

Site 25, Hampton Lovett Industrial Estate Droitwich WR9 0QG

Colliers

Reversionary Industrial Investment Opportunity



On behalf of Joint Administrators

Reversionary Industrial Investment Opportunity



Investment Summary

- Freehold industrial investment opportunity situated on a **prominent industrial estate in Droitwich**.
- Hampton Lovett Industrial Estate provides **excellent access to the West Midlands, South Wales and the South West**, located 3 miles from the M5 (J5) and 8 miles from the M42 (J4A).
- Purpose-built warehouse and office accommodation extending to **14,085 sq ft on a secure 1.8-acre site**.
- **Low site coverage of only 14%**, with a 1.5-acre enclosed yard.
- Let to **Adler & Allen Limited**, an industry-leading environmental services partner with a Creditsafe score of 85/100 (very low risk).
- **Let until September 2032** (8.5 years unexpired) at a passing rent of **£69,000 per annum**, reflecting a low rate of £4.90 per sq ft.
- Attractive **investment and asset management** opportunity – **highly reversionary**.
- **On behalf of Joint Administrators**.

Offers in excess of **£925,000 (Nine Hundred and Twenty-Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level would reflect an **attractive net initial yield of 7%**, an **estimated reversionary yield of 10.25%** (after purchaser's costs of 5.66%) and a **low capital value of £66 per sq ft**.

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Location

Hampton Lovett is a town in the county of Worcestershire, within the West Midlands region, located 2.5 miles north of Droitwich Spa.

The town is characterised by the industrial estate, which neighbours Berry Hill Industrial Estate a short distance to the south.

Hampton Lovett Industrial Estate sits off Kidderminster Road. Its location provides excellent access to the West Midlands, South Wales and the South West.

Junction 5 of the M5 and Junction 4A of the M42 are located just 3 miles and 8 miles north respectively.

Droitwich Spa Train Station is located just 2 miles from Hampton Lovett Industrial Estate and provides direct access to Birmingham New Street (38 minutes), which is a central hub of the British railway system offering national rail connectivity, including to Manchester Piccadilly (2 hours 22 minutes) and London Euston (2 hours 25 minutes).

Birmingham Airport is approximately 29 miles to the north, providing excellent domestic and international passenger and freight connectivity.

The industrial estate is home to many notable occupiers, including Amazon, Koito Europe, Muller, Vax, Listers and Antolin.

Location	Distance	Time
Birmingham	33 miles	35 mins
Manchester	103 miles	1 hr 50 mins
London	125 miles	2 hrs 20 mins

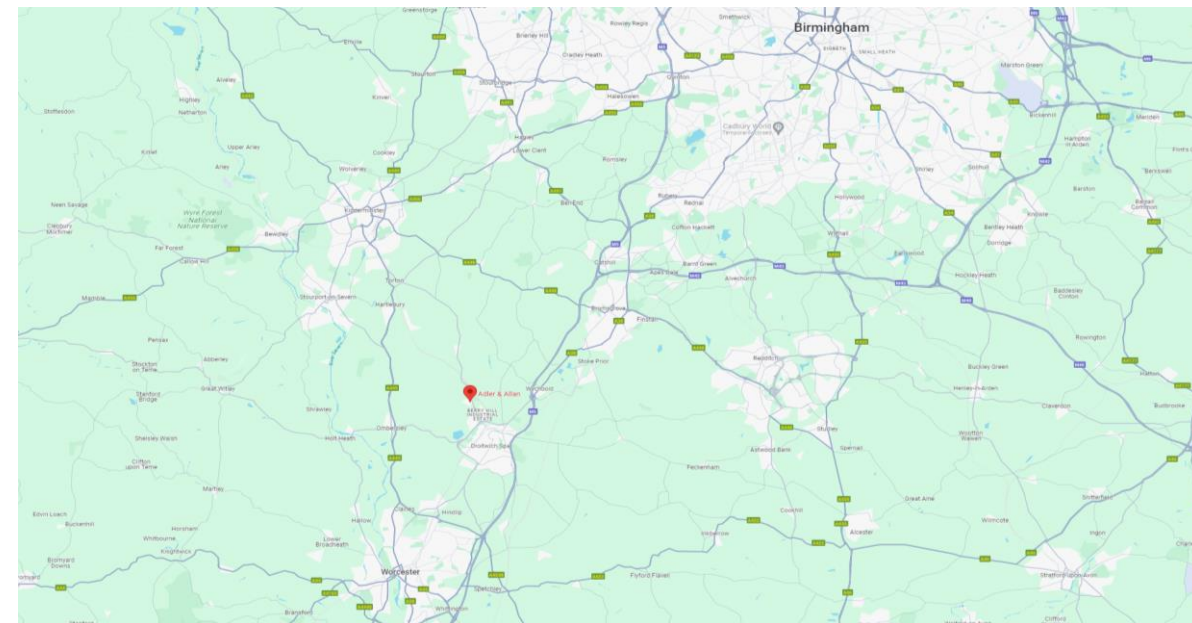
Road	Distance	Time
A449	2.9 miles	8 mins
M5 (J5)	3.3 miles	8 mins
M42 (J1)	8.5 miles	12 mins

Airport	Distance	Time
Birmingham	29 miles	35 mins
Manchester	96 miles	1 hr 35 mins
London Heathrow	113 miles	1 hr 45 mins

Situation

The property is situated in the north-east corner of Hampton Lovett Industrial Estate, on a secure self-contained site.

