

PRIME DETACHED INDUSTRIAL INVESTMENT FOR SALE



UNIT 1 BARN WAY | LODGE FARM GATEWAY | LODGE FARM INDUSTRIAL ESTATE | NORTHAMPTON | NN5 7UW

INVESTMENT CONSIDERATIONS

- Prime Northampton Industrial Estate
- Detached industrial unit with secure fenced yard
- Potential for 1500 kva supply (TBC)
- 14.6 years to expiry
- 2027 Rent Review Linked to CPI with a cap and collar of 4% and 1% annually compounded.
- Low passing rent of £102,000 per annum (£7.76psf)
- The adjoining building sharing the site is occupied by the tenant and is owned by the ultimate shareholders of the tenants business.
- The tenant has been in occupation since 2014
- NO SCHEDULE OF CONDITION



LOCATION

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle” Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham.

The town has excellent road communications with Junctions 15, 15A and 16 of the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston.

This connectivity is a major attraction to businesses. Major national and global employers represented in the town include:



TRAVEL

Car	Distance	Road	Distance
Northampton	4 miles	A4500	2 miles
Birmingham	53 miles	M1 J15A	4 miles
London	71 miles	A45	5 miles
Manchester	135 miles	M1 J16	5 miles

Airport	Distance	Rail	Time
Luton	42 miles	Milton Keynes	13 mins
Birmingham	46 miles	London Euston	46 mins
East Midlands	51 miles	Birmingham New Street	50 mins
Heathrow	70 miles	Manchester Piccadilly	120 mins





SITUATION

The property is located on the Lodge Farm industrial estate on the north western edge of Northampton. The estate is situated adjacent to the A428 Harlestone Road, the main arterial road which leads directly to the A45 giving direct access to the M1 at J15a and J16. Northampton railway station is approximately 4.5 miles from the property.

AREAS (GIA)

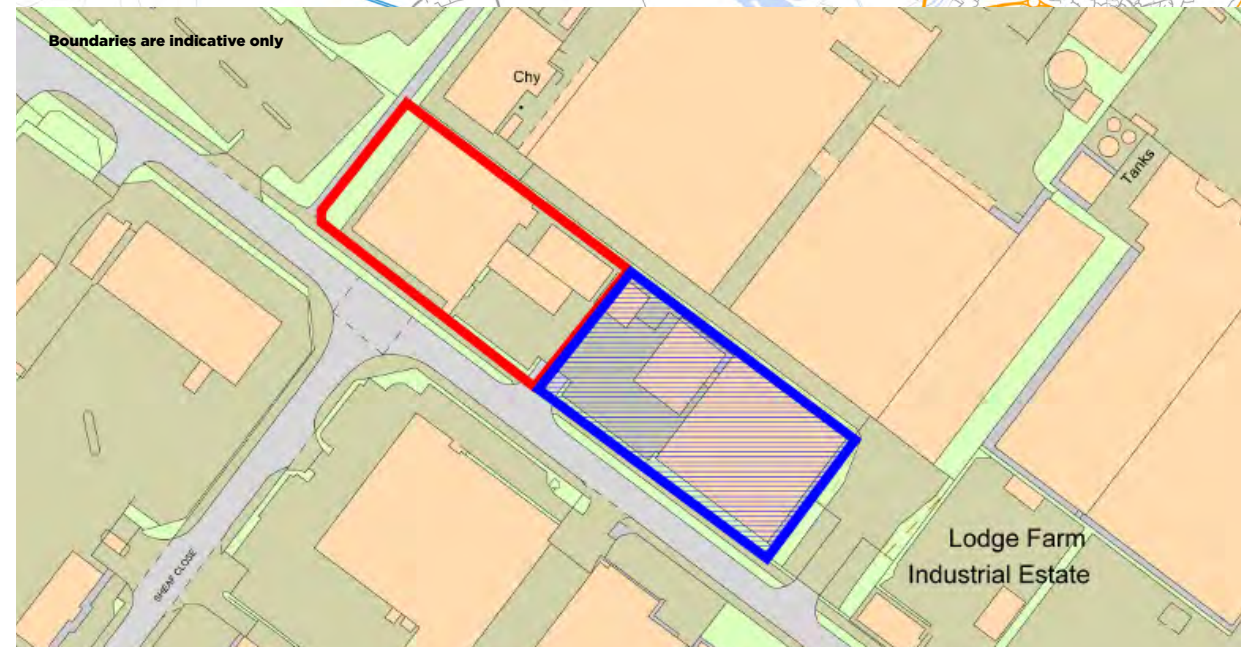
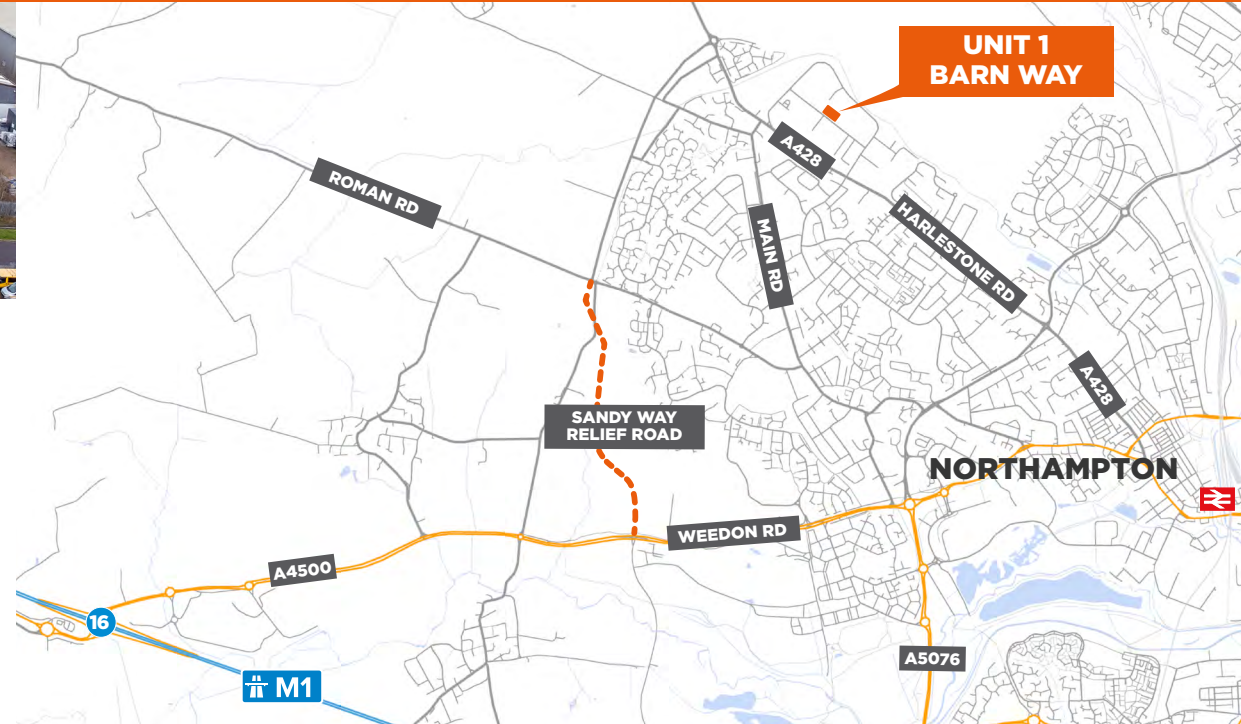
	sq ft	sq m
Ground Floor	11,517	1069.91
First Floor Office	1,206	112.01
Mezz	424	39.40
Total	13,145	1221.32

