RARE OPPORTUNITY TO ACQUIRE A PRIME
MODERN & HIGHLY REVERSIONARY MULTI LET TRADE PARK

GATEWAY 49
TRADE PARK

KERFOOT STREET, WARRINGTON, WA2 8NT

///boss.jacket.shall

On behalf of

network space

B8 REAL ESTATE

EVRi
delivery made for you
NEXT
Distribution Centre
B&Q
AAH
To Liverpool
Jct 9
M62
To M6 & Manchester
great bear
Royal Mail
Rail Terminal
Junction 9
Retail Park
FUSION
UTILITIES
Burdens
The Range
Home, Leisure & Garden
Royal Mail
bensons
for beds
Jollyes Pets
MKM
HALLIWELL JONES
euro
CAR PARTS
A49
GATEWAY 49
TRADE PARK
Kerfoot Street

Scan for 360° virtual tour

Occupiers

- 1 WÜRTH
- 2 ELECTRIC CENTER
- 4 gap
- 5 YESSS ELECTRICAL
- 7 CTD ceramic tile distributors
- 8 CROWN PAINTS
- 9 CEF
- 10-12 arco Experts in Safety
- 11 TOOLSTATION
- 14 CLIFTON TRADE BATHROOMS
- 16 golfclubs4cash
- 18 ULTIMATE CUSTOMS
- 20-22 Al-Murad Tiles
- 24 eurocell
- 26 James Hargreaves
- 28-30 SCREWFIX
- 32 cbs
- 34 Hadfields The Floorcovering Specialist
- 36 morrells
- 42 LEW ELECTRICAL DISTRIBUTORS
- 46 cbs
- 48 h4medical
- 50 venair Fluid solutions. Solid performance.
- 52 AXMINSTER POWER TOOL CENTRE

Units 10-12, 16, 18, 20-22 are sold off long leasehold.

Investment Summary

- A rare opportunity to acquire a significant, established **industrial trade park**.
- Located in **Warrington**, the North West's premier MLI and trade location.
- **Prime trade pitch**, situated on the arterial A49 link road connecting Warrington town centre with Junction 9 of the M62 motorway.
- A popular industrial trade park comprising 25 well specified units totalling **100,732 sq ft** (2,950 - 8,254 sq ft).
- **92%** let to trade occupiers, including Edmundson Electrical, YESSS Electrical, Crown Paints, Toolstation, Clifton Trade Bathrooms, Screwfix, amongst many others.
- Headline rent of £1,164,285 per annum **(£7.49 - £15.50 psf)**.
- An opportunity to capture short term reversion with an ERV of £1,418,663+ per annum **(£12.50 - £16.00 psf +)**.
- WAULT of 5.01 years to expiry and 4.27 years to break.
- A total site area of approximately 8.35 acres providing a low site density of **only 33%**.
- Numerous asset management opportunities to further enhance value.
- **Development potential** with detailed consent for a single unit of 4,876 sq ft.
- Predominantly Freehold.

We are instructed to seek offers in excess of **£20,000,000 (Twenty Million Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of **5.45%** (assuming purchaser's costs at 6.75%), Reversionary Yield of **6.64%** and a Capital Value of **£199 psf.**

Location

Warrington is one of the most well-established industrial, logistics and trade hubs in the North West, strategically positioned at the intersection of the M6, M62 and M56 motorways.

The position of the town is further enhanced being equidistant between the region's largest cities of Manchester and Liverpool, both are less than 30 minutes away by road and rail.

Warrington Bank Quay Railway Station provides frequent direct services to London Euston in approximately 1 hour 50 minutes, along with excellent connections to Manchester, Liverpool, Birmingham, and Glasgow.

Warrington also benefits from its close proximity to a significant densely populated catchment area, providing both a strong customer base and an extensive labour pool.

