

# MULTI-LET INDUSTRIAL INVESTMENT OPPORTUNITY

SKETCHLEY LANE INDUSTRIAL ESTATE • SKETCHLEY MEADOWS  
**HINCKLEY** • **LEICESTERSHIRE** • **LE10 3EN**

**INNES ENGLAND**   
MAKE A GREAT DECISION





## /// INVESTMENT SUMMARY

- Excellent opportunity to acquire a substantial multi-let industrial and warehousing investment
- Gross internal area 165,699 sq ft (15,393 sq m)
- 22 units all let, producing a net income of £875,010 per annum
- Majority of the units have been refurbished in recent years, with new steel sheet roofs
- Within 2 miles of J1 of the M69
- Low capital value psf of £96.56

We are instructed to seek offers of **£16m (Sixteen Million Pounds)** equating to a net initial yield after purchaser's costs of **5.12%**

## /// LOCATION

Hinckley is an important industrial and warehouse location within the Golden Triangle, some 10 miles equidistant between Leicester and Coventry and within 4 miles of Nuneaton.

The estate is located 3 miles south of the town centre, lying adjacent to the A5 trunk road that allows direct access to J2 of the M69. This motorway facilitates access to the M1 at Leicester J21 and J2 M6 to the west.

This estate forms part of a larger industrial area that includes Logix Park, with major occupiers DPD, Syncreon and Neovia Logistics, together with Amazon on the Hinckley Park development at the M69 / A5 interchange.





**// DESCRIPTION**

A total of 22 industrial and warehouse units, constructed in brick and block work around steel steel portal frames under pitched roofs.

Internally, each unit provides clear unencumbered accommodation, with roller shutter access out onto individual yards and forecourts. Two-storey offices are constructed within each unit, together with kitchen and WC accommodation.

Car parking is provided to the front of each unit within either undemised communal parking areas or as dedicated areas adjacent to individual units.

Many of the units have been refurbished in recent years, to include new steel roof coverings.

**// ACCOMMODATION**

Unit	Area (Sq Ft)	Area (Sq M)
1	7,000	650.32
2	7,000	650.32
3	7,000	650.32
4	7,000	650.32
5	7,000	650.32
6	7,000	650.32
7	7,000	650.32
8	7,000	650.32
9/10	14,000	1,300.63
11	7,000	650.32
12	15,000	1,393.53
14	6,500	603.86
15	6,500	603.86
16	6,500	603.86
17	6,500	603.86
18	6,500	603.86
19	6,500	603.86
20	13,631	1,266.35
21	13,631	1,266.35
22	7,437	690.91
<b>Total GIA</b>	<b>165,699</b>	<b>15,393</b>



## // TENANCY

The entirety of the estate is currently let on leases within the Landlord and Tenant Act on the following terms:

Unit	Tenant	Area (Sq Ft)	Rent (PA)	Rent (PSF)	Lease Start	Lease Expiry	Review/ Break
1	BTS Solutions Limited	7,000	£36,750.00	£5.25	14.03.21	13.03.27	14.03.24*
2	Trade Conversion Services Limited	7,000	£36,750.00	£5.25	14.10.19	14.06.24	15.06.21
3	Plastic Shims & Gaskets Company Limited	7,000	£36,750.00	£5.25	05.07.19	14.06.24	15.06.21
4	Xanton Limited	7,000	£38,500.00	£5.50	19.03.21	18.03.27	19.03.24*
5	BAC Fabrications	7,000	£38,500.00	£5.50	26.03.21	25.03.27	26.03.24*
6	Over The Top Textiles Limited	7,000	£35,000.00	£5.00	02.05.14	01.05.23	02.05.20
7	PES UK Limited	7,000	£38,500.00	£5.00	13.12.16	12.12.22	
8	Amberon Limited	7,000	£38,500.00	£5.50	02.08.21	01.08.27	02.08.24*
9/10	Carton Window Films Limited	14,000	£71,400.00	£5.10	15.06.18	14.06.24	
11	AC Hydraulics Limited	7,000	£35,000.00	£5.00	13.12.12	01.12.24	
12	EJ Fabrications	15,000	£86,250.00	£5.75	19.04.22	18.04.32	19.04.27*
14	Lean Flexables Limited	6,500	£35,750.00	£5.50	10.03.21	09.03.27	10.03.24*
15	Ad Hoc Storage Limited	6,500	£33,500.00	£5.15	22.01.19	21.01.25	22.01.22
16	Ad Hoc Storage Limited	6,500	£33,500.00	£5.15	22.01.19	21.01.25	21.01.22
17	Lean Flexables Limited	6,500	£35,750.00	£5.50	10.03.21	09.03.27	10.03.24*
18	Enviropak Solutions Limited	6,500	£35,750.00	£5.50	01.10.16	30.09.22	
19	Carton Window Films Limited	6,500	£34,125.00	£5.25	15.04.19	14.06.24	15.06.21
20	A1 Motor Spares Limited	13,631	£64,500.00	£4.73	20.02.19	19.02.24	
21	Honey New Zealand	13,631	£67,473.00	£4.95	03.05.17	02.05.23	03.05.20
22	EJ Fabrications	7,437	£42,762.00	£5.75	19.04.22	18.04.32	19.04.27*
<b>TOTAL</b>		<b>165,699</b>	<b>£875,010.00</b>	<b>Average rental £5.28</b>			

\* The leases make provision for the tenant to break the lease, unilaterally with 6 months prior notice.



