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# The Warrington Portfolio

Warrington Central Trading Estate, Bewsey Road, Warrington WA2 7LP  
Causeway Park, Wilderspool Causeway, Warrington WA4 6RF

**Two Highly Reversionary, Value Add  
Multi let Industrial Estates**



**1**

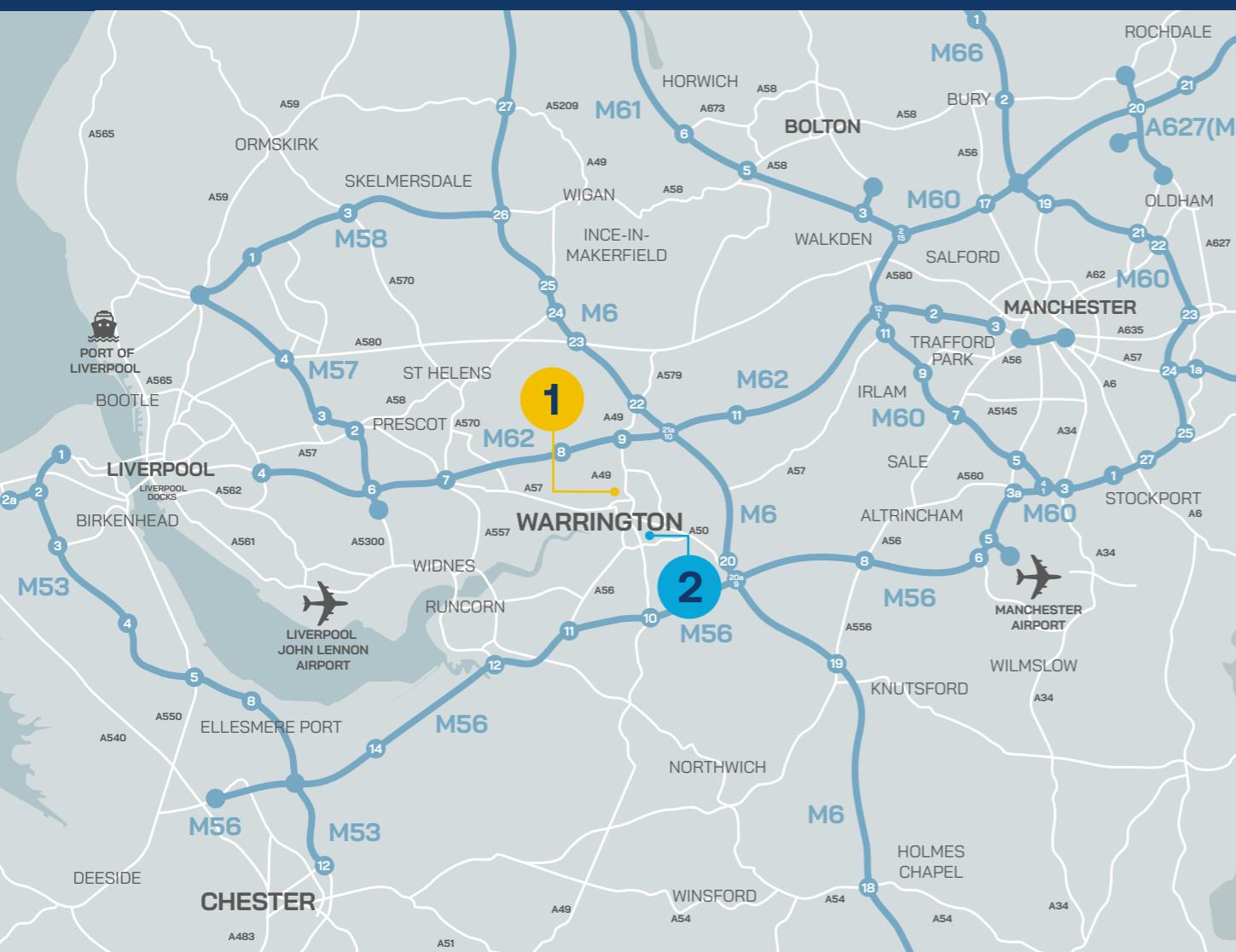
## Warrington Central Trading Estate

Bewsey Road, Warrington  
WA2 7LP

**2**

## Causeway Park

Wilderspool Causeway,  
Warrington WA4 6RF



## Investment Summary

- An excellent opportunity to acquire a highly reversionary, value add portfolio
- Comprising 2 multi-let industrial estates **located in Warrington**, the North West's premier MLI and trade location
- Warrington Central Trading Estate has a Gross Internal Area of **120,332 sq ft (1,115 – 19,509 sq ft)**, on a substantial site of **7.15 acres**
- Causeway Park has a Gross Internal Area of **131,081 sq ft (2,368 – 56,239 sq ft)**, on a significant site of **5.81 acres**
- Portfolio WAULT to expiry of 4.94 years and break of 3.00 years
- Currently 88% let to 16 tenants providing a diverse income stream – **81% of tenants are Outside of the 1954 Act**
- Total headline rent of **£981,916 pa** which equates to a **very low average rent of £3.78 psf** on the built accommodation
- Strong reversionary potential with an estimated rental value of **£1,321,676 pa (£5.10 psf)**
- **9 lease events** in the next 24 months
- Immediate asset management opportunities across both assets, with future redevelopment potential
- The estates are held freehold

We are instructed to seek offers in the region of **£11,210,000 (Eleven Million, Two Hundred and Ten Thousand Pounds)** subject to contract.

A purchase at this level reflects a **Net Initial Yield of 8.21%** (assuming standard purchaser's costs) and a **Reversionary Yield of 11.05%**.

This reflects a **very low capital value of £44.59 psf**.