Population of **210,000+**, one of the largest towns in the North West

Strategically located between **Manchester** and **Liverpool**

Exceptional connectivity via **M6, M62** and **M56**

London Euston accessible in **under 2 hours**

Home to **8,000+** businesses, both major national and global

Situation

Gateway 49 is strategically situated immediately to the north of Warrington town centre, within the well-established A49 corridor – one of the North West's premier destinations for industrial and trade occupiers. The A49 serves as the major thoroughfare, linking Warrington town centre directly to the M62 and the national motorway network beyond.

The A49 (Winwick Road) is a highly sought-after commercial area, handling approximately 41,000 cars per day. This has attracted the majority of 'Grade-A' out of town retailers, industrial and trade occupiers, car showrooms, food retailers, supermarkets, sports venues, and a dense residential population.

The estate has excellent frontage onto Kerfoot Street at its junction with the A49 and benefits from the following drive times:

Locations	Distance	Time
M62 (J9)	2 miles	5 mins
M6 / M62 Interchange	3 miles	6 mins
M6 / M56 Interchange	5 miles	14 mins
Warrington Bank Quay	2 miles	6 mins
Central Warrington	1 mile	5 mins
Liverpool City Centre	18 miles	30 mins
Manchester City Centre	19 miles	30 mins
Port of Liverpool	26 miles	40 mins

Description

Gateway 49 is a modern, well configured multi-let trade park of 25 units, constructed over 3 phases from 2003 to 2022.

The estate comprises 100,732 sq ft of high-quality, institutional standard accommodation with unit sizes from 2,950 sq ft to 8,254 sq ft and has been built to the following specification:

- Steel portal frame construction
- Pitched metal clad roofs
- Eaves height of 7m
- 5m electronically operated loading doors
- LED lighting to majority of units
- Extensive loading areas / service yards
- Floor loading of 40kn/m2
- 3 phase electricity
- Generous parking provisions
- EPC ratings of B - C

An estate which has never been traded. Still in the same ownership and management of the original developer.

CGI Image

Future Development

The estate benefits from excellent circulation with the potential to create additional open storage compounds across existing overspill parking areas.

In addition to the above, there is a prime development plot of 0.35 acres to the front of the site with detailed planning consent for a detached unit of 4,876 sq ft.

Planning reference – **2002/42425**

Development Plot (0.35 acres)
New build unit of 4,876 sq ft (453 sq m)

Sold Off Long Leasehold

For indicative purposes only

Site Area

Gateway 49 Trade Park has a total site area of 8.35 acres (3.38 hectares), providing a low site density of 33%.

Tenure

The property is held predominantly freehold and a small part long leasehold at a peppercorn rent (815 years unexpired). Further information is within the data room.


