

RADAR PORTFOLIO



MODERN REVERSIONARY INDUSTRIAL INVESTMENT

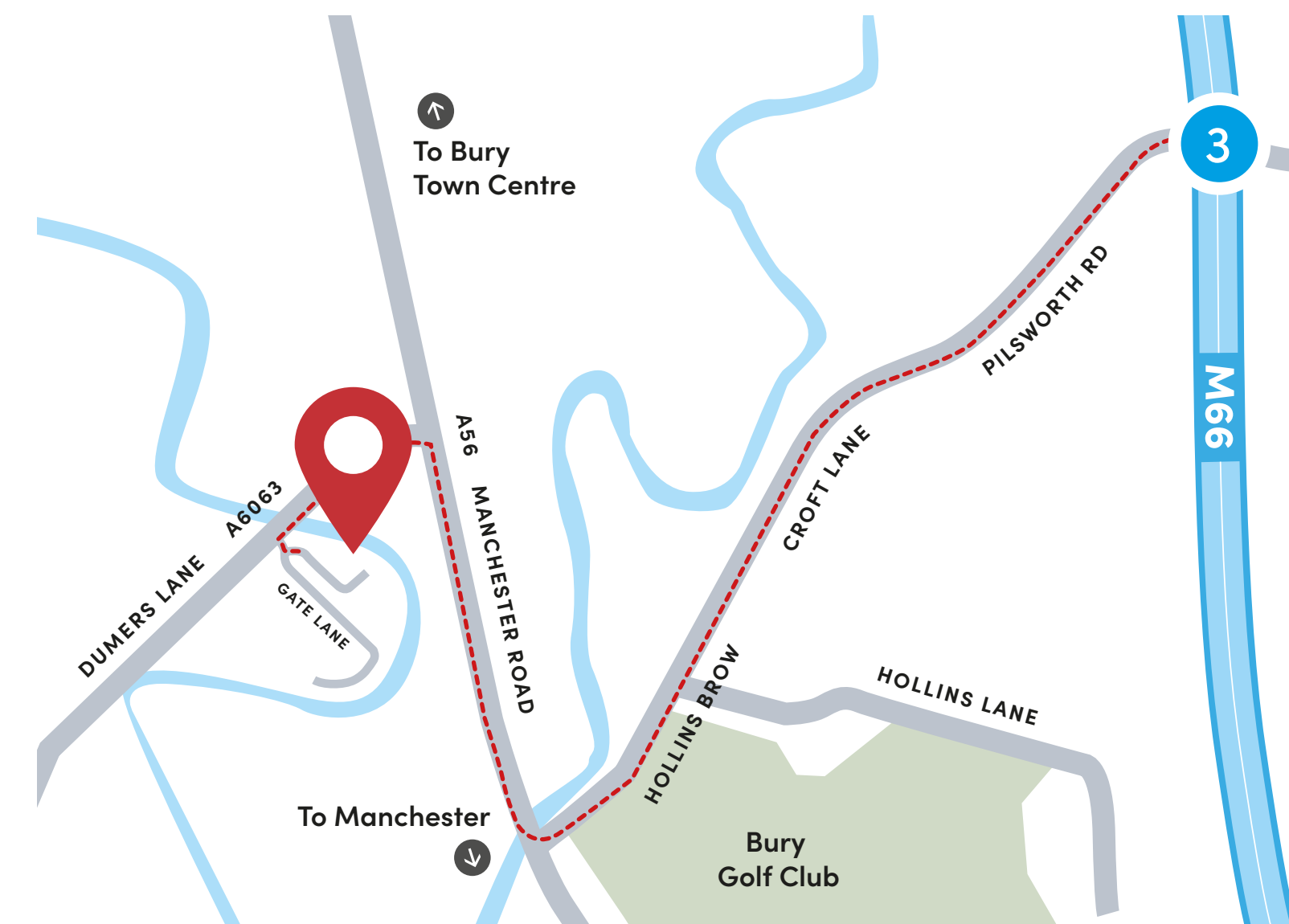
Units 3-8, Bury South Business Park, Dumers Lane, Bury, M26 2AD