## Asset Summary

Property	Town	Postcode	Floor Area	No Of Units	Tenure	Headline Rent (£PA)	Headline Rent (£PSF)	ERV (£PA)	ERV (£PSF)	% Reversion	WAULT To Expiry (Break)
Warrington Central Trading Estate	Warrington	WA2 7LP	120,332	15	Freehold	£538,516	£4.45	£749,195	£6.18	39%	4.72 (2.81)
Causeway Park	Warrington	WA4 6RF	131,081	7	Freehold	£443,400	£3.18	£572,481	£4.11	29%	5.14 (3.30)
<b>Total</b>			<b>251,413</b>	<b>22</b>		<b>£981,916</b>	<b>£3.78</b>	<b>£1,321,676</b>	<b>£5.10</b>	<b>35%</b>	<b>4.94 (3.00)</b>

1

### Warrington Central Trading Estate

Bewsey Road, Warrington WA2 7LP



2

### Causeway Park

Wilderspool Causeway, Warrington WA4 6RF





## Warrington Overview

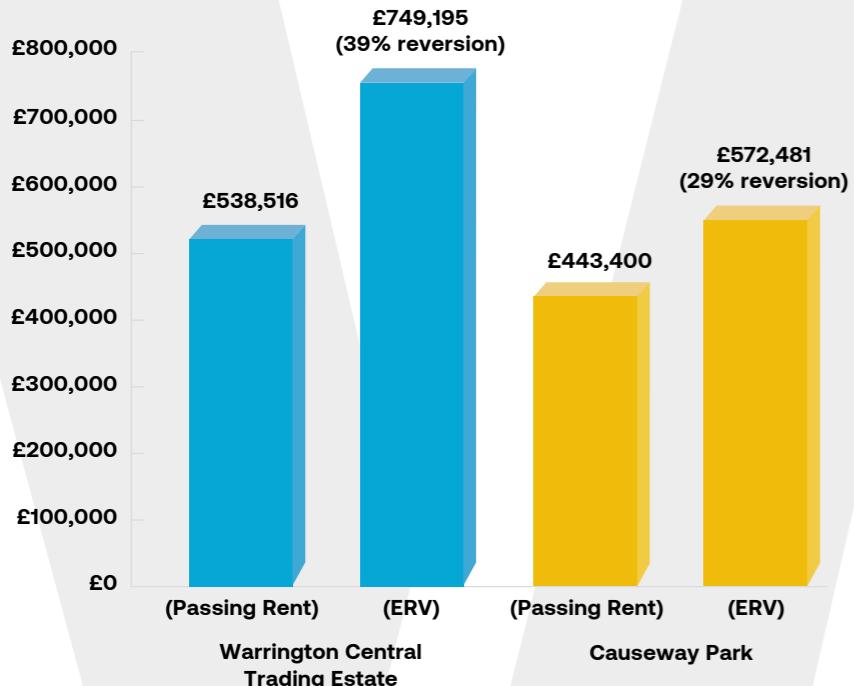
Warrington is one of the most sought after industrial, logistics and trade hubs in the North West, strategically positioned at the intersection of the M6, M62 and M56 motorways.

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.

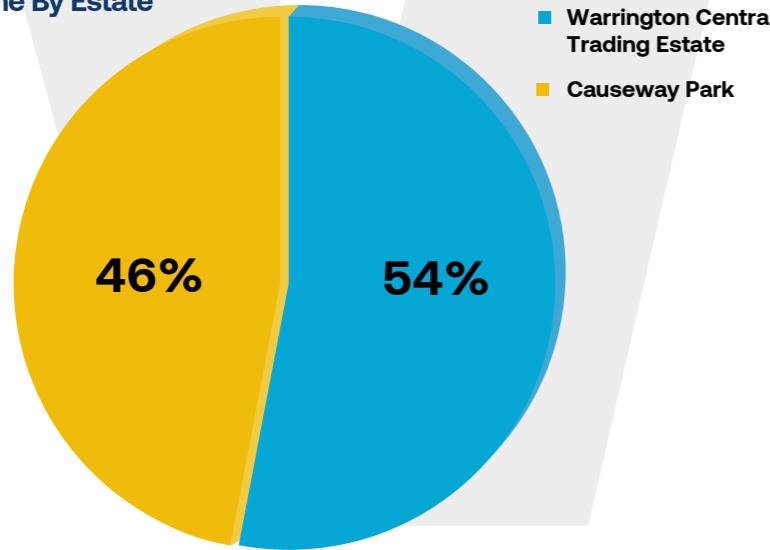
Warrington Bank Quay Railway Station provides frequent direct services to London Euston in approximately 1 hour 50 minutes, along with excellent connections to Manchester, Liverpool, Birmingham, and Glasgow.

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.