Access to the estate is via Wassage Way, which links to the A442 off Doverdale Lane.



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Vax

Muller

Koito Europe

Amazon



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Description

The site comprises two detached purpose-built buildings dating from the 1980s.

Situated to the south of the site entrance adjacent the western boundary is an 8,205 sq ft part single-storey, part two-storey commercial building comprising ground floor reception area, meeting rooms, kitchen and WCs, storage and ancillary accommodation, with first floor open plan office space. The building is of steel portal frame with brick and part rendered elevations beneath a pitched profile metal sheet roof and has double glazed uPVC windows and doors, along with a metal roller shutter door providing direct access into the storage area.

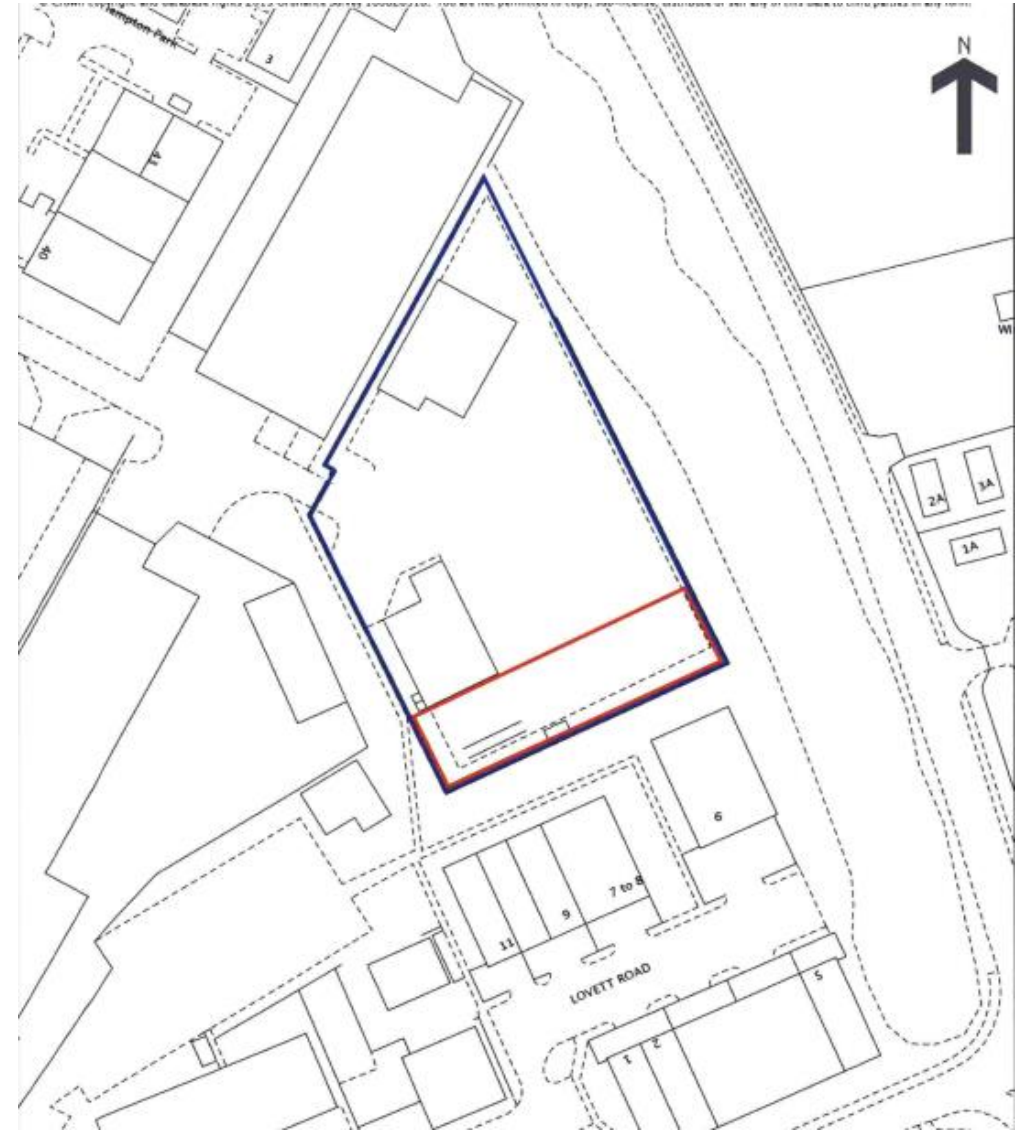
Situated to the north of the site entrance adjacent the northern boundary is a 5,880 sq ft warehouse building used for storage purposes. The building is of steel portal frame with brick and profile metal clad elevations beneath a pitched profile metal sheet roof and has five roller shutter doors providing direct access from the yard into the storage accommodation. There is also a mezzanine office at the rear of the building and an extension which is undergoing works to provide a shower and mess room.