WÜRTH SHOP
WÜRTH SHOP
ROSS
ROSS
gap
gap
DISABLED

Tenancy

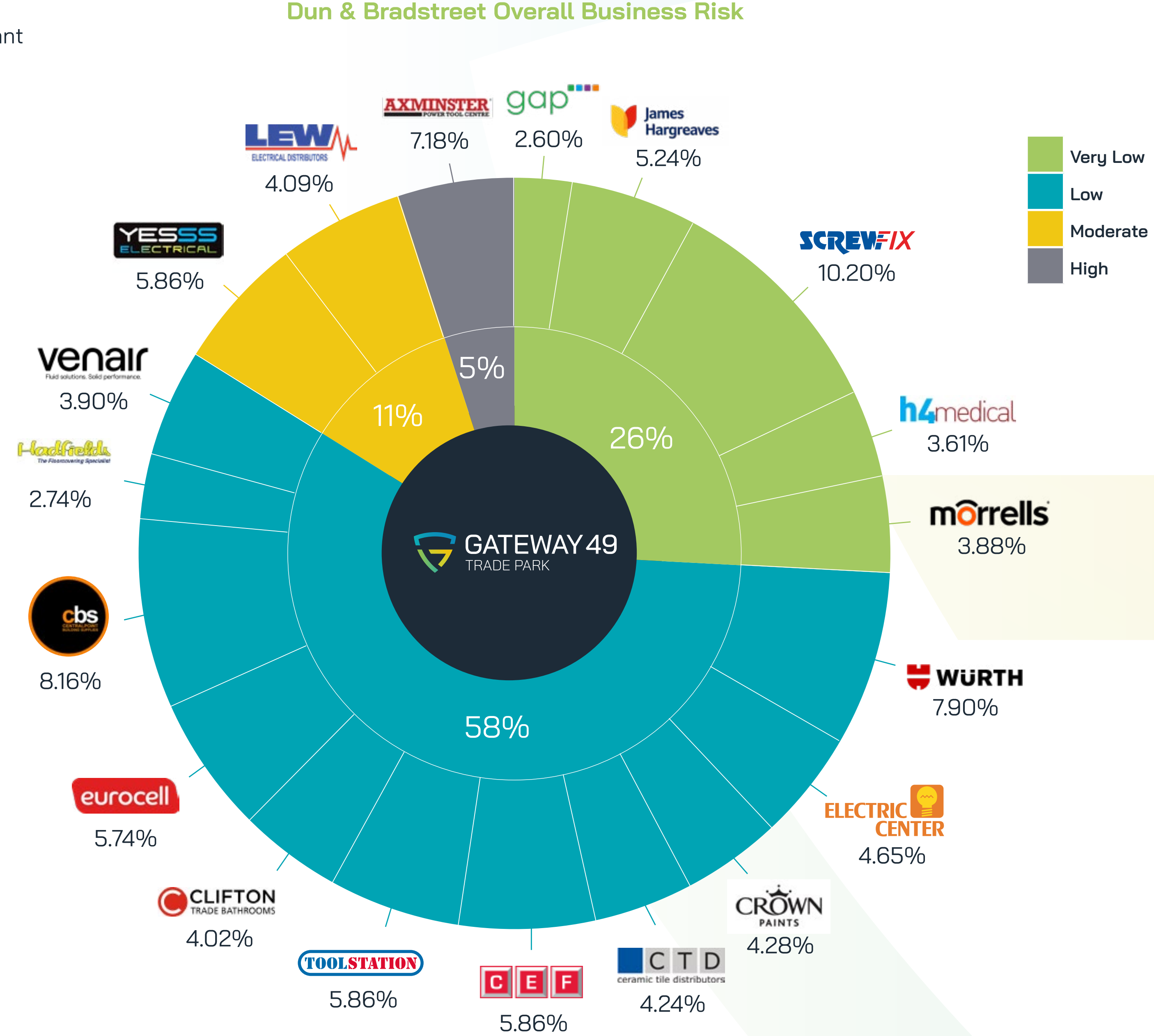
The estate is currently let on Full Repairing and Insuring leases to 19 tenants and is 85% occupied. A 1-year rental guarantee will be provided on the 4 vacant units producing a combined headline rental of £1,164,285 per annum with rents ranging from £7.49 - £15.50 per sq ft.

The Estate has an ERV of £1,418,663 per annum (£12.50 - £16.00 per sq ft) and offers a WAULT of 5.01 to expiry and 4.27 to break. A full tenancy schedule is provided below:

Unit	Tenant	GIA sq ft (GEA)	% of total GIA	Headline pa	Headline rent psf	% of current income	ERV pa	ERV psf	Lease Start	Break Date	Rent Review	Lease Expiry	L&T 1954 Act	Comments
1	Wurth UK Ltd	5,185 (5,617)	5.15%	£76,515	£14.76	7.90%	£82,960	£16.00	30/09/2022		30/09/2027	29/09/2032	Inside	5 yearly OMR. Deposit held of £38,258.
2	Edmundson Electrical Ltd	2,972 (3,152)	2.95%	£45,000	£15.14	4.65%	£46,066	£15.50	17/12/2019			16/12/2029	Inside	5th year OMR agreed at £45,000 pa.
4	General All Purpose Plastics Ltd	2,950 (3,098)	2.93%	£25,186	£8.54	2.60%	£45,725	£15.50	09/09/2015			08/09/2025	Inside	S25 notice served. Lease renewal discussions ongoing. Further information can be provided.
5	YESSS (A) Electrical Ltd	4,180 (4,443)	4.15%	£56,760	£13.58	5.86%	£64,790	£15.50	21/03/2023		21/03/2028	20/03/2033	Inside	5 yearly OMR. Subject to a Schedule of Condition.
6	Vacant - 12m rental guarantee	2,962 (3,100)	2.94%	£45,911	£15.50		£45,911	£15.50						12 month rental guarantee.
7	Multi-Tile Limited	4,073 (4,271)	4.04%	£41,090	£10.09	4.24%	£63,132	£15.50	15/12/2021		15/12/2026	14/12/2031	Inside	Assigned from Stark Building Materials UK Limited to Multi-Tile Limited on 14/07/2025. 5 yearly OMR.
8	Crown Paints Ltd	2,959 (3,152)	2.94%	£41,454	£14.01	4.28%	£45,865	£15.50	27/06/2015			26/06/2025	Inside	Current lease expiry of 26/06/2025. Lease renewal in legals. Agreed at £14,00 psf, 10 years, 3 months Rent Free, 5 yearly OMR.
9	City Electrical Factors Limited	4,110 (4,300)	4.08%	£56,733	£13.80	5.86%	£63,705	£15.50	11/07/2023		11/07/2028	10/07/2033	Inside	5 yearly OMR. Subject to a Schedule of Condition.
11	Toolstation Limited	4,129 (4,413)	4.10%	£56,732	£13.74	5.86%	£64,000	£15.50	26/04/2024		26/04/2029	25/04/2034	Inside	5 yearly OMR.
14	Clifton Trade Bathrooms Ltd	3,001 (3,161)	2.98%	£38,987	£12.99	4.02%	£46,516	£15.50	08/07/2023		08/07/2028	07/07/2033	Inside	5 yearly OMR. Deposit held of £6,997.67.
24	Eurocell Building Plastics Ltd	4,283 (4,481)	4.25%	£55,588	£12.98	5.74%	£66,387	£15.50	24/11/2024	23/11/2029	24/11/2029	23/11/2034	Inside	5 yearly OMR. Tenant only break option in year 5, subject to 6 months' notice.
26	James Hargeaves (Plumbers' Merchants) Ltd	3,919 (4,106)	3.89%	£50,800	£12.96	5.24%	£60,745	£15.50	27/09/2018			26/09/2028	Inside	5th year OMR agreed at £50,800 pa.
28/30	Screwfix Direct Limited	8,254 (8,688)	8.19%	£98,820	£11.97	10.20%	£119,683	£14.50	10/08/2018			09/08/2028	Inside	5th year OMR agreed at £98,820 pa.
32	Centralpoint Building Supplies Ltd	4,709 (5,049)	4.67%	£38,833	£8.25	4.01%	£58,863	£12.50	01/11/2021			31/10/2026	Inside	Deposit held of £3,036.66.
34	HFD Limited	3,119 (3,297)	3.10%	£26,571	£8.52	2.74%	£38,988	£12.50	22/12/2021			21/12/2026	Inside	
36	Morrells Woodfinishes Ltd	3,120 (3,296)	3.10%	£34,925	£11.19	3.61%	£39,780	£12.75	13/10/2023	13/10/2028	13/10/2028	12/10/2033	Inside	5 yearly OMR. Tenant only break option in year 5, subject to 6 months' notice. Subject to a Schedule of Condition.
38	Vacant - 12m rental guarantee	4,710 (5,050)	4.68%	£58,875	£12.50		£58,875	£12.50						12 month rental guarantee.
40	Vacant - 12m rental guarantee	3,901 (4,201)	3.87%	£48,763	£12.50		£48,763	£12.50						12 month rental guarantee.
42	Lincs Electrical Wholesalers Ltd	3,309 (3,486)	3.28%	£39,612	£11.97	4.09%	£42,190	£12.75	25/10/2024	25/10/2027		24/10/2029	Outside	Tenant only break option in year 3, subject to 6 months notice. Tenant break penalty of £9,903. Subject to a Schedule of Condition.
44	Vacant - 12m rental guarantee	3,288 (3,463)	3.26%	£41,100	£12.50		£41,100	£12.50						12 month rental guarantee.
46	Centralpoint Building Supplies Ltd	4,279 (4,597)	4.25%	£40,176	£9.39	4.15%	£53,488	£12.50	11/09/2022			10/09/2027	Inside	Deposit held of £10,043.88.
48	H4 Medical Ltd	5,023 (5,368)	4.99%	£37,605	£7.49	3.88%	£62,788	£12.50	03/11/2020	3/11/2025	03/11/2025	02/11/2030	Inside	5 yearly OMR. Tenant break option not excersied. Deposit held of £10,000.
50	Venair Limited	5,025 (5,368)	4.99%	£37,750	£7.51	3.90%	£62,813	£12.50	24/03/2021			23/03/2026	Inside	S25 notice served. Lease renewal discussions ongoing. Further information can be provided. Deposit held of £8,459.07.
52	Axminster Tool Centre Ltd	7,272 (7,684)	7.22%	£69,500	£9.56	7.18%	£94,536	£13.00	01/12/2021		01/12/2026	30/11/2031	Inside	Axminister are marketing the assignment of the lease. 5 yearly OMR.
		100,732 (106,841)	**100%**	**£1,163,285**	**£11.55**	**100%**	**£1,417,663**	**£14.07**						
10/12	SOLD - Arco Ltd	6,507		£0.00			£0.00		16/09/2008			15/09/2833		SOLD LONG LEASEHOLD
16	SOLD - Holland House Electrical	3,756		£500			£500		14/05/2008			13/05/3007		SOLD LONG LEASEHOLD
18/20/22	SOLD - Al Hafez Ltd	9,000		£500			£500		10/01/2008			09/01/3007		SOLD LONG LEASEHOLD
				£1,000			**£1,000**							
	OVERALL TOTAL			**£1,164,285**			**£1,418,663**							

