

MODERN, MULTI-LET INDUSTRIAL / BUSINESS CENTRE
INVESTMENT OPPORTUNITY

SCHOTT
HOUSE



SCHOTT HOUSE / ASTONFIELDS INDUSTRIAL ESTATE, DRUMMOND ROAD, STAFFORD, ST16 3EL

SCHOTT HOUSE



City Electrical Factors (CEF)

Kia / Renault / Dacia

Hyundai

Britannia

Sovereign Court

Eurocell



INVESTMENT SUMMARY

- Multi-let Industrial / Office investment in a prominent location within 2.5 miles of Junction 14 of the M6 (via A513).
- Two modern adjacent industrial units extending to 12,691 sq ft (GIA).
- Adjoining modern business centre extending to 18,775 sq ft (GIA) – 15,179 sq ft (NIA).
- **Combined accommodation of 31,466 sq ft (GIA).**
- **Total site area of 1.34 acres.**
- The industrial units are let to two, well established tenants on FRI terms.
- The business centre is let to 17 tenants on various licences that include service charge and building insurance.
- Established commercial location, with excellent future potential for rental growth.
- Proven extremely low vacancy levels over many years.
- The **business centre** income equates to 61% of the total net rent and reflects an extremely **low average rent of only £7.40 per sq ft.**
- **Industrial income** equates to 39% of the total rent and reflects a **low average rent of only £5.44 per sq ft.**
- **Total combined net rental of £180,262 pa exclusive.**
- Excellent opportunity for value enhancement through asset management.
- Undoubtedly reversionary.
- Potentially suitable for Owner Occupier (subject to obtaining vacant possession).

PROPOSAL

Seeking offers in excess of **£1,595,000 (One Million Five Hundred and Ninety Five Thousand Pounds)**

Assuming standard purchaser costs of 6.59%, a purchase at that level reflects:

Net Initial Yield	10.65%
Reversionary yield	12.57%
Capital Value:	£50.69 per sq ft

LOCATION



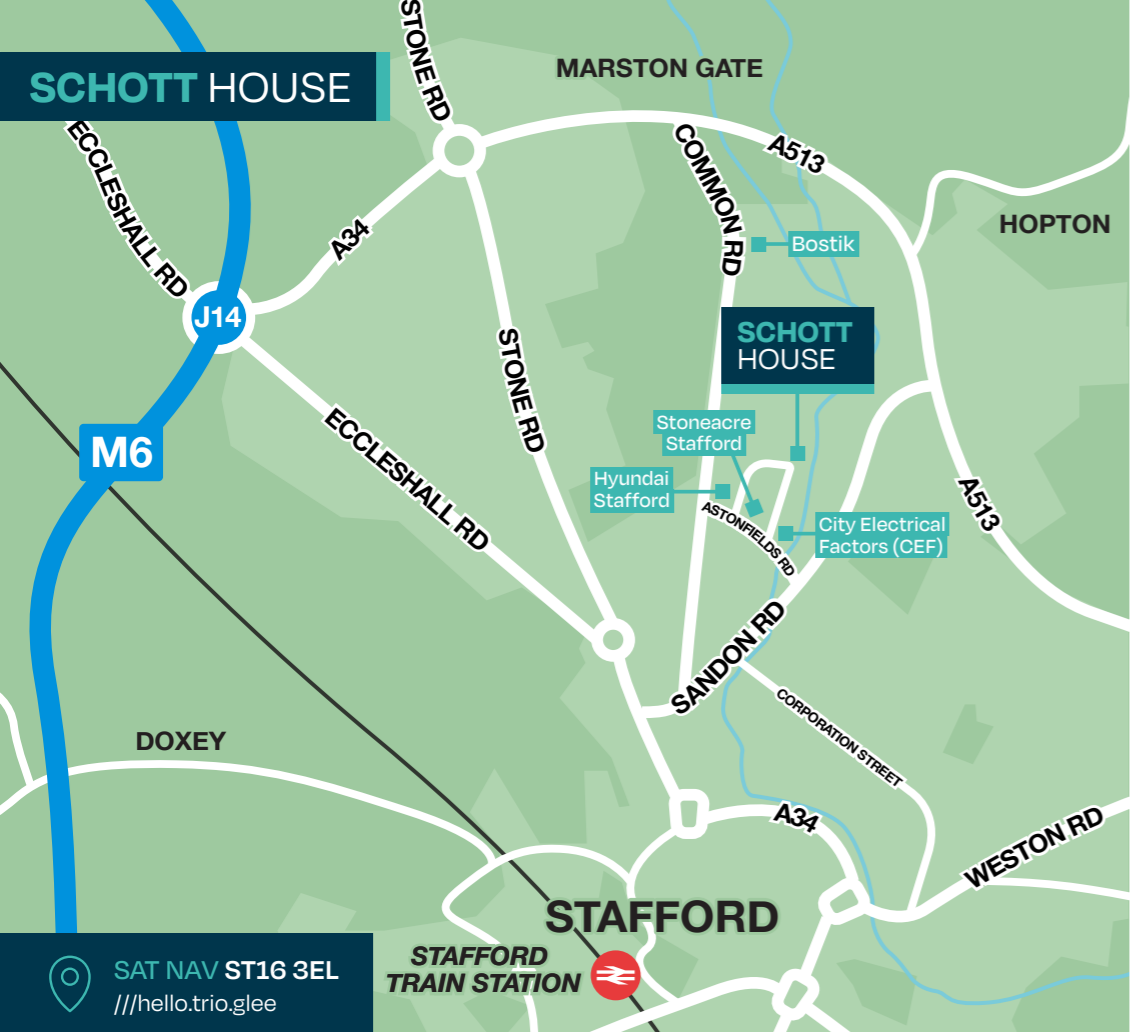
The building enjoys excellent transport links, being located on Astonfields Industrial Estate, a strategic area close to the **M6 (Junction 14)**.

