



**PRIME FULLY
REFURBISHED INDUSTRIAL
INVESTMENT OPPORTUNITY**
WITH 10 YEARS TERM CERTAIN

group55











UNIT **ONE**

ACKHURST BUSINESS PARK

ACKHURST ROAD, CHORLEY
LANCASHIRE, **PR7 1NH**

B8
REAL ESTATE

INVESTMENT SUMMARY

-  Opportunity to purchase a significant distribution facility in Chorley.
-  Located in the heart of the North West motorway network, adjacent to the M6 and M61.
-  The site comprises a 112,206 sq ft industrial unit with 2 storey office space on a substantial site of 8.10 acres showing a low site cover of only 32%.
-  The site has been **comprehensively refurbished in 2025**, with a full scope of works available upon request.
-  Large power supply of **3.2 MVA**.
-  The property has been secured to **Group55 Limited** on a new 15 year lease, with a tenant break option in the 10th year.
-  The rent is to be reviewed five yearly to the higher of **OMRV** or the annual compounded increase in **CPI + 1% (3% and 5%)**.
-  The agreed passing rent is only £733,235 per annum (**£6.53 psf**).
-  ERV of **£813,494** per annum (**£7.25 psf**).
-  Freehold



Tenant undertaking fit-out works.

PROPOSAL

We have been instructed to seek offers in the region of **£8,600,000 (Eight Million, Six Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 8.00%**, a **Reversionary Yield of 8.87%** and an overall **capital value of only £70 psf**, assuming purchaser's costs of 6.68%.

< TO M6

M61

TO M60 & MANCHESTER >

CHORLEY TOWN CENTRE

ACKHURST ROAD

COMMON BANK
INDUSTRIAL ESTATE

ACKHURST ROAD

Photo prior to Tenant occupation

LOCATION

Chorley is strategically positioned at the heart of the North West region. The town sits in between the M6 and M61 Motorways, being 12 miles south of Preston, 25 miles north of Manchester, and 30 miles north of Liverpool. The town benefits from a large urban population, excellent transport connectivity and a strong manufacturing heritage, making it ideal for industrial and logistics operators.

Key points include:



**2.5
MILES**

from J8 of
the M61
Motorway



**4.5
MILES**

from J28
of the M6
Motorway



Population of
3 MILLION

within a one
hour drive.



**15
MINS**

from J8 of
the M61
Motorway



Within
30 MILES

of Manchester
Airport and
Liverpool John
Lennon Airport



Within
55 MINS

drive of
the Port of
Liverpool



Chorley has been further enhanced by major completed and ongoing industrial schemes, further emphasising the strength of the location for occupiers and investors.