Tenant Covenants

Gateway 49 has attracted a variety of excellent covenants across a range of different sectors. No tenant contributes more than 10% of the total headline rent, providing an exceptionally diverse income stream.



84% of income is Very Low or Low Risk

Occupational Market Overview and ERV

- With a population of over 7.4m people, the North West is the third most densely populated region in the UK behind the South East and Greater London.
- The region is also one of the UK's most dynamic and best connected with more motorways per sq ft than any other region.
- Warrington, strategically positioned between Manchester and Liverpool, is one of the North West's most significant commercial hubs, benefitting from excellent motorway connectivity and close proximity to two major international airports.
- The town is one of the North West's strongest commercial markets, with major industrial estates such as Omega, Gemini8, Risley and The Grange supporting a diverse range of national and regional industrial, logistics, manufacturing and trade occupiers.
- Warrington has a restricted supply of smaller industrial and trade counter schemes being delivered, with low vacancy rates a key theme. The limited supply that is coming forward attracts excellent demand across the town for good quality estates.
- This restriction on supply is exacerbated by the amount of competing 'high value' land uses in the A49 corridor.
- Given its strong retail / trade presence and its surrounding dense urban population, Warrington attracts a wide range of major global and national industrial / trade organisations including Amazon, Iceland, Asda, Royal Mail, Home Bargains, Howdens, Screwfix, EVRI, THG, Jungheinrich, IKEA, City Plumbing, and many more.
- We consider the current ERV to be in the order of **£1,418,663 per annum reflecting rentals of £12.50 per sq ft to £16.00 per sq ft +, to reflect the schemes prime location and dominant trade counter use.**

Comparables of note are:

Address	Date	Size	Rent psf	Tenant	Specification
Gateway 49 Trade Park, Warrington	Subject	100,732	£11.55	-	Grade A / Trade
Unit 6 Chetham Court, Warrington	Under Offer	3,400	£16.50	Confidential	Second hand trade
Unit 4B Eagle Park, Warrington	Under Offer	6,370	£12.50	Confidential	Grade A
Unit 3 Logicor Park, Altrincham	Q3 2025	3,332	£16.75	GAP Plastics	New build
Unit 5 Gemini8 Business Park, Warrington	Q3 2025	5,963 (GEA)	£14.30*	Telefonica UK Limited	New build
Unit 15 Colville Court, Warrington	Q3 2025	5,758	£13.00	Hudson Lifting	Second hand unrefurbished
Unit 43 Melford Court, Warrington	Q3 2025	3,458	£13.15	Oil Quick UK Ltd	Second hand refurbished
Unit 15 Gemini8 Business Park, Warrington	Q2 2025	4,416 (GEA)	£14.30*	Occastore	New build
Unit 241 Europa Trade Park, Warrington	Q1 2025	3,164	£11.85	M Group NW	Second hand refurbished
Unit C15 Broadheath Networkcentre, Altricham	Q1 2025	2,498 (GEA)	£18.15*	Orbis Protect Ltd	New build
Unit 223 Europa Trade Park, Warrington	Q1 2025	3,698	£11.75	Firecracker Projects Ltd	Second hand refurbished
Unit 42 Melford Court, Warrington	Q3 2024	3,108	£12.50	Fulcrum Infrastructure Services Ltd	Second hand refurbished
Unit 4A Eagle Park, Warrington	Q2 2024	8,500	£11.50	Flooring Superstore	Grade A unrefurbished
Unit 256 Europa Trade Park, Warrington	Q2 2024	3,157	£11.50	Taylor Hunt Ltd	Second hand refurbished
Unit B4 Trident Business Park, Warrington	Q2 2024	2,206	£12.50	Turbo Zentrum	Second hand refurbished
Unit 2 Gemini8 Business Park, Warrington	Q1 2024	4,373 (GEA)	£14.00*	Kone Cranes	New build

*Rent converted from GEA to GIA with 10% applied

Investment Market Overview

- Approximately £1.03BN of North West industrial investments transacted in year end 2024 slightly behind the 5-year average.
- In H1 2025 there were £515M of North West industrial investment transactions – just 4% lower than the £538M transacted in H1 2024.
- This included 34 deals in total, with 38% being multi-let (£278M, 12 deals).
- There remains a significant weight of demand targeting select North West opportunities with a strong confidence in the North West economy and industrial property market.
- Demand is especially strong for prime assets, particularly MLI estates of scale with short term value add opportunities.
- There has been a resurgence of the MLI market, with assets providing value-add reversionary opportunities receiving great interest.
- Examples of this include Broadfield Business Park, Heywood; Taurus Park, Warrington; Harp Trading Estate, Trafford Park; Broadheath Networkcentre, Altrincham; amongst many others.
- The investment comparable evidence below highlights that there is a strong depth of demand. Gateway 49 offers a rare opportunity to purchase a prime modern trade counter estate in a premier industrial location where occupiers thrive.

Date	Property	Area (Sq Ft)	Purchase Price (£)	NIY	Capital Value (£ psf)
Subject	Gateway 49 Trade Park, Warrington	100,732	£20.00M	5.45%	£199
Aug-25	Broadfield Business Park, Heywood	272,200	£36.20M	5.09%	£133
Jul-25	Birch Business Park, Heywood	421,245	Confidential	Confidential	Confidential
Jul-25	Taurus Park, Warrington	134,864	£23.65M	4.91%	£175
Jun-25	Harp Trading Estate, Trafford Park	78,131	£15.85M	4.59%	£203
Jan-25	Unit 1-4 Europa Way, Trafford Park	45,271	£9.43M	4.00%	£208
Dec-24	Broadheath Networkcentre, Altrincham	206,121	£50.75M	4.87%	£246
Oct-24	Premier Park, Trafford Park	196,680	£47.98M	3.25%	£244
Mar-24	Stockport Trading Estate, Stockport	168,564	£23.80M	5.00%	£141

Reasons to Buy

Rare opportunity to acquire a significant trade park in the premier North West location.