## // COVENANT INFORMATION

### A 1 MOTOR STORES LTD

Company No.: 02295035

The company provides a network of independent auto parts and accessory retailers.

	30/06/2019	30/06/2020	30/06/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£602,784	£606,118	£714,578

### A.C. HYDRAULICS LTD

Company No.: 01329434

The company deal in the sale of hydraulic and pneumatic equipment.

	30/09/2019	30/09/2020	30/09/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£746,583	£702,297	£691,286

### AD HOC STORAGE LTD

Company No.: 04394498

Company are involved in self-storage solutions for business and domestic customers.

	30/06/2019	30/06/2020	30/06/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£1,067	£289	£350

### AMBERON LTD

Company No.: 04410775

The company are involved in the renting and leasing of highway maintenance equipment

	30/04/2019	30/04/2020	30/04/2021
Turnover	£33,630,000	£38,400,000	£45,900,000
Pre-Tax Profit	£3,496,000	£4,279,000	£5,539,000
Total Net Worth	£7,644,000	£11,180,000	£15,706,000

### BAC FABRICATIONS & CONSTRUCTION LTD

Company No.: 09426414

Manufacture of fabricated metal products.

	28/02/2019	28/02/2020	28/02/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£152,836	£81,006	£216,229

### BTS-SOLUTIONS LTD

Company No.: 10139870

Construction of utility projects for electricity and telecommunications.

	30/04/2019	30/04/2020	30/04/2021
Turnover	£188,265	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£11,426	£165,265	£269,150

### CARTON WINDOW FILMS LTD

Company No.: 08719015

Manufacture of plastic products.

	31/03/2019	31/03/2020	31/03/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£897,495	£804,174	£808,132

### EJ UK FABRICATION & ACCESS SOLUTIONS LTD

Company No.: 01271357

The company are involved in general metal fabrication.

	31/12/2019	31/12/2020	31/12/2021
Turnover	£22,040,000	£17,860,000	£20,040,000
Pre-Tax Profit	(£23,030)	£110,000	£1,098,000
Total Net Worth	£4,940,000	£5,037,000	£6,135,000

### ENVIROPAK SOLUTIONS LTD

Company No.: 06991791

The company are involved in print finishing of packaging materials.

	31/08/2019	31/08/2020	31/08/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£64,348	£64,905	£131,659

## // COVENANT INFORMATION

### HONEY NEW ZEALAND – EUROPE LTD

Company No.: 06749622

Storage and distribution of honey products.

	31/03/2019	31/03/2020	31/03/2021
Turnover	-	£11,930,000	£13,763,000
Pre-Tax Profit	-	£1,640,000	(£1,290,000)
Total Net Worth	£517,000	£1,582,000	£561,000

### LEAN FLEXIBLES LTD

Company No.: 07391559

The company supply unprinted flexible packaging films, including multi-layer laminates suitable for the food industry.

	30/09/2019	30/09/2020	30/09/2021
Turnover	£788,622	£770,313	-
Pre-Tax Profit	£116,588	£36,664	-
Total Net Worth	£129,066	£43,762	£49,629

### OVER THE TOP TEXTILES LTD

Company No.: 03370898

Manufacture of luxury dog beds, custom seat covers and other bespoke textile products.

	31/03/2019	31/03/2020	31/03/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£354,830	£449,018	£653,228

### PES (UK) LTD

Company No.: 01492922

Company is involved in the provision of high quality engineered products associated with a wide range of industries.

	31/05/2019	31/05/2020	31/05/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£1,828,785	£1,837,477	£1,876,738

### PLASTIC SHIMS AND GASKETS CO. LTD

Company No.: 06252479

Manufacture of plastic products.

	30/09/2019	30/09/2020	30/09/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£789,324	£815,144	£850,706

### TRADE CONVERSION SERVICES LTD

Company No.: 08719077

Manufacture of plastic products.

	31/03/2019	31/03/2020	31/03/2021
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	£151,322	£132,032	£132,296

### XANTON LTD

Company No.: 08277455

The company wholesale pharmaceutical goods.

	31/03/2020	31/03/2021	31/03/2022
Turnover	-	-	-
Pre-Tax Profit	-	-	-
Total Net Worth	(£90,870)	(£94,739)	£142,893





## // PROPOSAL

We are instructed to seek offers of **£16m (Sixteen Million Pounds)** equating to a **net initial yield after purchaser's costs of 5.12%**.

## // EPC

The units have an energy performance asset rating as follows:

Unit 1	D78	Unit 12	D97
Unit 2	E105	Unit 14	F133
Unit 3	F129	Unit 15	C56
Unit 4	E106	Unit 16	C56
Unit 5	D88	Unit 17	C71
Unit 6	E125	Unit 18	C75
Unit 7	E103	Unit 19	D95
Unit 8	D99	Unit 20	E104
Unit 9	D78	Unit 21	D97
Unit 11	D78	Unit 22	D89

## // VAT

The properties are elected for VAT and therefore the transaction is likely to be treated as a Transfer of Going Concern (TOGC).

## // SERVICE CHARGE

The leases make provision for a service charge to recoup landlord's expenditure on common parts.

## // 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.

## // CONTACT

For further information please contact:

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