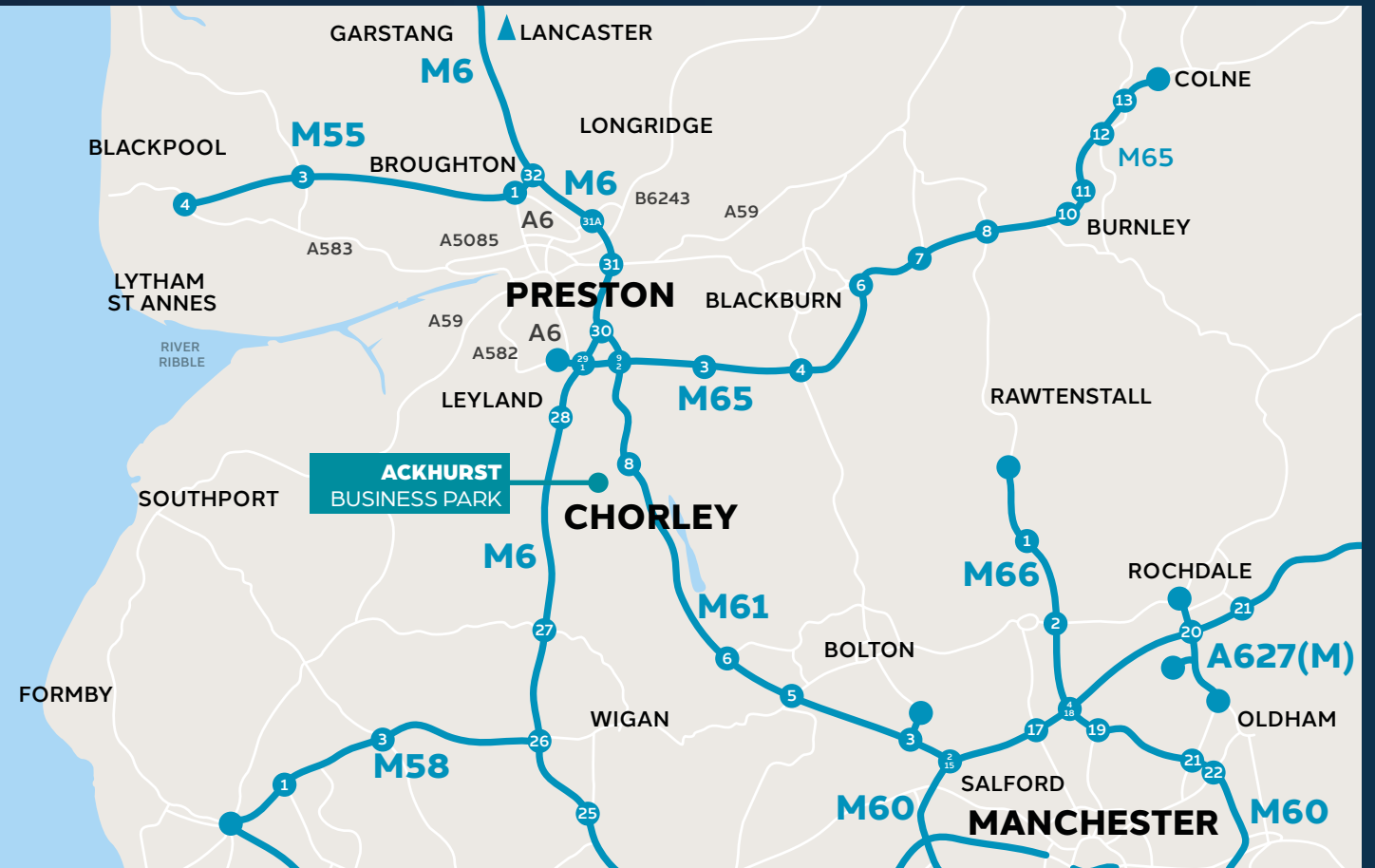
These include:

Botany Bay, Chorley: A 21-acre site, containing 33 units comprising more than 400,000 sq ft developed by FI Real Estate.

Strawberry Meadows Business Park, Chorley: An 80,000 sq ft business park developed by Chorley Council in 2022.

Buckshaw Link and Matrix Park, Chorley: A 500 acre mixed use scheme including commercial uses at Buckshaw Link and Matrix Park, approximately 2,000 new residential units, hotel, Tesco Food store and a new railway station providing services to both Manchester City Centre and Preston. Buckshaw Link provides a multi let estate totalling 105,000 sq ft and Matrix Park extends to 80 acres providing 1,000,000 sq ft of offices and industrial.

Revolution Park, Chorley: An extensive grade A logistics Park set on 128 acres and providing 7 grade A distribution units totalling 1.4m sq ft. It is one of the North West's premier logistics locations. Occupiers include TVS Logistics, Parcelforce, GA Pet Foods, Kimberley Clark, Conair.





SITUATION

The property is in a strong, established position within the heart of Chorley, situated on the well-known Ackhurst Business Park. The location offers direct access to the A49 to the West, providing connections to the M6 Motorway. To the east, the M61 Motorway is easily accessible via the B525.

Ackhurst Business Park is situated in one of Chorley's major employment areas, located approximately 1 mile from Chorley town centre and in the middle of the North West's motorway network. Chorley and Euxton railway stations are both located within 1 mile from Ackhurst Business Park and offer direct connections to Manchester and the West Coast Main Line.

Occupiers in the immediate vicinity include Thomas Hardie Vehicle Solution, GSF Car Parts, Chorley Building Society and the Headquarters of Northern Trust.



DESCRIPTION

The premises comprises a modern manufacturing and distribution unit and has recently undergone a full refurbishment.

