

8 PEEL ROAD

SKELMERSDALE | WN8 9PT

B8
REAL ESTATE



HIGHLY REVERSIONARY SINGLE LET INDUSTRIAL INVESTMENT OPPORTUNITY
LET TO AN OUTSTANDING COVENANT

INVESTMENT SUMMARY

- Opportunity to acquire a **highly reversionary single let industrial investment let to an outstanding covenant**.
- Excellent connectivity adjacent to Junction 5 of the M58 Motorway which in turn connects with the M6 Motorway.
- Comprising a detached **23,012 sq ft** industrial warehouse on a significant 3.2-acre site.
- **Very low site density of 17%**.
- Let to RMD Kwikform Limited on a 15-year lease, commencing 15 April 2016 subject to a tenant break option in year 10 (2.25 years to break & 7.25 years to expiry).
- Outstanding covenant, with a **5A1 Dun & Bradstreet rating (tangible net worth over £100 million)**.
- **Very low passing rent of £168,000 pa (£2.77 psf** assuming £75,000 p/acre on 1.39 acre concreted overage).
- **ERV of £276,840 pa (£7.50 psf** assuming £75,000 p/acre on 1.39 acre concreted overage).
- **Rent review on 15 April 2026 to the higher of OMV or £190,079 pa.**
- Freehold

We are instructed to seek offers in excess of **£2,745,000 (Two Million Seven Hundred and Forty Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects:

- Net Initial Yield: **5.75%** (assuming standard purchaser costs of 6.24%)
- Reversionary Yield: **9.47%**
- Capital Value: **£77 psf** (assuming £700k per acre on concrete overage)



M57 / Liverpool

DHL

ASDA
Distribution Hub

Great Bear
Distribution

Kamac

Walkers
(Pepsico)

M58

Yew Tree
Diary

Eurowrap

8 Peel Road

Proctor
& Gamble

Essity

Allied Business
Centre

M6

Amazon

Hotter
Shoes

Victoria
Plumbing

3M Scott
Saftey

Flowtech

LOCATION

Skelmersdale is one of the principle economic locations within West Lancashire, located 18 miles north of Warrington, 13 miles north east of Liverpool and 25 miles north west of Manchester.

Skelmersdale benefits from excellent road communications being situated adjacent to the M58 motorway providing immediate access to both the regional and national motorway network. Junction 26 of the M6 Motorway is located just 5 miles to the East, whilst the M57/M58 Interchange is 9 miles to the South West.

The town is recognised as one of the premier commercial locations in West Lancashire, which has a District population of 113,000 providing an excellent labour pool for both skilled and unskilled manufacturing jobs.



CONNECTIVITY



STRONG CITY DRIVE TIMES

Liverpool	30 mins
Manchester	45 mins
Birmingham	1 hr 45 mins



QUICK ACCESS TO MOTORWAYS

M58	3 mins
M6	7 mins
A570	6 mins



FREIGHT SERVICES BY SEA

Port of Liverpool & Freeport	19 mins
Seaforth Dock	18 miles



AIRPORT CARGO HUBS

Liverpool John Lennon Airport	30 mins
Manchester Airport	40 mins



SITUATION

The property is situated within Pimbo Industrial Estate, a highly sought after industrial park just to the south of Skelmersdale Town Centre. The estate is ideally positioned immediately adjacent to Junction 5 of the M58, offering swift and direct access to the regional and national motorway network, with the M6/M58 interchange less than 3 miles to the East.

Pimbo Industrial Estate is a major employment area and is home to a number of high-quality occupiers including Walkers (Pepsico), Victorian Plumbing, Proctor & Gamble, Essity and Amazon amongst many others.

Developer HBD has submitted planning permission for a 245,000 sq ft logistics unit adjacent to the subject property. This will be in place of Allied Business Centre. The facility will be a Grade A scheme targeting BREEAM Excellent and will be a great addition to the surrounding area.







The property is accessed from Peel Road, immediately off Junction 5 of the M58 in Skelmersdale.








For indicative purposes only

DESCRIPTION

The property comprises a modern detached industrial unit on a very low-density site built to the following specification:

-  Steel portal frame construction
-  Part profile sheet cladding and part brickwork elevations
-  Eaves height of 7.8m
-  2 x 5 tonne and 1 x 10 tonne gantry cranes
-  7 roller shutter access doors across 3 elevations
-  Warehouse fully lit internally (tenant has installed LED lighting)

-  3 phase 200kVA electricity supply
-  Well specified two storey office accommodation to the front of the property
-  Large fully concrete yard (17% site coverage)
-  Segregated staff and customer parking provisions
-  Secure site with gated access to the yard.



SITE AREA



The site area extends to approximately 3.2 acres, reflecting an overall site coverage of 17%.

Assuming a conservative 40% site density on approximately 2.71 acres (demised land) we calculate there to be 1.39 acres of fully concreted overage land.

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:

ACCOMMODATION	GIA (sq m)	GIA (sq ft)
Warehouse	1,896	20,405
GF Office	121	1,304
FF Office	121	1,304
TOTAL	2,138	23,012

TENURE

The property is held freehold.



TENANCY

The property is let to RMD Kwikform Limited (company number: 00301199) on the below terms:

Tenant	Size (Sq ft)	Lease Start	Lease End	Break Date	Rent Review	Rent (£pa)	Rent (£psf)	ERV (£pa)	ERV (£psf)	Repair	Comments
RMD Kwikform Limited	23,012	15/04/2016	14/04/2031	14/04/2026	15/04/2026	£168,000*	£2.77*	£276,840*	£7.50*	FRI (Subject to a Schedule of Condition)	*Rent psf and ERV psf both assume £75,000 p/acre on 1.39 acre coverage Rent review is the higher of OMV or fixed uplift to 2.50% pa compounded (£190,079 pa) Inside L&T 1954 Act



TENANT COVENANT

Founded in 1948 ALTRAD RMD Kwikform (formally RMD Kwikform) is a leading provider of formwork, falsework/shoring, heavy-duty support, ground shoring and safety & access systems, with a proven track record of supporting the global construction industry for almost a century to create some of the world's most challenging and impressive structures.