The property is served by the wider motorway network and the area benefits from the **M6 toll (11 miles to the south)**, the **M5 (20 miles to the south)** and the **M1 (27 miles south-east)**.



Stafford railway station is situated approximately **1.2 miles** to the south of the Property, with regular links to:

Birmingham New Street	33 mins
London Euston	1 hr 15 mins
Liverpool Lime Street	54 mins
Manchester Piccadilly	58 mins
Stoke-on-Trent	18 mins



SAT NAV ST16 3EL
///hello.trio.lee

STAFFORD TRAIN STATION

STAFFORD IS A SIGNIFICANT INDUSTRIAL LOCATION, CENTRALLY LOCATED IN THE HEART OF THE UK BETWEEN BIRMINGHAM (20 MILES TO THE SOUTH) AND MANCHESTER (55 MILES TO THE NORTH).

The County of Staffordshire has a population of around 825,000 people with around 2.76 million living in a 45 minute drive of the area.

The County of Staffordshire has a rich heritage for business and commercial development, with large multi nationals such as Bet Shrewsbury, JCB, JLR and Amazon all having similar operations in the area. The nearby Staffordshire and Crewe Universities have excellent reputations for engineering and computing courses.



THE PROPERTY IS SITUATED ON ASTONFIELDS INDUSTRIAL ESTATE, LOCATED APPROXIMATELY 1 MILE TO THE NORTH OF STAFFORD TOWN CENTRE.



The property itself is located on Drummond Road, accessed directly from Astonfields Road and providing swift access to the A513 via Sandon Road to the east and Common Road to the west. Junction 14 of the M6 is less than 2.5 miles from the property.

The A513 corridor is an established business location, with Tollgate Industrial Estate and Staffordshire Technology Park both situated nearby.

Astonfields Industrial Estate consists primarily of warehouse accommodation, with the subject premises providing the most notable office accommodation within Schott House.