Edwards & Co

INVESTMENT SUMMARY

- Modern, single-let industrial building located in Bury South Business Park
- High-quality building constructed less than 10 years ago
- Building extends to **17,494 sq ft**
- Building is let to Wipertec Ltd at a low passing rent of £121,556 (£6.95psf)
- ERV for the unit **£153,078 (£8.75psf)** offering significant reversion
- Open-market rent review in December 2025
- WAULT of 7.3 years to expiry and 2.9 years to break
- Seeking **offers in excess of £1,635,000**
- Assuming standard purchaser's costs, a purchase at this level will reflect the following:
- **Net initial yield - 7.00%**
- **Reversionary yield - 8.82%**
- **Low capital value of £93.50psf** – significantly below build cost





LOCATION

Bury is a town within Greater Manchester which lies on the River Irwell, 5.5 miles east of Bolton, 5.9 miles south west of Rochdale and 7.9 miles north of Manchester city centre. Bury has a population of over 60,000, a population of 627,485 within a six mile radius and working population catchment of over 325,000 within a 5 mile radius.

The North Manchester boroughs of Rochdale, Bury, Oldham and Bolton form a vital part of the M62 Transpennine motorway distribution corridor. This section of the M62 is widely considered to be the premier logistics corridor in the north of England with a strategic link between the east and west for the northern conurbations of Leeds, Manchester and Liverpool, which in turn connects with the M6, M60, M61 and M1 motorways.

North Manchester has attracted and retained a wide spectrum of small, medium and large size firms serving the region and indeed northern England. It is not just large scale distribution employers, but several manufacturing employers and also with particular emphasis on textiles and engineering including Brother, Mono Pumps, British Vita, Fujitsu, Tetrosyl and Sitan Healthcare.



SITUATION

Bury South Business Park is located on Dumers Lane off Manchester Road (A56) approximately 1 mile south east of Bury town centre.

The location benefits from being strategically located only 2 miles from Junction 3 of the M66, which in turn connects to the wider national motorway network.

Junction 17 and 18 of the M60 are also within just 3 miles of Bury South and Manchester city centre is 7 miles to the south.

The estate itself is positioned close to Bracken Trade Park and adjacent to a new residential development of 400 houses.

DESCRIPTION

Bury South Business Park completed in July 2014, and comprises a high quality, modern industrial / trade counter estate set within an exclusive highly secure and gated development. A number of buildings were sold off plan to owner occupiers and the site includes a nursery, garden centre and industrial / trade occupiers such as Toolstation and Crown Paints.

Unit 3 - 8 is of modern steel portal frame construction with insulated profile clad roof. The building was originally constructed with the ability to split into smaller starter units. The building could be sub-divided in the future.

The property has the following specification:

- Concrete floors
- Electronically operated level access doors on each elevation providing cross through service access
- Full site CCTV
- Electronically operated access control
- Extensive service yards and parking
- Services connected (3 phase, gas and water)
- Generous concrete yard
- Eaves height of 6.7m
- Two-storey offices
- Two mezzanine storage areas



ACCOMODATION

FLOOR	USE	SQ M	SQ FT
Ground	Warehouse & Offices	1,477.9	15,908
First	Office	147.	1,586
Mezzanine	Storage	(615.25)	(6,623)*
Total:		1,625.2	17,494

*Tenant Mezzanine

TENANCY SCHEDULE

PROPERTY	UNIT	TENANT	AREA (SQFT)	TERM	LEASE END	RENT REVIEW	BREAK	CONTRACTED RENT		ERV		WALT TO BREAK	WALT TO EXPIRY
								PER ANNUM	£ PSF	PER ANNUM	£ PSF		
BURY SOUTH BUSINESS PARK	Units 3-8	Wipertec Limited	17,494	10 Years	17-Dec-30	18-Dec-25	18-Jun-26	£121,556	£6.95	£153,078	£8.75	2.9	7.3
TOTAL			17,494					£121,556	£6.95	£153,038	£8.75	2.9	7.3



OCCUPATIONAL MARKET

The passing rent of £6.95psf is extremely low given the continued supply and demand in balance in the industrial market, especially for small / mid-box units. The situation has been further exacerbated with the significant rise in build costs, softening of yields and rise in interest rates. We expect this to continue to drive rental growth, particularly for good quality units of sub 30,000 sq ft.

We are of the view that the current ERV is in the region of £8.75psf.