A renowned estate which is predominantly let to **'Grade A'** national trade occupiers.

85%

85% occupancy rate with the potential to set a new rental tone across the estate.

Units **currently let on a GIA basis** with many prime North West schemes now adopting GEA.

The estate **presents exceptionally well** with no significant expenditure required.

Exceptional letting track record, with **97% average** occupancy rate since 2020.

Potential to capitalise on significant short term reversion through lettings, renewals and rent reviews.

Opportunity to develop the consented roadside plot.

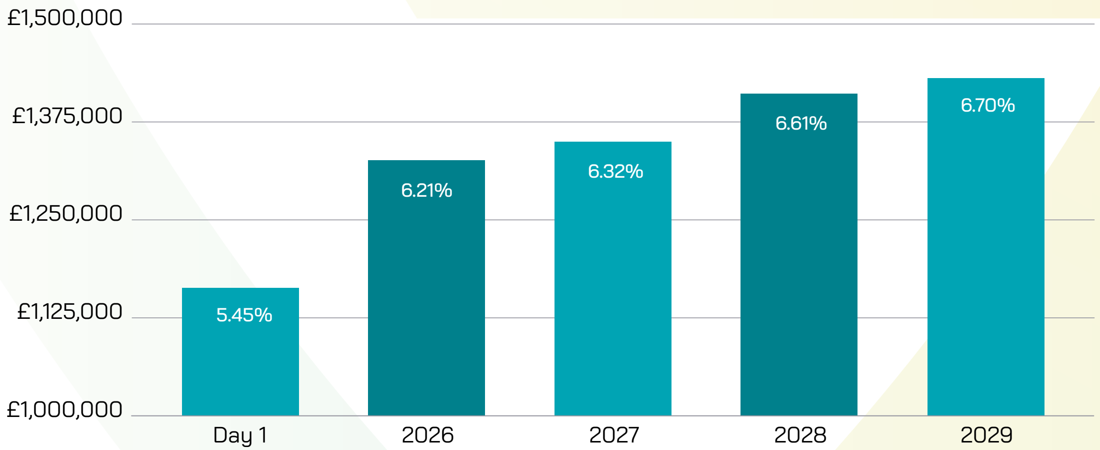
Buy-in **additional** long leasehold units.

Opportunity to create additional storage compounds on the undemised overspill car parking areas.

Forecasted Rental Growth

There are numerous opportunities across the estate to drive income through active asset management and lease events. Forecasted rental growth for the estate is shown below:

Estimated Rental Growth & Running Yield



Rental growth assumes our ERV is achieved at the next lease event and a conservative 5% rental growth per annum.

GATEWAY 49
TRADE PARK

SURVEYS & WARRANTIES

The vendor has undertaken assignable measured, building and environmental surveys. Details on request.

SERVICE CHARGE

A service charge is administered throughout the Estate. The service charge budget for the current year is £59,760 pa (£0.50 per sq ft).

EPC

Energy Performance Certificates are available upon request, with EPC ratings ranging from B – C.

VAT

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

ANTI MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor and the Vendor's agents on the source of the funds used to acquire the property.

DATA ROOM

Data room access can be provided upon request.

Proposal

We are instructed to seek offers in excess of **£20,000,000 (Twenty Million Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of **5.45%** (assuming purchaser's costs at 6.75%), Reversionary Yield of **6.64%** and a Capital Value of **£199 psf.**

The Vendor may consider a corporate sale structure if preferred. Details on request.

Further Information

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

Investment

Simon Wood
simon@b8re.com
07793 119210

John Burrows
johnb@b8re.com
07921 137200

Matthew O'Reilly
matthew@b8re.com
07825 883722

Occupational

Anthony Mellor
anthony@b8re.com
07794 757939

B8 REAL ESTATE

On behalf of

network space