The company rebranded to ALTRAD RMD Kwikform (ARMDK) in October 2021 following the acquisition of the business by Altrad Group, who are a world leader in the provision of industrial services.

ALTRAD RMD Kwikform operates from 14 countries in 6 continents and key sectors include: Bridges, Roads & Rails, Tunnels, Airports, Harbours / Docks, Industrial Construction, Power Stations, High Rise Buildings.

For further information please visit - <https://www.rmdkwikform.com/about-us/who-we-are/>

RMD Kwikform Limited have a **Dun & Bradstreet rating of 5A1** and have reported the following accounts:

	Y/E 31/08/22	Y/E 31/12/21	Y/E 31/12/20
Turnover	£24,691,000	£34,130,000	£32,575,000
Pre-Tax Profit (Loss)	(£243,000)	£64,009,000	(£56,871,000)
Tangible Net Worth	£102,088,000	£102,460,000	£39,723,000
Net Current Assets	£81,785,000	£82,345,000	£14,252,000



OPERATING IN **14**
COUNTRIES

OPERATING IN **6**
CONTINENTS

5A1
D&B RATING

OCCUPATIONAL 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.

Skelmersdale has superb communications and has continuously proven attractive to occupiers due to its connectivity and also its excellent labour pool. This is evidenced by the lack of available supply in Skelmersdale. The property is located within the well-established West Pimbo Industrial Estate that has the following nearby occupiers - Proctor & Gamble, Great Bear, S.C.A./Essity UK and Pepsi & Co./Walkers Crisps amongst many others.

Recent comparable lettings include:

The strength of the location is further demonstrated by Henry Boots commitment to develop a speculative 245,000 logistics warehouse next to the subject property, due to commence in 2024 and we understand the quoting rent will be £8.25-£8.50 psf.

There is continued occupational demand throughout the North West region, for small and mid-box units, but with a lack of new build supply and good quality second-hand; this has resulted in decreased void periods and increased rental levels. We anticipate these market dynamics to remain in 2024.

DATE	ADDRESS	SIZE (SQ FT)	TENANT	RENT (£ PER SQ FT)	TERM (BREAK)	COMMENTS
December 2023	Land at Holland Moss Business Park Skelmersdale	3.85 acres	Dawsons Group	£921,000 per acre	Freehold Sale	Fenced and concreted site.
December 2023	Unit 6 Boston Park Haydock	19,353	Cakes & Dreams	£8.00	5 years (3 years)	Fully refurbished second hand unit with secure yard.
November 2023	Unit 1 Total Park Widnes	20,346	Evoe	£9.00	10 years (5 years)	Detached speculatively built unit.
September 2023	Units 11-13 Graylaw Trading Estate Aintree	21,779	L&I Eaton	£7.50	10 years (5 years)	Fully refurbished second hand unit with secure yard.
August 2023	Units 6 & 7 Link Business Park Huyton	5,081	EVRI	£8.00 psf to unit and an average of £50,000 per acre on 0.6 acres.	10 years (5 years)	Fully refurbished second hand unit with secure yard.
August 2023	Yard 1 Towngate Business Park Widnes	1.08 acre	Maritime Transport	£75K per acre	5 years (3 years)	Concreted yard with perimeter fencing, lighting. 24/7 manned gatehouse at an additional cost of £21,731 per annum.
June 2023	Units 1&2 Link Business Park Huyton	23,117	F.S. Trade	£8.29	10 years (5 years)	Fully refurbished second hand unit with secure yard.
February 2023	Unit 5 Mersey Reach Aintree	29,719	Merseycare (NHS Foundation Trust)	£8.52	10 years (5 years)	Detached speculatively built unit.
March 2023	K31 Acornfield Road Knowsley	31,155	Alfred Knight	£8.50	15 years (5 & 10 years)	Detached speculatively built unit.

INVESTMENT MARKET COMPARABLES

DATE	ADDRESS	SIZE (SQ FT)	WAULT (BREAK)	RENT (£ PER SQ FT)	PRICE	NIY	CAPITAL VALUE (£PSF)	COMMENTS
Dec 23	Allpaq Solutions Albright Road Widnes	17,276	7.50 (2.50)	£6.29	£1,745,000	5.86%	£101	
Nov 23	WN Vtech Holdings 1 Premier Point Bradford	52,307	9.30	£6.50	£6,015,000	5.30%	£115	
Aug 23	Algeco Makerfield Way Wigan	45,666	14.70 (9.70)	£6.45*	£11,500,000	5.70%	£179 (assuming £500k p/acre on 6.67 acre overage yard)	Rent includes £65k p/acre on 3.79-acre concrete service yard and £47.5k p/acre on 2.88 acres of compact stone hardcore.
April 23	City Plumbing Woodside House Doncaster	12,700	10.00	£7.48	£1,615,000	5.54%	£127	
Jan 23	Wika Instruments 8-10 Huntsman Drive Irlam	13,125	1.22	£5.37	£1,700,000	3.92%	£130	
Jan 23	Howdens Joinery Crown Lane Bolton	11,840	4.00	£5.45	£1,200,000	5.09%	£101	



EPC

The property has an Energy Performance Certificate Rating of C.

A copy is available upon request.

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.

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.

FURTHER INFORMATION

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

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PROPOSAL

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