The buildings enclose a circa 1.5-acre yard that is predominantly used for parking and storing equipment, materials and containers.

The yard has ample space for staff and fleet vehicle parking, as well as external storage of equipment and materials. Additionally, the site benefits from 4 EV charging points (ranging from 12Kw to 22Kw), a secure gated entrance, perimeter fencing, CCTV and alarm systems, and yard floodlighting.

Accommodation

Building 1: Office	NIA (sq ft)	NIA (sq m)	Building 2: Warehouse	NIA (sq ft)	NIA (sq m)
Ground Floor Office and Amenities	3,805	353.54	Ground Floor Offices	349	32.42
First Floor Office	3,251	301.98	Ground Floor Warehouse	5,345	496.52
Ground Floor Stores	1,149	106.76	Mezzanine Office	186	17.32
Total Floor Area	8,205	762.28	Total Floor Area	5,880	546.27



Reversionary Industrial Investment Opportunity

Tenancy

The property is let to Adler & Allen Limited, an industry leader in providing environmental services in the UK with both public and private clients.

The tenancy comprises two coterminous leases, both expiring in September 2032 (8.5 years unexpired), at a combined passing rent of £69,000 per annum exclusive, subject to five-yearly upward only rent reviews.

The current rent reflects a low rate of £4.90 per sq ft overall and we understand that the September 2022 rent review is outstanding, with the next review due in September 2027, thereby offering a purchaser significant asset management opportunities.

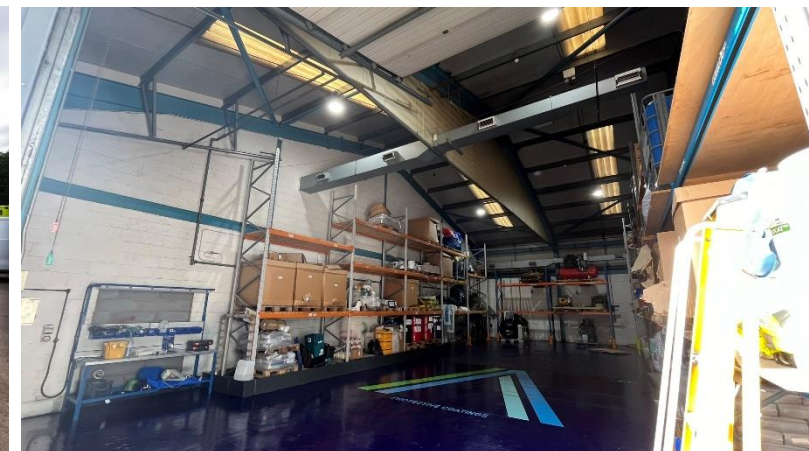
In addition, we understand that the tenant has plans to significantly invest in the site, to allow them to provide additional environmental services to their national client base.

Adler & Allen has a Creditsafe score of 85/100, reflecting very low risk, with over £50,000,000 in revenue in 2021 and 2022.

The lease is contracted outside of the provisions set within Sections 24-28 of the Landlord & Tenant Act 1954, offering a purchaser the ability to seek possession at expiry of the tenancy in order to further develop the site or utilise the facility for owner-occupation.



ENVIRONMENTAL RISK REDUCTION



Reversionary Industrial Investment Opportunity

Proposal

We are instructed to seek offers in excess of **£925,000 (Nine Hundred and Twenty-Five Thousand Pounds)**, Subject to Contract and exclusive of VAT.

A purchase at this level would reflect a **net initial yield of 7%** and an estimated **reversionary yield of 10.25%** (assuming purchaser's costs of 5.66%), and a **low capital value of £66 per sq ft.**

On behalf of Joint Administrators.

Money Laundering Regulations

In accordance with Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from the purchaser.

VAT

We understand that the property is elected for VAT and it is envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC).

Dataroom & EPC

Access to the dataroom and EPCs available on request.

Contacts

For further information or to arrange a viewing, please contact:

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Disclaimer

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On behalf of Joint Administrators, who act as agent and without personal liability.