The premises benefits from the following specification:

-  Detached steel portal frame construction with brick profile.
-  Eaves height of 6m.
-  LED lighting throughout.
-  6 new level access loading doors.
-  Metal overclad roof with circa 50% solar PV.
-  Secure self-contained site of 8.10 acres.
-  2-storey refurbished office space including new HVAC system, canteen and windows.
-  Significant concrete yard area together with separate delineated parking areas.
-  EV charging to parking areas.
-  Separate 1 acre trailer and car parking area.
-  3.2 MVA power supply.
-  Secure gatehouse entrance.
-  Secure perimeter fencing.



Tenant undertaking fit-out works

ACCOMODATION

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

Use	Sq M	Sq Ft
Warehouse	9,071.5	97,646
GF Office	885.9	9,536
FF Office	466.8	5,025
Total	10,424.2	112,206

SITE AREA

THE SITE EXTENDS TO
APPROXIMATELY 8.10
ACRES (3.28 HECTARES),
PROVIDING A LOW SITE
COVER OF 32%.



TENANCY

Tenant	Size (sq ft)	Lease Start	Lease Expiry	Tenant Break	Rent Review	Rent £pa	Rent £psf	ERV £pa	ERV £psf	Repair
Group55 Ltd	112,206	15 years	2040	10 th Year	5 th Year*	£733,235	£6.53	£813,494	£7.25	FRI with SoC

*The rent is to be reviewed five yearly to the higher of OMRV or the annual compounded increase in CPI + 1% (3% and 5%).

**The Tenant benefits from 114 days rent free incentive (to be topped up by the vendor).

TENANT COVENANT

group55

Group55 Ltd were established in 1999, they are a full-service partner that handle private-label personal care formulation, testing, manufacturing, packing, warehousing and fulfilment. The main industries they cover are pet care, personal care and cosmetics.

The business is currently based in Matrix Park, just 3 miles from the subject property. Group55 recently announced major plans to move to Ackhurst Business Park which will create approximately 50 new jobs. The company has enjoyed remarkable success in recent years and following a period of significant growth, they are relocating to expand their services and manufacturing capability.

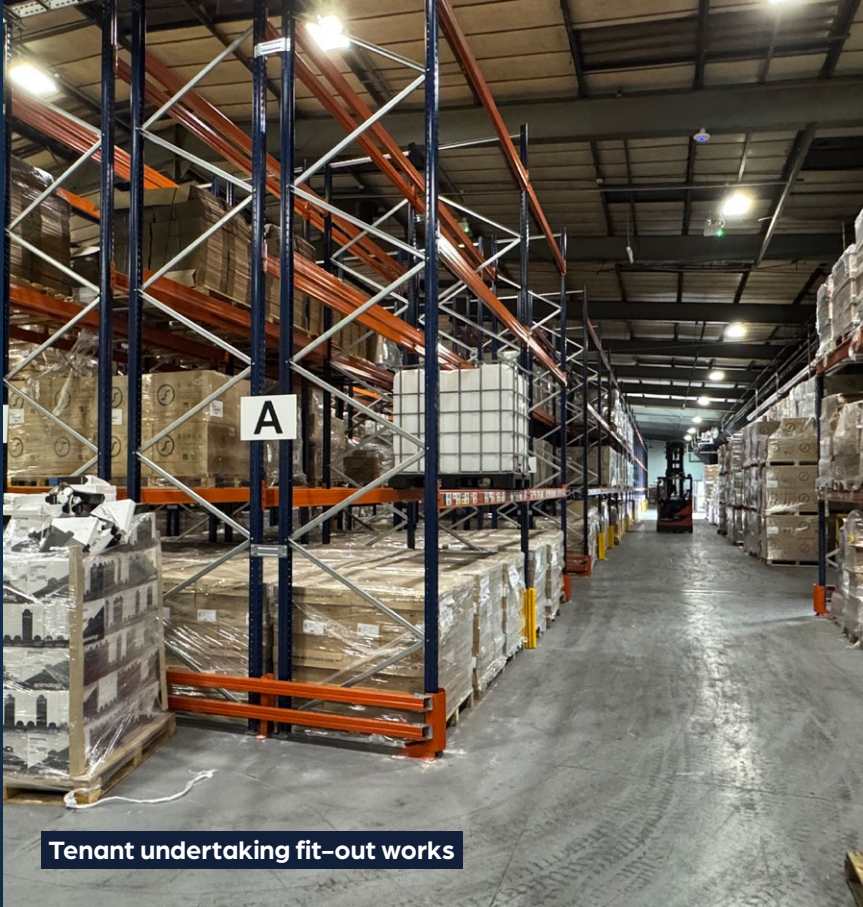
Group55 currently has three separate sites within the Chorley area, this strategic move will bring all business functions under one roof. The subject property is undergoing a £2 million refurbishment to create one of the largest and most technically advanced manufacturing sites of its kind in the UK.