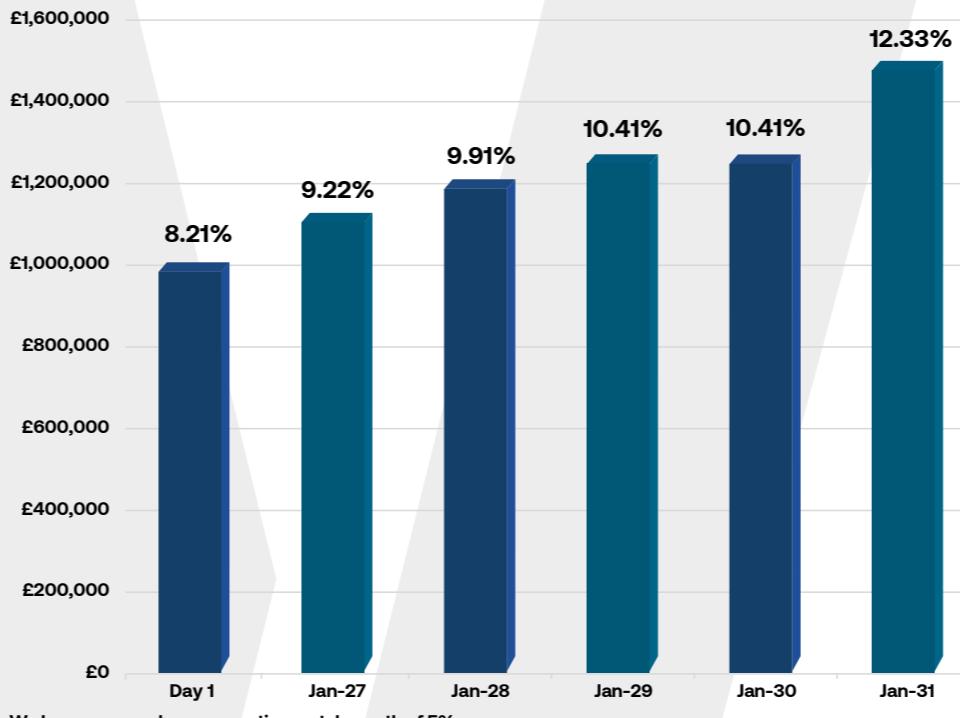
## Current Passing Rent To ERV



## Income By Estate



## Estimated Portfolio Running Yield



## Investment Comparables

Date	Address	Size	WAULT	Price	NIY	Capital Value (£psf)
Available	The Warrington Portfolio	251,413	3.00	£11.21M	8.21%	£45
Under Offer	Gateway 49 Trade Park, Warrington	100,732	4.00	Q £20.00M	Q 5.45%	Q £199
Q4 2025	Ravenhead Industrial Estate, St Helens	50,585	-	£5.60M	6.32%	£111
Q3 2025	Taurus Park, Warrington	138,864	2.80	£23.65M	4.91%	£170
Q2 2025	Dobson Park Industrial Estate, Wigan	123,469	6.20	£6.25M	7.26%	£51
Q1 2025	Glossop Brook Business Park, Glossop	80,566	3.04	£7.30M	6.76%	£91
Q1 2025	Units 415-428 Oakshott Place, Preston	76,185	2.75	£7.63M	5.96%	£100
Q4 2024	Rhodes Business Park, Manchester	191,922	9.60	£18.05M	5.50%	£94

## Warrington Occupational Summary

- 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.

**1**

## Warrington Central Trading Estate

Bewsey Road, Warrington  
WA2 7LP



## Investment Summary

- A highly reversionary multi-let industrial estate investment opportunity
- Situated within the heart of Warrington town centre, on the well-established A49 corridor
- Excellent transport links, with J9 of the M62 just a 5 minutes' drive
- Comprising a substantial multi let industrial estate providing 120,332 sq ft and 0.10 acres of land
- A total site area of 7.15 acres, providing a low site density of 39%
- Currently let to 10 tenants – 9 are outside of the 1954 Act
- Opportunity to set a 'Day 1' higher rental tone in the open market
- Headline rent of £538,516 pa which equates to a very low rent of £4.45 psf on the built accommodation
- Current ERV of £749,195 pa (£6.18 psf), providing excellent reversion
- WAULT of 4.72 years to expiry and 2.81 years to break
- Significant number of lease events in the next 24 months
- Day 1 asset management opportunities to further enhance the Estate and drive rental value
- Future redevelopment potential of the whole estate

## Situation

The asset is prominently located 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 prominence on an island site within Warrington town centre, fronting onto Bewsey Road, Buckley Tanners Lane and Dallam Lane. The estate benefits from the following drive times:

Locations	Distance	Time
M56 (J10)	3 miles	10 mins
M6 / M56 Interchange	4 miles	10 mins
M6 / M62 Interchange	7 miles	15 mins
Warrington Bank Quay	1 mile	4 mins
Central Warrington	2 miles	7 mins
Liverpool City Centre	20 miles	40 mins
Manchester City Centre	20 miles	40 mins
Port of Liverpool	27 miles	45 mins



## Description

The premises comprises a substantial, enclosed multi-let industrial estate comprising 15 industrial units ranging in size from 1,115 – 19,509 sq ft. The estate benefits from the following accommodation:

- Main warehouse facility subdivided to provide 10 units
- Two additional detached units, one of which is subdivided into 4 units
- Mixture of steel truss & portal frame construction
- Mixture of pitched & north lit roofing
- Brick and metal clad elevations
- Eaves height ranging from 5m – 10m
- Loading door provision to each unit
- Plot of land to the south, currently let as car parking
- Extensive yard and parking areas
- Excellent circulation throughout the estate
- Overhead craneage to numerous units
- Fully enclosed secure site



## Site Area

The site covers approximately **7.15 acres (2.89 hectares)**, providing a low site density of 39%.