Recent comparable transactions below:

PROPERTY	DATE	SIZE	RENT (PSF)	TENANT	COMMENTS
UNITS 47-49 OAKHILL TRADING ESTATE WALKDEN	May 23	20,201 sq ft	£9.50	WB Power Services Ltd	Refurbished 2nd hand unit
UNIT 1, HALLWOOD AVE, HAYDOCK	May 23	19,266 sq ft	£8.30	Kalzip Ltd	Refurbished 2nd hand unit
UNIT 3, PREMIER PARK, TRAFFORD PARK	Mar 23	15,617 sq ft	£10.50	Edmundson Electrical	2nd hand unit
UNIT 2D, CHAMBERHALL BUSINESS PARK, BURY	Oct 22	11,250 sq ft	£8.00	HD Signs	Middle terrace Unit
UNIT 4, HAMILTON ROAD, BRINNINGTON, STOCKPORT	July 21	11,808 sq ft	£9.00	Justrite Safety Products Limited	Semi-detached unit



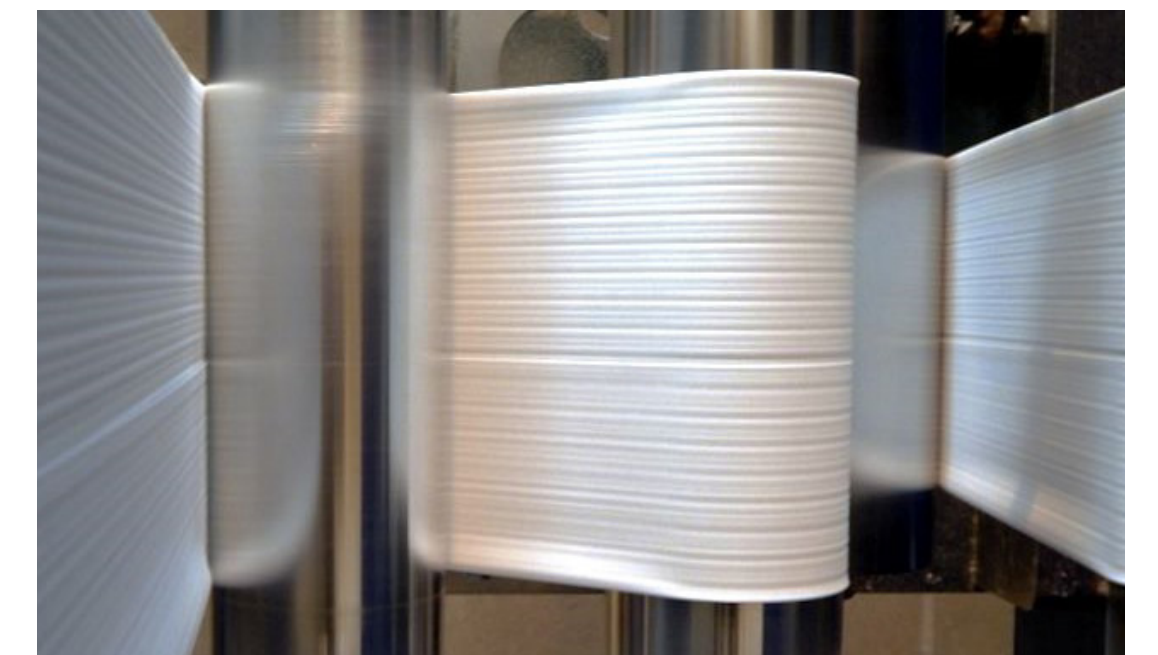


COVENANT

Wipertec manufacture both dry wipes and wet wipes to ISO9001 standards to sell as their own established brands or for customer private label. They have an extensive range of formats such as single sachet individual wipes, packs, canisters and buckets.

The company's products can be seen globally across a wide variety of sectors such as healthcare, industrial, retail, education and many more.

For the year ending April 2022, the company recorded Net Assets of over £247,000.



www.wipertec Ltd.co.uk

PRICING

We are seeking offers in excess of £1,635,000. Assuming standard purchaser's costs, a purchase at this level reflects:

- **Net initial yield:** 7.00%
- **Reversionary yield:** 8.82%
- **Low capital value of:** £93.50 psf

TENURE

Virtual freehold. A new 250 year long-leasehold interest will be created at a rent of one peppercorn.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an energy performance rating of Grade C. An Energy Performance Certificate (EPC) is available on request.

VAT

The property is elected for VAT but it is assumed the transaction will be by the way of a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING (AML)

In accordance with Anti-money laundering regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instruction of solicitors.

CONTACT

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