Group55 Limited have reported the following financial accounts:

	Y/E 31/07/2024	Y/E 31/07/2023	Y/E 31/07/2022
Turnover	£6,988,000	£8,149,000	N/A
Pre-Tax Profit	£332,346	(£491,187)	N/A
Shareholders Funds	£1,400,000	£1,200,000	£1,900,000
Current Assets	£4,676,000	£3,215,000	£2,842,000
Net Current Assets	£947,702	£726,734	£1,498,065

Group55 Limited have also provided us with their financial information for Q1 2025:

	Jan-25	Feb-25	Mar-25	YTD
Turnover	£1,335,000	£1,386,000	£1,252,000	£5,219,000
Pre-Tax Profit	£36,000	£103,000	£38,000	£200,000
EBITDA	£53,000	£121,000	£55,000	£269,000
Net Current Assets	£1,916,000	£1,986,000	£2,004,000	



Tenant undertaking fit-out works



Tenant undertaking fit-out works

OCCUPATIONAL MARKET COMMENTARY

The North West is one of the most successful and dynamic regions in UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within a 4-5 hours’ drive time and more motorways per sq.ft. than in any other region.

Rental growth in the North West has been in line with the UK average, with prime rents for units of circa 50,000 sq ft rising by an average of 4.5%. Additionally, secondary rental growth of 3.9% throughout 2024 was above the UK average.

While the UK industrial void rates have risen to approximately 7% over the past 18 months, the Chorley area has remained exceptionally resilient, with a vacancy rate of just 2%. This is due to the excellent proximity to motorways and accessibility to key economic hubs.

Date	Property	Size (sq ft)	Tenant	Rent £psf
Available	Unit E, Botany158, Chorley	158,000	N/A	£10.50
Q2 2025	The Bear, Widnes	103,000	Robus	£7.50
Q1 2025	Hafaway 89, Warrington	89,000	Oaktyres	£11.50
Q4 2024	Cobalt 2, Oldham	62,000	AVI Global Distribuition	£10.50
Q3 2024	Imperial 165, Rochdale	165,000	Cleland McIver	£9.50
Q2 2024	Stakehill 249, Middleton	294,000	Greene King	£9.20

INVESTMENT COMPARABLES

Date	Property	Area	WAULT	Purchase Price	NIY	Capital Value
Q2 2025	Air Products, Carrington	67,632	8.00	IN EXCESS OF £7.5M	IN EXCESS OF 5.25%	IN EXCESS OF £110
Q2 2025	Econ Insulation, Chorley	106,532	3.00	£12M	5.28%	£113
Q1 2025	Fluorocarbon, Irlam	89,323	2.00	£7.05M	6.22%	£79
Q1 2025	Flowtech Fluid Power, Skelmersdale	75,926	7.00	£6.575M	5.45%	£87
Q4 2024	Prolog Fulfilment, Nottingham	123,379	10.30	£11.5M	6.81%	£93
Q4 2024	Econ Insulation, Leeds	105,768	4.00	£8.74M	6.75%	£83
Q4 2024	Alloga, Normanton	219,454	6.59	£19.6M	6.25%	£94
Q3 2024	Honeywell, Ellesmere Port	210,191	5.94	£18.55M	5.62%	£88



ACKHURST BUSINESS PARK

FURTHER INFORMATION

EPC

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.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation will be required from the successful purchaser.

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CONTACT

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