## Tenancy Schedule

Unit	Size (Sq Ft)	Occupier	Lease Start	Lease End	Break Date	Rent Review	Passing Rent	Per sq.ft / per acre	ERV £pa	ERV £psf	Inside 1954 Act	Repair	Comments
1	8,055	VACANT - 12m rental guarantee					£40,275	£5.00	£40,275	£5.00	n/a	n/a	12m rental guarantee at our ERV. Additional 1,304 sq ft. FF accommodation excluded from GIA.
2	19,509	Premium Wipes & Textiles Ltd	20/10/2023	19/10/2028	19/10/2026		£63,284	£3.24	£87,791	£4.50	N	FRI (SOC)*	Deposit held of £24,063.07. *Roof replacement excluded from tenants repair obligations.
4	6,705	KJM & CO. Trading Ltd	04/02/2024	03/02/2027			£13,256	£1.98	£36,878	£5.50	N	FRI	Deposit held of £5,000.
5	10,742	MAC Contract Furniture Ltd	10/05/2024	09/05/2027			£47,179	£4.39	£56,396	£5.25	N	FRI (SOC)	Deposit held of £4,964.12. Guarantor - Martin John Capper.
6	9,104	VACANT - 12m rental guarantee					£45,520	£5.00	£45,520	£5.00	n/a	n/a	12m rental guarantee at our ERV
6a	6,563	Contract Furniture (North) UK Ltd	01/04/2022	31/03/2027	01/04/2025		£68,178	£3.31	£36,097	£5.50	N	FRI (SOC)	Service Charge Cap of £5,185. ERV assumes Units are split.
7	9,997								£54,984	£5.50			
7a	4,020								£24,120	£6.00			
8	17,260	Rybrook Cars Ltd	26/12/2021	25/12/2036	24/12/2031	26/12/2026-26/12/2031	£122,940	£5.02	£146,710	£8.50	Y	FRI (SOC)	Tenant break option in 2031. 5 yearly OMV rent reviews.
9	7,209								£72,090	£10.00			
11	13,013	VACANT - 12m rental guarantee					£65,065	£5.00	£65,065	£5.00	n/a	n/a	12m rental guarantee at our ERV
12a	3,279	Cheshire Carpet Accessories Ltd	18/04/2025	17/04/2028			£26,814	£8.18	£29,511	£9.00	N	FRI	Deposit held of £1,645.
12b	1,811	R&M Autotecnica Ltd	09/06/2025	08/06/2028			£15,400	£8.50	£18,110	£10.00	N	FRI	Deposit held of £2,967.
12c	1,950	R & M Recovery Ltd	09/06/2025	08/06/2028			£17,352	£8.90	£19,500	£10.00	N	FRI	Deposit held of £5,547.75
12d	1,115	R&M Motor Services Ltd	09/06/2025	08/06/2028			£10,255	£9.20	£11,150	£10.00	N	FRI	Deposit held of £1,845.90
Land E	0.10 acres	Mi Market Ltd	27/07/2022	26/07/2026	27/07/2024		£3,000	£30,000	£5,000	£50,000	N	FRI (SOC)	
<b>Total</b>	<b>120,332</b>						<b>£538,516</b>	<b>£4.45</b>	<b>£749,195</b>	<b>£6.18</b>			

## Income Distribution

Tenant	Industry	% Of Estate (Rent)
Rybrook Cars Ltd	Automotive	32%
Contract Furniture (North) UK Ltd	Furniture Manufacturing	18%
Premium Wipes & Textiles Ltd	Medical Hygiene	16%
MAC Contract Furniture Ltd	Furniture Manufacturing	12%
R&M	Car Dealership	11%
Cheshire Carpet Accessories Ltd	Supplier of Flooring Tools	7%
KJM & CO. Trading Ltd	Commodity Wholesaler	3%
Mi Market Ltd	Food Retail	1%

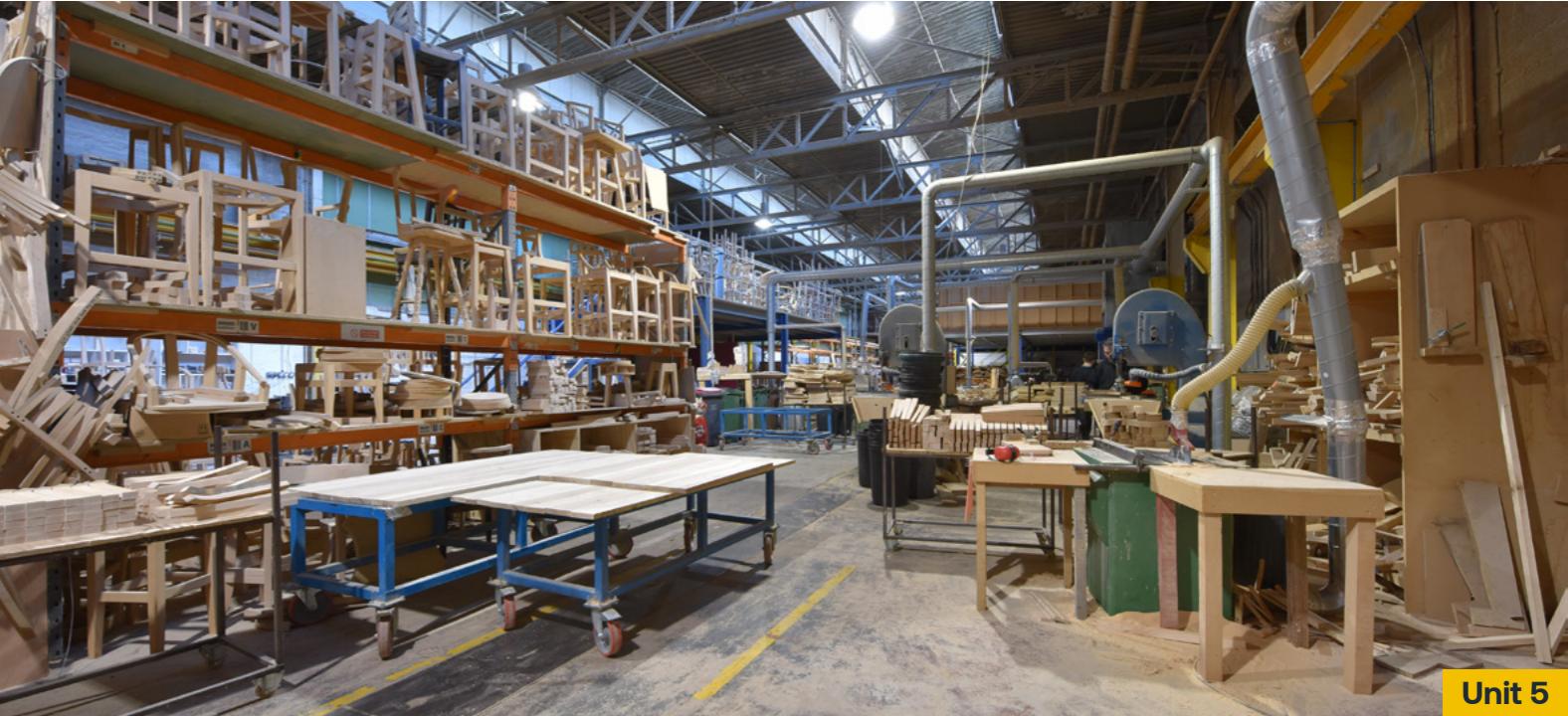
## Occupational Rental Comparables

Date	Address	Size (sq ft)	Rent
Q4 2025	Owen Street, Warrington	12,170	£11.90
Q4 2025	Unit 33 Melford Court, Warrington	4,627	£13.25
Q4 2025	Unit 4B Eagle Park, Warrington	6,370	£12.57
Q3 2025	Unit 15 Colville Court, Warrington	5,758	£13.00
Q3 2025	Unit 43 Melford Court, Warrington	3,458	£13.15
Q1 2025	Unit 223 Europa Trade Park, Warrington	3,698	£11.75
Q1 2025	Unit 241 Europa Trade Park, Warrington	3,164	£11.85
Q4 2024	Unit 18 Adlington Court, Warrington	7,529	£9.50
Q2 2024	Unit 2 Kingsland Grange, Warrington	18,443	£10.83 (lease renewal)