NEARBY OCCUPIERS INCLUDE:



THERE ARE ALSO SEVERAL CAR DEALERSHIPS IN CLOSE PROXIMITY INCLUDING:



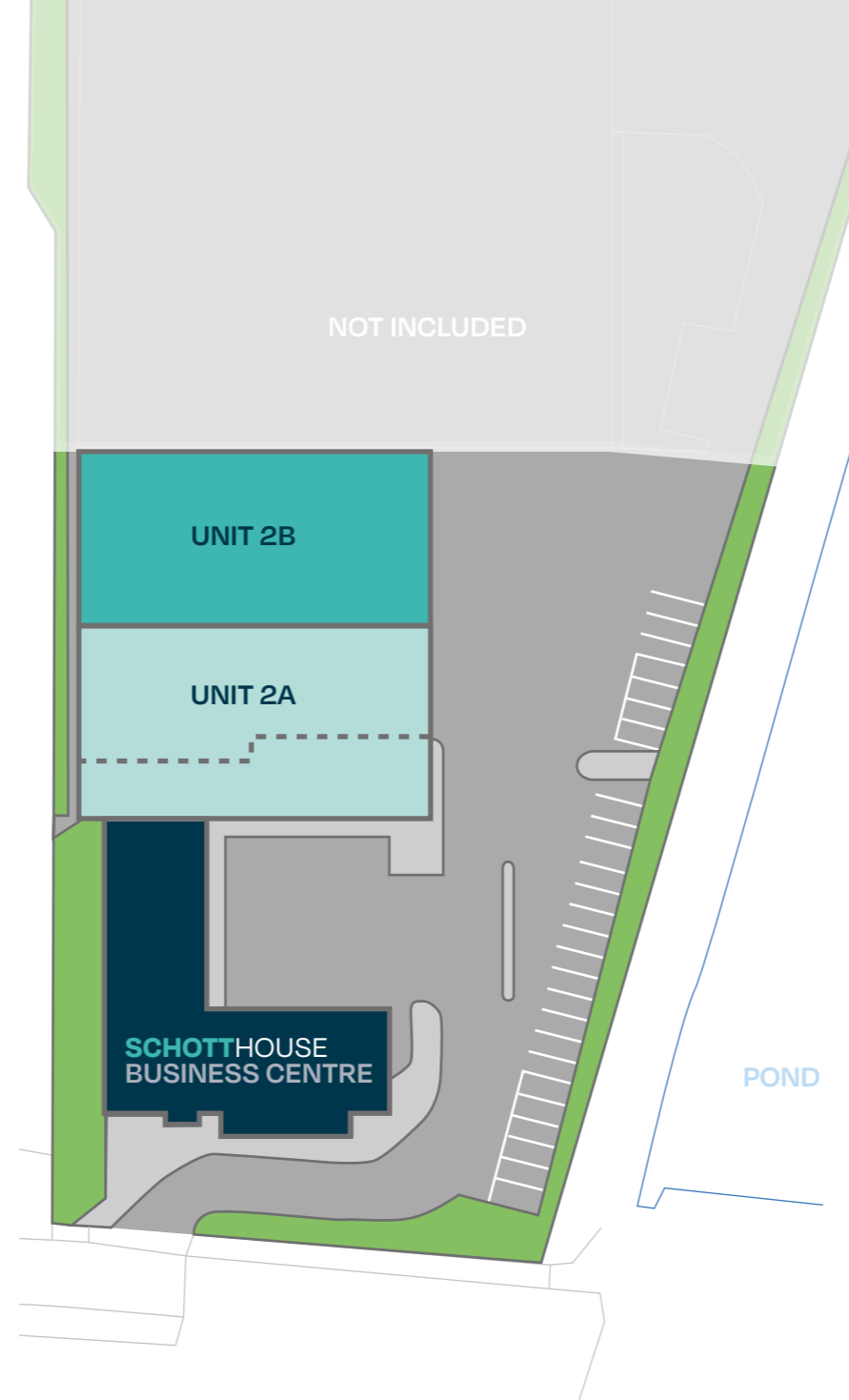
THE PROPERTY IS SITUATED TO THE NORTH OF DRUMMOND ROAD AND COMPRISES TWO ADJACENT INDUSTRIAL UNITS AND AN ADJOINING MODERN SERVICED OFFICE BUILDING ON A TOTAL SITE AREA OF 0.542 HECTARES (1.34 ACRES) WITH A SITE COVERAGE OF APPROXIMATELY 51.80%.



