

Unit 3, Oldends Industrial Estate

STONEDALE ROAD, STONEHOUSE, GL10 3RQ

On behalf of the Joint Administrators of Trackwise Designs Plc





KEY HIGHLIGHTS

- Industrial Investment opportunity
- Freehold
- Well located in an established industrial area only 1 mile from J13 M5
- Circa 75,188 sq.ft (Gross Internal Area)
- 3.9 Acre Site with 44% site coverage
- Redevelopment potential
- New 10 year lease with a low passing rent of £330,000 per annum
- Equating to £4.39 per sq.ft
- Warehouse, Storage, Offices and Yard
- Reversionary Rent potential
- Secure site with ample Car Parking
- Unconditional Offers Invited

TENURE

The property is held freehold under Land Registry Title number GR106593.

PLANNING

B1 Offices and Workshop businesses, B2 General industrial and B8 Storage or distribution. All interested parties should undertake and rely on their own planning enquiries and due diligence with Stroud District Council.

EPC

The warehouse has an EPC rating 'D-93'.
The office building has an EPC rating 'C-67'.

LOCATION

The property is located to the west of Stonehouse and Stroud in Gloucestershire, at Oldends Industrial Estate. There is excellent motorway access, the estate is situated approximately 1 mile away from Junction 13 of the M5 Motorway. The M4 Motorway is 19 miles south.

Approximate Travel Times		
Gloucester	11 miles	22 mins
Cheltenham	18 miles	25 mins
Bristol	28 miles	35 mins
Birmingham	64 miles	1 hr 15 mins
London	120 miles	2 hr 10 mins

SITUATION

Oldends Industrial Estate and the neighbouring Stroudwater Business Park provide a major commercial location with occupiers including Renishaw, Schlumberger, Muller Dairy Chest and Furlong Flooring.

The adjoining former SKF site received planning permission in December 2023 for a proposed commercial development comprising the construction of five new employment buildings and a total of seven units with a flexible Class E, B2 & B8 use as well as associated access, parking, landscaping & other ancillary works on a site of 10.43 acres.



DESCRIPTION

The premises comprise an industrial building which was constructed in the 1960s and two storey front office building, which was added in the 1990s. The industrial building was extended along the southern elevation in circa 2002. The quality of the production and warehouse accommodation for its age is good and has been subject to a scheme of modernisation and improvement works. The industrial accommodation includes warehouse space, workshop and laboratory areas, storage, first floor mezzanine accommodating a staff canteen and further office space. The property is currently used for the manufacturing of multi layer flexible printed circuits for the Automotive, Aerospace, Medical and Industrial sectors.

The industrial building consists of a steel portal framed loading bay, with the main production area steel trussed with concrete frame in part and LED lighting. Translucent north roof lights, with UPVC double glazing in part to the warehouse offices. This is a complete industrial facility with a high power capacity and 5 tonne gantry craneage in the higher warehouse bay. The eaves height range from 6 metres in the storage area to 4 metres in the warehouse. Reinforced concrete floors, 4 roller shutter doors and gas fired hot air blowers. There is also a high provision of tarmacadam car parking and secure yard space for loading purposes. The automatic security gate leads on to a road of herringbone brickwork pavements around the office building. Two Electric vehicle charging points are currently installed.

The front office building provides open plan office accommodation across two storeys accessible by two stairwells and a passenger lift, with additional side offices, conference room and reception foyer available. This building has gas central heating with wall radiators and UPVC double glazing.

Floor Areas	Sq. ft	Sq. m
Two Storey Office Building	9,516	884.0
Warehouse	62,947	5,847.9
Warehouse Offices	2,636	244.9
Total	75,099	6,976.9
Site Area 1.58 hectares (3.9 acres) with 44% Site Coverage		

TENANCY

The property is let to Amphenol Trackwise Designs Limited (company registration number 15231302) on a FRI lease for a term of circa 10 years from 2 May 2024 expiring on 1 May 2034, reflecting an unexpired lease term of 10 years.

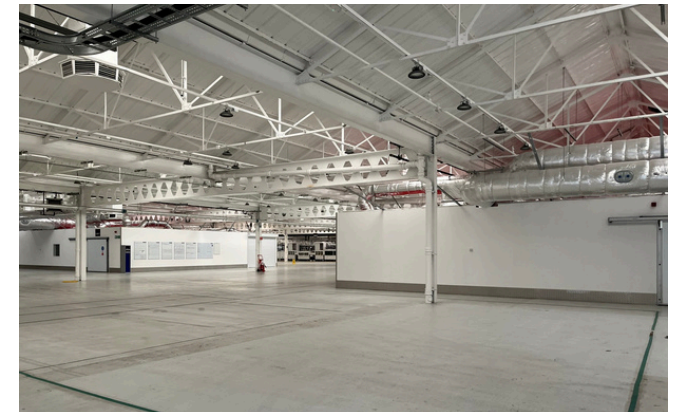
The lease guarantor is Amphenol Limited (company registration number 00784278). Amphenol Limited (founded in 1932), is a manufacturing site within the family of companies that forms the Amphenol Corporation, a global interconnect specialist generating in excess of \$13 billion yearly revenue with over 90,000 employees.

The current passing rent is £330,000 per annum, which equates to £4.39 per sq.ft. A 5 month rent free period was included in the lease with the Rent Commencement Date from 2 October 2024.

The next Rent Review (upward only) date is the fifth anniversary of the term (2029).

Tenant break clause on the fourth anniversary of the term (2028) subject to providing 6 months' prior written notice.

The security of tenure provisions of the Landlord and Tenant Act 1954 are excluded.



COVENANT

Amphenol Limited	2022 (£000's)	2021 (£000's)	2020 (£000's)
Turnover	£37,393	£31,933	£33,059
Profit (Loss) Before Taxation	£47,344	£4,451	£2,622
Tangible Net Worth	£91,918	£37,564	£26,353



Industrial Investment

Oldends Industrial Estate, Stonehouse

Industrial Estate

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Services

We understand that all mains services are connected and in good working order including a three phase electricity supply with onsite sub station. However all interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of the services.

VAT & TOGC

The property is elected for VAT. It is anticipated that the transaction will be treated as a transfer of an ongoing concern (TOGC).

Rateable Value

The current Rateable Value (1 April 2023 to present) is £214,000.

Data Room

Further detailed information via an Online Data Room will be made available to interested parties on request.

Terms

The property is being sold on behalf of the Joint Administrators of Trackwise Designs Plc. Unconditional offers are invited for the freehold interest.

Legal Costs

Each party to be responsible for their own legal fees and costs.

Anti-Money Laundering

The successful purchaser will be required to provide anti-money laundering information in accordance with HMRC regulations when Heads of Terms are agreed.

CONTACT

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