Unit 8



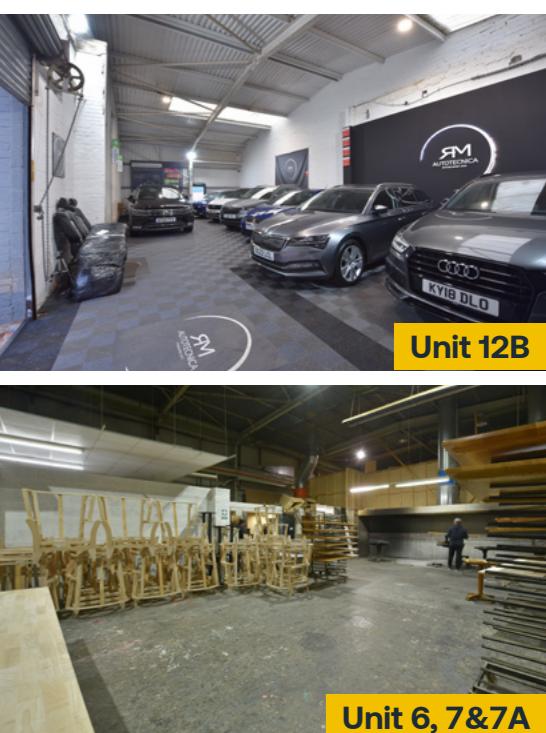
Unit 5



Unit 11



Unit 2



Unit 6, 7&7A

## Asset Management Opportunities

- Undertake comprehensive refurbishment works to significantly enhance the estate and drive rental values
- Ability to set a new day 1 rental tone through letting the 3 vacant units
- Possibility of gaining vacant possession of the main warehouse by May 2028
- Various redevelopment options such as industrial, residential or mixed-use schemes
- Unit 8&9 open market rent review in December 2026 (32% of the total rental income)
- Potential to rentalise the yard areas of Unit 8&9
- Strong negotiation position with tenants as 90% are outside of the 1954 Act
- Significant amount of lease events in the next 24 months

## Tenure

We understand the property is held Freehold.

## Individual Asset Pricing

We are instructed to seek offers in excess of **£6,315,000**  
**(Six Million, Three Hundred and Fifteen Thousand Pounds)**  
subject to contract.

**NIY: 8.00%**

**RY: 11.13%**

**CV: £52.48 psf**



**Unit 9**



2

## Causeway Park

Wilderspool Causeway,  
Warrington WA4 6RF



## Investment Summary

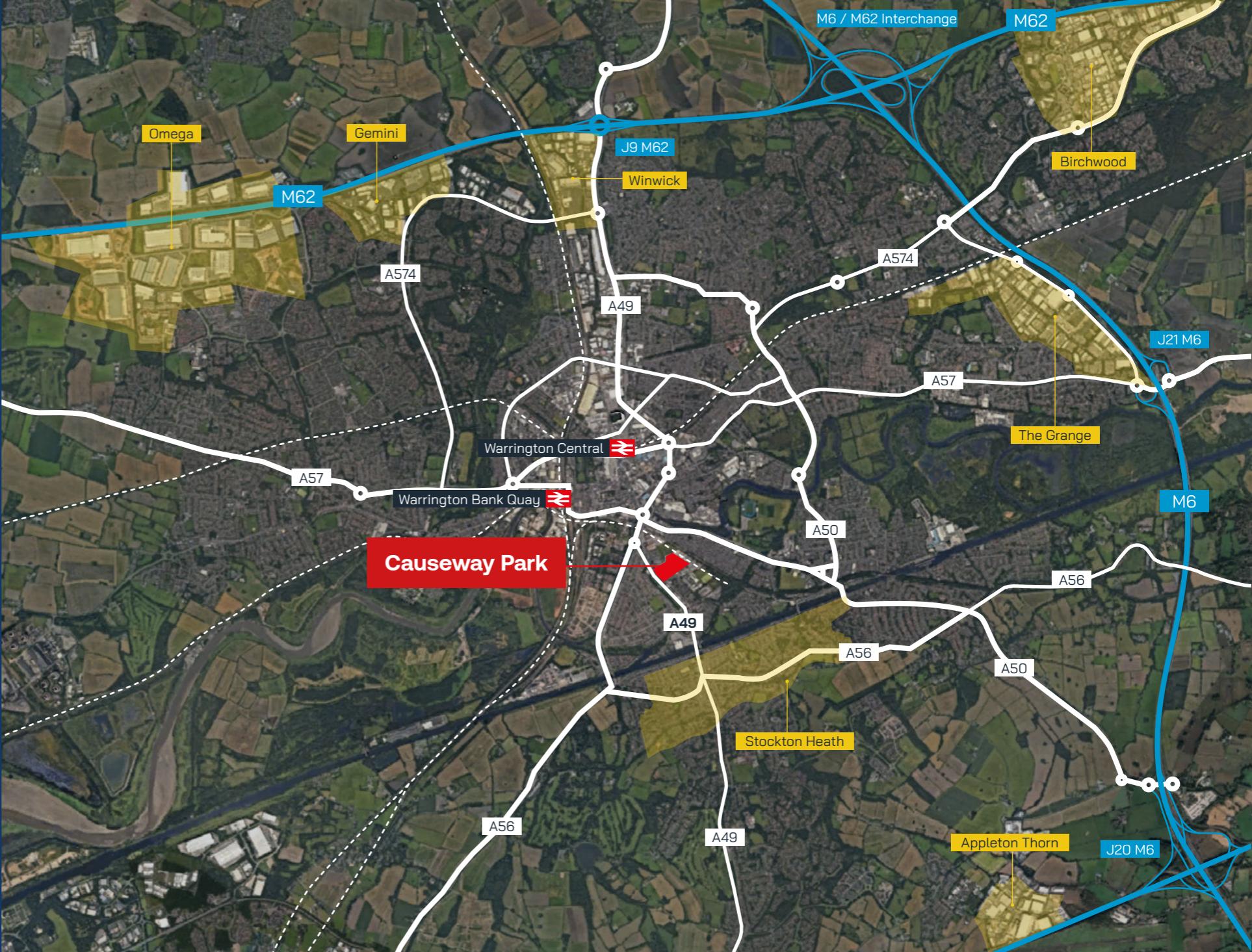
- A highly reversionary, multi-let investment opportunity
- Situated immediately to the south of Warrington town centre, and just off the arterial A49 (Wilderspool Causeway)
- Excellent transport links, with J10 of the M56 just 3 miles south
- Comprising a substantial multi let industrial estate providing 131,081 sq ft and 0.28 acres of land
- A substantial site area of 5.81 acres
- Fully let to 6 tenants – 4 are outside of the 1954 Act
- Headline rent of £443,400 pa which equates to a very low rent of £3.18 psf on the built accommodation
- Current ERV of £572,481 pa (£4.11 psf), providing excellent reversion
- WAULT of 5.14 years to expiry and 3.30 years to break
- Day 1 asset management opportunities to further enhance the Estate and drive rental value
- Long term redevelopment opportunities to reposition the Estate

