 2 Warehouse	2,253.8	24,260
Unit 2 GF Office	402.1	4,328
Unit 2 FF Office	384.9	4,143
Sprinkler Tank Room	35.1	378
<b>Total</b>	<b>5,831.6</b>	<b>62,771</b>

## SITE AREA

The site area extends to approximately 3.32 acres, reflecting a low overall site coverage of 43%.



## TENURE

The property is held by way of two Virtual Freehold titles, both for a term of 999 years from 7th July 2004 until 6th July 3003, each with a head rent of £100 per annum per unit.

## TENANCY

The property is let to Limitless Digital Group Limited who have been in occupation for over 11 years. The current lease was agreed by way of a lease renewal on the following terms:

Tenant	Size (sq ft)	Lease Start	Lease End	Break Date	Rent Review	Rent (£pa)	Rent (£psf)	ERV (£pa)	ERV (£psf)	Repair	SoC	Comments
Limitless Digital Group Limited	62,771	01/01/2023	31/12/2032	01/01/2028	01/01/2028 (OMRV)	£315,000	£5.00	£360,933	£5.75	FRI	No	Three months rent free if the tenant does not activate break clause.

## TENANT COVENANT

Established in 2004, Limitless Digital Group is a multi-website online retailer, focusing on two main categories: Bathroom and Heating.

Limitless Digital Group has enjoyed strong growth over the past decade which has been facilitated by acquisitions and organic growth. Limitless Digital is the parent company of a number of best-selling brands, including Hudson Reed, Best Heating, Big Bathroom Shop and Milano.

The growth of Limitless Digital Group is illustrated by it now having over 20,000 products and over 2,500,000 orders placed in 125 countries.

Headquartered in Burnley, Limitless Digital Group have had a presence in Burnley since 2004 and are extremely well established on Rossendale Road Industrial Estate, where they currently occupy four units.

Limitless Digital Group Limited have a Dun & Bradstreet rating of 2A2 and have reported the following accounts:

	Y/E 31/12/2021	Y/E 31/12/2020	Y/E 31/12/2019
<b>Turnover</b>	£113,033,000	£80,200,000	£55,322,000
<b>Pre-Tax Profit</b>	£10,571,000	£10,230,000	£4,761,000
<b>Tangible Net Worth</b>	£4,590,000	£4,184,000	£1,314,000
<b>Net Current Assets</b>	£4,346,000	£4,045,000	£3,431,000





## OCCUPATIONAL MARKET COMMENTARY

The North West industrial property market remains strong with particularly good demand in the 'mid box' sector (15,000 – 90,000 sq ft) with occupier take-up in the size range on track to exceed the 5-year average in 2023. The region is seeing continued rental growth across all unit specifications, influenced by the low levels of supply, particularly in Lancashire.

Burnley itself is an established industrial location in the East Lancashire area of the North West. The county of Lancashire is an area traditionally starved of good quality industrial units due to strong occupancy levels and little development pipeline, often overlooked due to developer focus on the areas of Manchester, Warrington and Merseyside locations. Where new development has taken place to meet up with demand, strong rents and take-up levels have been witnessed with minimal void periods. The only mid box / big box development to meet in Burnley itself is Frontier Park, Burnley off Junction 9 of the M65. Now on site, there comprises 5 units ranging from 39k sq ft – 165k sq ft with multiple party interest ahead of practical completion due in 2024.

Date	Address	Tenant	Size (sq ft)	Lease length	Rent (£psf)	Description
Q1 2023	35, Churchill Way, Lomeshaye Industrial Estate, Nelson, Burnley	Silent Night	38,000	5.00	£5.78	Modern second-hand unit.
Q1 2022	41 Churchhill Way, Nelson, Burnley	ELE Advanced Technologies Limited	47,000	20.00	£6.78	Modern unit. High office content with additional development land.
Q1 2023	Unit 8, Walker Park, Blackburn	Steel Dynamics	97,290	10.00	£5.95	Second-hand unit. Basic refurbishment
Q1 2023	Unit B, Prime Point, Blackburn	Spiroflow	50,977	15.00 (10.00)	£8.00	New build unit

## INVESTMENT MARKET COMPARABLES

Date	Address	Size (Sq Ft)	Wault (Break)	Rent (£psf)	Price	NIY	Cap Val (£psf)
Under Offer	AMS Technology Park, Burnley	45,730	8.17 (5.30)	£6.90	Under Offer	Under Offer	Under Offer
Under Offer	WN Vtech Holdings, Bradford	52,307	9.30	£6.50	Under Offer	Under Offer	Under Offer
August 2023 - Exchanged	Algeco, Wigan	45,666	14.70 (9.70)	£6.95	£11,500,000	5.70%	£252.00
July 2023	Branded Garden Products, Ipswich	49,195	9.58 (4.58)	£7.49	£5,500,000	6.28%	£112.00
June 2023	Cogne UK Ltd, Sheffield	55,018	14.10	£6.21	£5,335,000	6.00%	£97.00
April 2023	Shred it Ltd and Evander Glazing, Warrington	41,571	6.06	£6.07	£3,800,000	6.22%	£91.00
January 2023	DX Network Services, Normanton	43,243	7.70	£5.50	£3,855,000	5.80%	£89.00
March 2022	ELE Advanced Technologies Ltd, Nelson	48,669	19.00	£6.47	£5,600,000	5.28%	£115.00



## EPC

The property has an Energy Performance Certificate Rating of C.

A copy 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).

## ANTI MONEY LAUNDERING

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.

## DATA ROOM

Data room access can be provided upon request.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. October 2023. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## PROPOSAL

We are instructed to seek offers in excess of **£4,225,000 (Four Million Two Hundred and Twenty Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level provides an attractive net initial yield of **7.00%**, (assuming purchasers costs of 6.55%), and a reversionary yield of **8.02%**.

Low capital value of **£67 per sq ft.**

## CONTACTS

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

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