



Stations Works, Station Road, Long Buckby, NN6 7PF

Prominent Northamptonshire Investment Opportunity

Seeking offers of £5,500,000.00*

*exclusive of VAT



Investment Summary

- A rare opportunity to acquire the freehold to three fully-let industrial units with ancillary offices spanning 96,870sqft across a prominent 4.3 acre site in Long Buckby, with a rental income of £420,285.04pa.
- All units are of steel frame construction, with solid concrete floors and ground /dock level loading doors.
- The Industrial sector is projected to continue to outperform the rest of Britain's real estate investment market with the latest figures from RealFor predicting that UK industrial returns will strengthen to 8.4% per year over the next four years.
- From June 2024, a 270 panel, battery supported solar PV system will offset 40% of the site's energy usage
- A reversionary opportunity, with rental values for similar stock in the surrounding area reaching upwards of £6psf.
- The purchase price reflects a low capital value of £56.77 per square foot.



Tenancy Schedule



| Tenant | Start Date | End Date | Sqft | Annual Rent |
|----------------------------------|------------|------------|------------|--------------|
| M A, Unit 3 | 01.03.2021 | 05.03.2025 | 11610 sqft | £33,785.04* |
| NX Secure Ltd, Unit 1 | 01.04.2021 | 30.09.2025 | 47191 sqft | £235,000.00* |
| Tools4Trade, Unit 2 | 01.06.2021 | 06.06.2026 | 30413 sqft | £127,500.00* |
| Y & J Online Trading Ltd, Unit 4 | 15.07.2020 | 13.08.2024 | 3828 sqft | £24,000.00* |
| Vacant offices | N/A | N/A | 3828 sqft | N/A |

*exclusive of VAT



Location

Strategically located between Birmingham and London, laying just 10 miles North-West of Northampton, the Station Works development sits within the UK's 'Golden Triangle' of logistics, meaning that 90% of the British population is accessible within a 4-hour drive of the site through an excellent road network. Approximately 1 mile from the A5 providing access north and south to J16/J18 of the M1.

EPC

Main Building: C
Small Building: D

For further information:

Email: kristian.kay@nenegroup.co.uk

Phone: +44 (0) 7850 443379

Road

Distance

A5

1.4 Miles | 3 min Drive

M1 / Junction 16

8.1 Miles | 11 min
Drive

M1 / Junction 17

11.8 Miles | 18 min Drive

M45

20.6 Miles | 23 min Drive

Rail

Distance

Long Buckby Station

463 ft | 1 min Drive