## Situation

Causeway Park is located in a prominent urban location fronting onto the A49 (Wilderspool Causeway), a key arterial route connecting the property to Warrington town centre and J10 of the M56 motorway. The M66 / M6 interchange is located 4 miles away, providing quick access to the national motorway network.

The estate is within an established urban industrial location within Warrington, positioned on the western fringe of the town. There is close proximity to a large dense residential population and is only 0.2 miles away from Stockton Heath village – one of the most affluent areas in the Warrington vicinity.

Locations	Distance	Time
M56 (J10)	3 miles	10 mins
M6 / M56 Interchange	4 miles	10 mins
M6 / M62 Interchange	7 miles	15 mins
Warrington Bank Quay	1 mile	4 mins
Central Warrington	2 miles	7 mins
Liverpool City Centre	20 miles	40 mins
Manchester City Centre	20 miles	40 mins
Port of Liverpool	27 miles	45 mins



## Description

Causeway Park comprises a substantial, prominent multi-let industrial & office park, with an additional car wash facility. The estate totals 131,081 sq ft with unit sizes ranging from 2,368 – 56,239 sq ft.

Buildings are typically of structural frame (steel or concrete) with brick / metal clad elevations under pitched roofs. There is generous circulation space with yard areas comprising a mixture of concrete and tarmacadam.

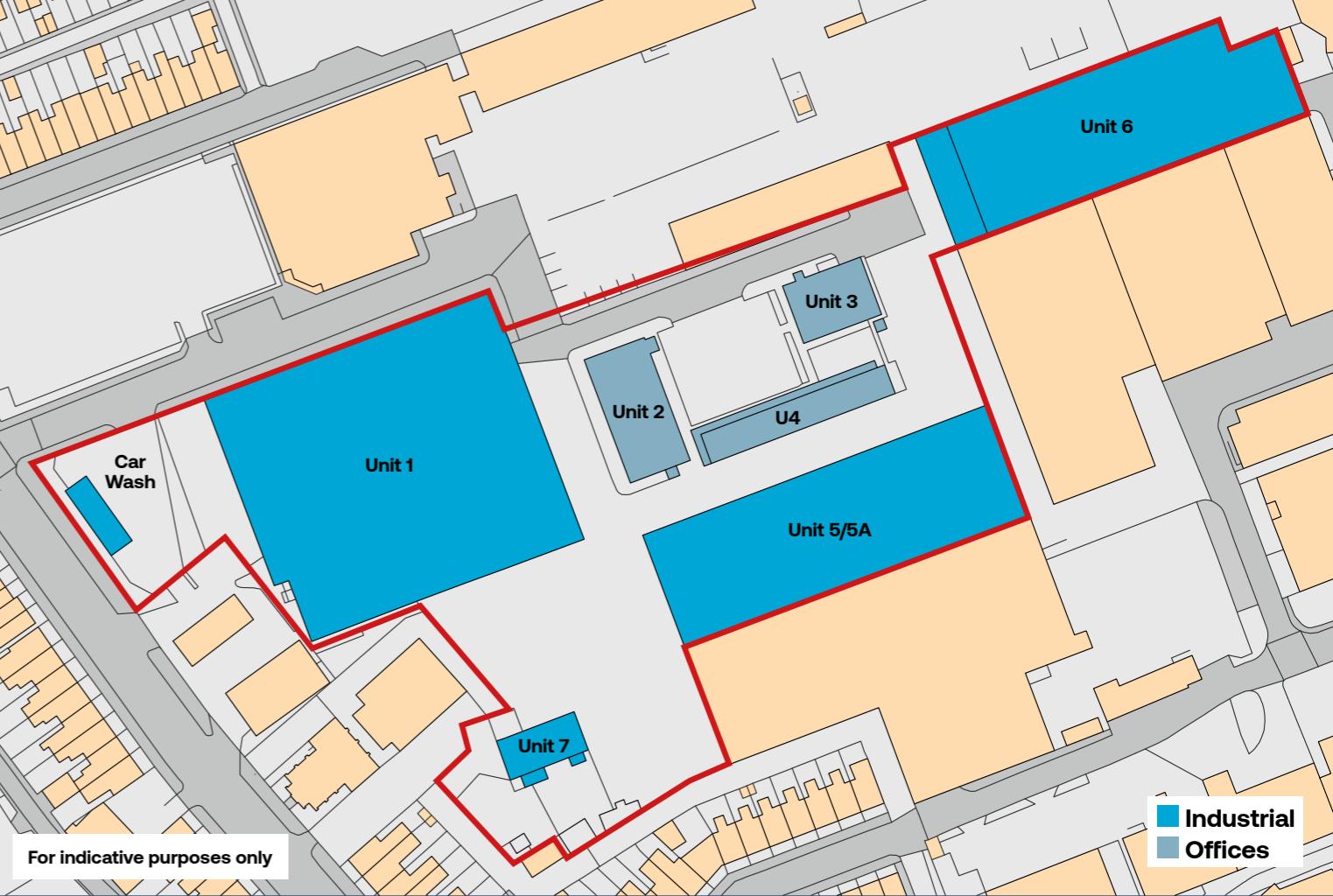
We have summarised the industrial and office accommodation as follows:

### Industrial

- 4 industrial units of steel / concrete frame construction beneath pitched roofs
- Unit sizes from 2,368 sq ft – 56,239 sq ft (113,295 sq ft in total)
- Level access loading to all units
- Average eaves height of 5m
- Communal service yards throughout the estate (Unit 7 benefits from a self-contained yard)

### Office

- 3 office units (units 2, 3 & 4) totalling 17,786 sq ft
- Unit sizes from 3,420 – 10,382 sq ft
- Unit 2 comprises a two storey office building with loading provision to the ground and first floors. Also benefits from kitchen and w/c facilities
- Unit 2 has future potential to convert to storage use
- Unit 3 is a modern office pod with kitchen and w/c facilities, and currently used as storage
- Unit 4 is a rectangular shaped office with kitchen and w/c facilities



Unit 5/5A

### Site Area

The site covers approximately **5.81 acres (2.35 hectares)**, providing a site density of 52%.

## Tenancy Schedule

Unit	Size (Sq Ft)	Occupier	Lease Start	Lease End	Break Date	Rent Review	Passing Rent £pa	Passing Rent £psf	ERV £pa	ERV £psf	Inside 1954 Act	Repair	Comments
1	56,239	Chiu Wah Ltd	29/05/2025	28/05/2030	-	-	£150,000	£2.67	£196,837	£3.50	N	Wind & Water Tight	6 months rent free. Remainder of year 1 - £120k pa (£60,000). Vendor to top up to headline rent of £150k pa. Deposit of £37,500. Personal guarantee on lease.
2	10,382	The Soft Brick Company Ltd	13/11/2023	12/11/2033	13/11/2028	13/11/2028	£84,900	£4.77	£106,716	£6.00	N	Wind & Water Tight	Fixed rental uplift to £93,280 pa on 13/11/2028. Break penalty information available upon request.
3	3,420				13/11/2029								
4	3,984				13/11/2030								
5 / 5A	28,703	Snow Property (NW) Ltd	26/03/2025	24/03/2030	-	31/03/2028	£65,000	£2.26	£114,812	£4.00	N	Wind & Water Tight (SOC)	Fixed rental uplift of £70,000 pa on 31/03/2028. The Tenant underleases the space to Vision Vehicle Solutions Ltd.
6	25,985	Decotex Limited	01/11/2024	31/10/2031	01/11/2027 01/11/2029 Rolling from 01/11/2030	01/08/2026 01/11/2029	£100,000	£3.85	£103,940	£4.00	Y	FRI (SOC)	Passing rent of £77.5k pa. Topped up to fixed uplift of £100k pa from 01/08/2026. 5th year rent review to OMV. Tenant break option in year 3 and 5. Mutual rolling Break option from 01/11/2030.
7	2,368	Aquaspray Ltd	01/11/2024	31/10/2031	01/11/2029 Rolling from 01/11/2030	01/11/2027	£16,500	£6.97	£16,576	£7.00	Y	FRI (SOC)	OMV Rent Review in 2027. Tenant break option 01/11/2029. Mutual rolling break from 2030.
Car Wash	0.28 acres	Ahmed Abdullah Babakir	04/02/2022	03/02/2027	-	01/02/2025	£27,000	£96,429 per acre	£33,600	£120,000 per acre	N	FRI	Outstanding OMV Rent Review from Feb 2025.
<b>Total</b>	<b>131,081</b>						<b>£443,400</b>	<b>£3.18</b>	<b>£572,481</b>	<b>£4.11</b>			