UNITS 2A & 2B

The two industrial units, 2A and 2B, are of steel frame construction with profile steel sheet clad elevations and roof. The units benefit from concrete floors throughout, a mixture of fluorescent strip and sodium box lighting and WC's. In addition, there is a roller shutter between the two units and an eaves height of 5.5m.

Loading access is via a roller shutter door to each unit off the shared loading/yard area to the front.



SCHOTTHOUSE BUSINESS CENTRE

Schott House is a modern 3-storey office building, located at the entrance to the site and adjoining Unit 2A. The office accommodation has been split to provide a serviced business centre with a number of office suites ranging from 86 sq ft – 2,347 sq ft.

The various office suites are arranged off central corridors with shared kitchen and WC facilities to each floor. There is a passenger lift serving all floors which is serviced regularly and in good working order.

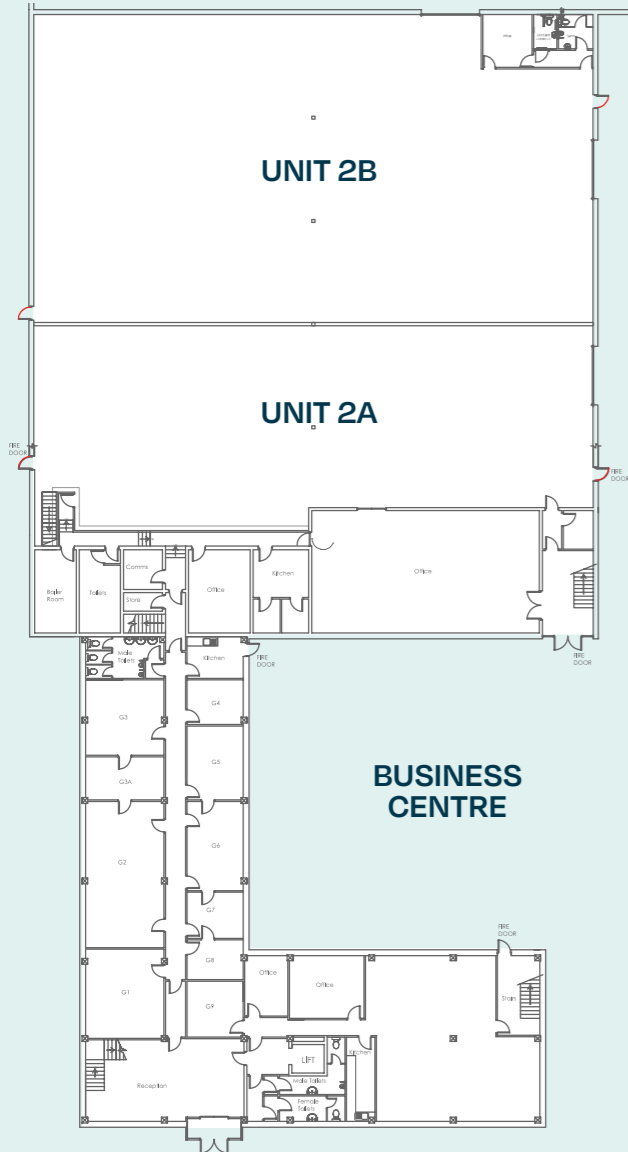
The office space is fitted out to a good specification with carpet tile floor coverings, plastered and painted walls, suspended ceilings, fitted blinds and category 2 lighting, many of which have energy saving sensors installed.

Heating is provided by way of gas central heating radiators and a new boiler was installed in 2023 at a cost of £30k. There is also air conditioning within some areas.