[Click here to download floor plans](#)

OWNERSHIP

The tenant occupies the whole of the site and utilise the full yard between the two units (in part for temporary buildings). The freeholder of the other property sharing the site (outlined blue) is Belgrade Partners LLP and the shareholders of this business are the same as the ultimate shareholders of the tenant (Burnetts Manufacturing Limited).

The shareholders of Burnetts Manufacturing Limited have owned unit 2 (outlined blue) since 2012 and occupied Unit 1 (red outline) under Burnetts Manufacturing Limited since 2014. It should be noted that there is no schedule of condition for Unit 1.



THE PROPERTY

The property benefits from the following features:

- Detached steel portal framed warehouse
- Large secure and gated yard
- Small ground & first floor office
- Eaves height 6.5m
- Three phase power - 200-amp supply
- Potential for 1500 kVA supply (TBC)
- 21 parking spaces
- EPC - D92



TENANCY

Tenant	Burnetts Manufacturing Limited (Company No: 05800783)
Term	15 years from 23rd September 2022 expiring on 29th September 2037. (14.6 years unexpired)
Breaks	Tenant only break clauses on 28/9/2027 & 28/9/2032 subject to 6 months notice.
Rent	£102,000 per annum (£7.76psf)
Rent Review	First review - 27/9/2027 - Linked to CPI with a cap and collar of 4% and 1% per annum compounded. Second Review - 27/9/2032 - Upwards only to open market rental value.
Repair	FR&I with NO SCHEDULE OF CONDITION



HIGHWAY IMPROVEMENTS

Access to the site will be improved on completion of the Sandy Way Relief Road, leading directly to J16 of the M1.

COVENANT

Burnetts Manufacturing Limited (Company No: 05800783) are a technical rubber moulding specialist. Burnetts have a Total Net worth of £2,823,849 and achieve an Experian score of 100/100 indicating a 'very low risk' of business failure.

RENTAL COMPARIBLES

Address	Tenant	Date	Size	Rent psf	Comment
1 A Weddell Way	Complete Business Solutions	Sep-22	25,870	£10	Open Market Letting
12 Gambrel Road	DK Logistics	Jul-22	30,280	£8.58	Open Market Letting
Unit 6 IO Centre	One Stop Hire	Feb-22	6,843	£8.76	Open Market Letting
23 Gallowhill Road	Fablink	Feb-22	4,950	£8.50	Open Market Letting
22 Gallowhill Road	Belron Limited	Feb-22	4,945	£8.50	Open Market Letting
73&74 St James Mill Road	Carousel Car Parts	Dec-21	9,024	£8.50	Open Market Letting
Unit 5 IO Centre	Timken UK	Sep-21	12,355	£8.26	Lease Renewal
Unit 7 IO Centre	Timken UK	Sep-21	6,770	£8.50	Lease Renewal
Unit 8 IO Centre	Timken UK	Sep-21	12,334	£8.25	Lease Renewal





PROPOSAL

WE ARE INSTRUCTED TO QUOTE A GUIDE PRICE OF **£1,600,000**
(ONE MILLION SIX HUNDRED THOUSAND POUNDS)

WHICH REPRESENTS **6% NET INITIAL YIELD** ASSUMING NORMAL
COSTS AND c£125 PER SQ FT CAP VAL.

REVERSIONARY YIELD - 7.33% IN SEPT 2027
(ASSUMING CPI RUNNING AT 4% PA).

VAT

It is anticipated the sale will be treated as a TOGC.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Viewing and further information via the sole agents:



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