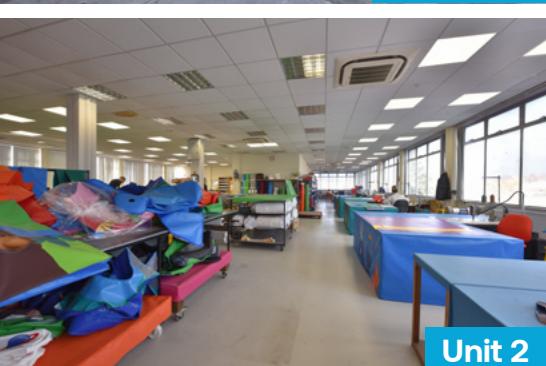
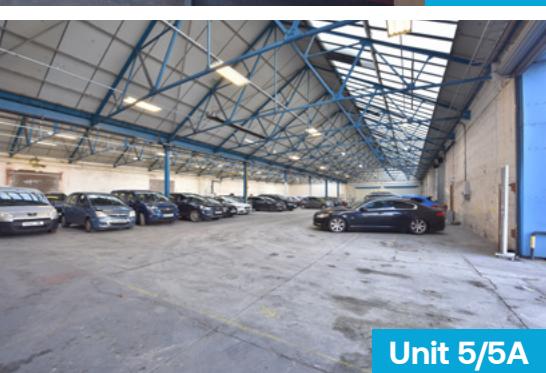
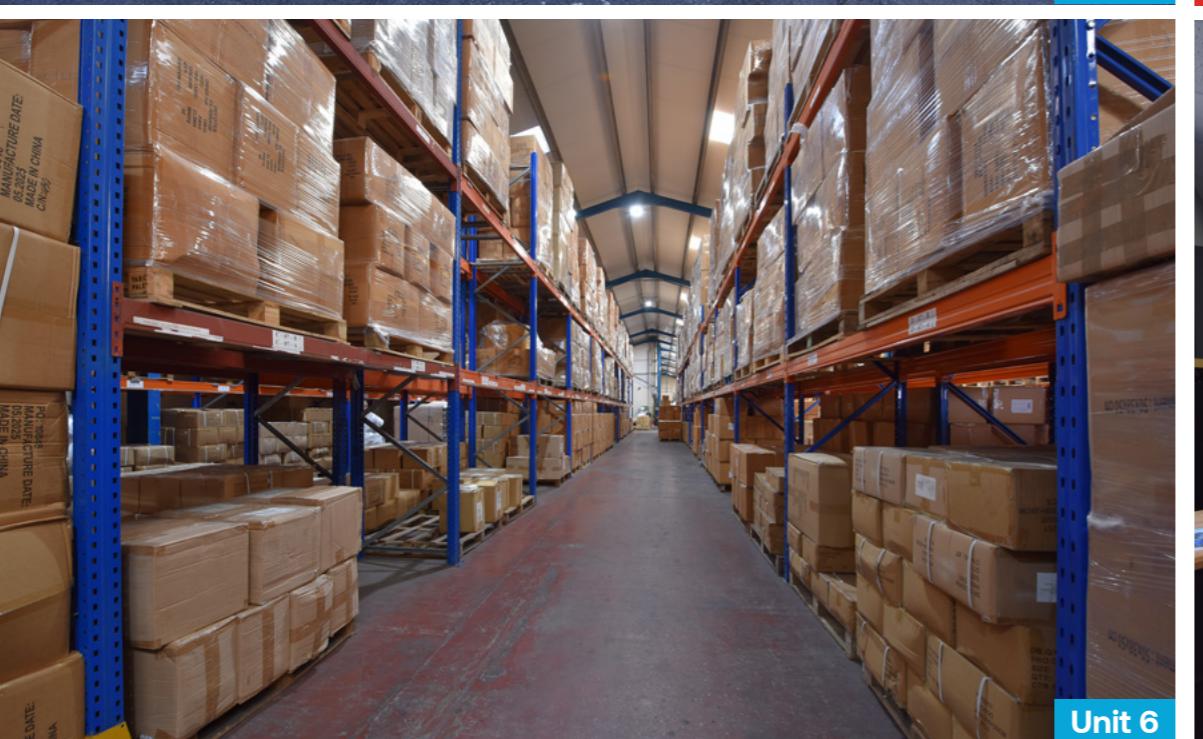
## Income Distribution

Tenant	Industry	% Of Estate (Rent)
Chiu Wah Ltd	Food Wholesaler	33%
Decotex Ltd	Textiles Manufacturing	22%
The Soft Brick Company Ltd	Soft-play Manufacturer	20%
Snow Property (NW) Ltd / Sub let to Vision Vehicle Solutions	Automotive Solutions	15%
Ahmed Abdullah Babakir	Car Wash	6%
Aquaspray Ltd	Cleaning Equipment Wholesaler	4%

## Occupational Rental Comparables

Date	Address	Size (sq ft)	Rent
Q4 2025	Owen Street, Warrington	12,170	£11.90
Q4 2025	Unit 7 Westway 21, Warrington	14,299	£11.00
Q4 2025	Unit 8 Haydock Lane, Haydock	27,656	£8.09
Q4 2025	Unit 4B Eagle Park, Warrington	6,370	£12.57
Q3 2025	Unit 5 Easter Court, Warrington	7,665	£11.50
Q1 2025	Unit 223 Europa Trade Park, Warrington	3,698	£11.75
Q1 2025	Unit 241 Europa Trade Park, Warrington	3,164	£11.85
Q4 2024	Unit 714 Eddington Way, Warrington	19,344	£12.50
Q4 2024	Unit 20 Cameron Court, Warrington	13,734	£10.25





## Asset Management Opportunities

- Low passing rent of £3.18 psf provides scope for significant reversion
- Settle the outstanding open market rent review with the Car Wash (Feb-25)
- Opportunity to undertake refurbishment works to further drive rental values
- Four tenants are outside the 1954 Act providing flexibility for a purchaser
- Opportunity to reposition the offices for industrial / storage use, upon obtaining vacant possession
- Ability to subdivide the industrial units to drive higher rents
- Opportunity to redevelop the car wash (frontage onto A49) for higher value use

## Tenure

We understand the property is held Freehold.

## Individual Asset Pricing

We are instructed to seek offers in excess of **£4,895,000**  
**(Four Million, Eight Hundred and Ninety Five Thousand Pounds)**  
subject to contract.

NIY: 8.50%

RY: 10.97%

CV: £37.34 psf



# W

# The Warrington Portfolio

## Service Charge

The service charge budget for each estate is available upon request.

## EPC

Energy Performance Certificates are available upon request.

## VAT

The portfolio will be treated as a Transfer of a Going Concern (TOGC), subject to the appropriate VAT regulations.

## 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.

## Proposal

We are instructed to seek offers in the region of **£11,210,000 (Eleven Million, Two Hundred and Ten Thousand Pounds)** subject to contract.

A purchase at this level reflects a **Net Initial Yield of 8.21%** (assuming standard purchaser's costs) and a **Reversionary Yield of 11.05%**.

This reflects a **very low capital value of £44.59 psf**.

## Contact

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

### Investment

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### Occupational

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07794 757939



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