Externally, the property has 32 marked parking spaces arranged in 2 parking areas to the rear of the building and along the eastern boundary of the site.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE SITE EXTENDS TO APPROXIMATELY

1.34 ACRES

WITH A SITE COVER OF 51.80%

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

INDUSTRIAL	SQ FT	SQ M	BUSINESS CENTRE	SQ FT	SQ M
UNIT 2A	4,879 (GIA)	453.2 (GIA)	Ground Floor*	5,317	493.9
UNIT 2B	7,812 (GIA)	725.7 (GIA)	First Floor*	5,542	514.9
SUB TOTAL	12,691 (GIA)	1,178.9 (GIA)	Second Floor*	4,320	401.3
			SUB TOTAL	15,179 (NIA)	1,401.1 (NIA)
				18,775 (GIA)	1,744.2 (GIA)

OVERALL TOTAL (GIA)

31,466 SQ FT (2,923.2 SQ M)

*Measured NIA and based on single occupancy arrangement.



Easy Living Retail Newcastle Limited
(Company Number: 04329725)

The company were incorporated in November 2001 and occupy the property for the purpose of distributing to their retail stores.

According to Experian, they are considered a 'Very Low Risk' with a credit score of 100.

store.easylivingmobility.co.uk



The Calendar Printing Company Limited
(Company Number: 07784207)

The company were incorporated in September 2011 and occupy the property for a combination of warehouse, manufacturing and office purposes.

According to Experian, they are considered a 'Low Risk' with a credit score of '89'.

www.thecalendarcompany.org

The properties offer numerous asset management opportunities which include the following:

- Look to capture the reversion by way of lease renewal at the expiry of each tenancy
- Opportunity to refurbish various offices, if or when they become vacant, enabling further rental growth
- Flexible accommodation which could be sub-divided further to enhance rental growth
- Enhance the branding and signage
- Potential to sell the industrial/warehouse units to occupiers/private investors
- Long-term redevelopment (STPP)



INDUSTRIAL UNITS

UNIT	DESCRIPTION	TENANT	ACCOMMODATION		LEASE			GROSS RENT	NET RENT		NET ERV		COMMENT
			SQ FT	SQ M	START	EXPIRY	BREAK		PER ANNUM	PER SQ FT	PER ANNUM	PER SQ FT	
2A	Warehouse	Easy Living Retail Newcastle Ltd	4,879 (GIA)	453.2 (GIA)	23/10/23	22/10/28	23/10/26	£27,720	£27,720	£6.00	£30,030	£6.50	Schedule of Condition. Rent payable monthly. FRI via service charge but Roof excluded. Rent deposit £5k
2B	Warehouse	The Calendar Printing Company Ltd	7,812 (GIA)	725.7 (GIA)	01/10/21	30/09/24	NA	£35,210	£35,210	£4.49	£50,960	£6.50	Schedule of Condition. Rent payable monthly. FRI via service charge but Roof excluded. Rent deposit £5k
SUB TOTAL			12,691 (GIA)	1,178.95 (GIA)				£62,930 pa	£62,930 pa		£80,990pa		

SCHOTT HOUSE BUSINESS CENTRE

Ground Floor	Various Tenants (17)	5,198	482.9	Various licence agreements	£169,864*	£112,472	£7.03	£131,738	£8.00 - £12.00	Licences include S/C and Insurance. Tenant responsible for Utilities and Business Rates.
First Floor		4,911	456.2							
Second Floor		4,296	399.1							
SUB TOTAL		15,179 (NIA)	1,410.1 (NIA)			£169,864 pa	£112,472	£131,738		
		18,775 (GIA)	1,744.2 (GIA)							

OVERALL TOTAL	31,466(GIA)	2,923.2 (GIA)			£232,794 pa	£180,262 pa	£212,728 pa			
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* Office rents within the Business Centre are agreed on an all inclusive basis but rents listed in the schedule are net of service charge, insurance, utilities and general running costs.





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FURTHER INFORMATION

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VAT

We understand that the property has been elected for VAT which will therefore be chargeable on the sale. It is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

EPC

An EPC report is available on request.

TENURE

Freehold.

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.

For further information or to arrange an inspection please contact:

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