

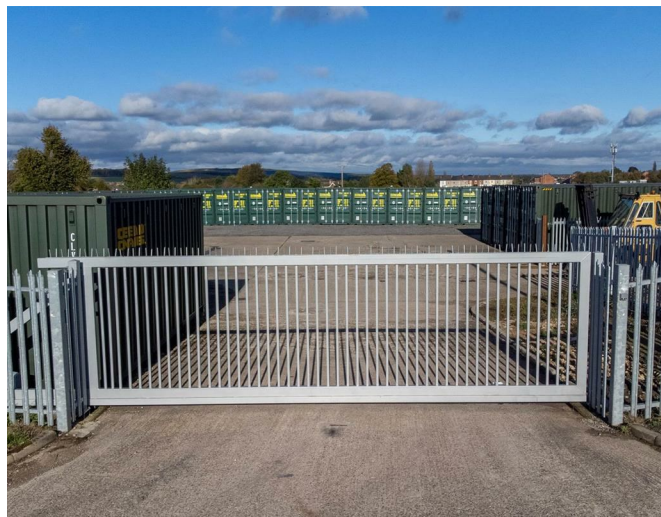


Smith & Co.  
estates

Gladiator Storage Group Warsop Old Station, Mansfield Road  
Mansfield, Notts NG20 0EA  
Offers over £5,000,000

A rare opportunity to acquire a well-established and well-respected business, with a completely transparent business model and a proven history of successful expansion.

The business is being sold 100% 'Debt Free', allowing the capability of a 'Self Funding Expansion' with regard to increasing container capacity. With no further Capex required to expand the business at the existing 3 sites, the potential future expansion is an incredibly attractive proposition.



## Property & Business Information

### LOCATION

The business is operated between three strategically located sites in Shirebrook, Warsop & Langwith, all sitting on the Nottinghamshire/Derbyshire border and enjoy convenient access to J29 of the M1 motorway, which can be accessed within a 10-20 minute drive, as well as the A38 & A1 being accessible within 20-30 minutes. The businesses are within approximately 30 miles of all of the following Major towns/cities: Nottingham, Mansfield, Bolsover, Worksop, Newark, Derby, Chesterfield, Rotherham, Sheffield, Lincoln, Doncaster, and Leicester.

### DESCRIPTION

Gladiator Storage Group are an Independently Owned and Operated business. The staff team all live locally and have done for over 40 years which provides for an unrivalled knowledge of the surroundings and demographic. The business owners have over 25 years of experience in the Shipping Container Industry which has been the backbone of their continued exponential growth and success within the Self Storage Sector. Priding themselves on the Friendly, Efficient and Competitively Priced service that is offered to all customers.

### About The Storage Units

There are several different storage options ranging from 8ft x 8ft x 11ft indoor units to full 40ft High Cube Shipping containers, all within the secure perimeters of the 3 different Self Storage Locations.

The storage yards also benefit from the very latest 24hr Monitored CCTV technology along with multiple security patrols during the hours of darkness. There are staff on site at various times during the day at each location.

### Access to the Indoor Storage Units

Access to the indoor smaller storage units at the Shirebrook site are available during normal "Office Hours" which are Monday to Friday (excluding bank holidays) 9am-5pm by prior arrangement.

### Access to the various outdoor Shipping Containers

Each of the 3 Storage Locations benefit from continual 24hr Access, 7 Days a Week for all of the Brand New Shipping Containers.

### On-site facilities:

#### Fork-lift:

There is access to a 2 Ton forklift that can be made available at the main Head Office, Warsop, which is the largest of the yards, this provides for the unloading/loading of heavier items. Currently there are fully trained forklift operators that can assist during office hours with prior notice. There is no charge for a one-off facility, unless requested outside of normal warehouse opening hours or if a considerable amount of forklift gas is to be used.

\*Warehouse opening hours are subject to change

### Secure Self Storage Shipping Containers:

There is a range of 20ft (1,100 Cubic Feet) or larger 40ft High Cube

(2,500 Cubic Feet) shipping containers to rent and use as self storage with 24 hour access available.

Each container is wind and watertight and fully lockable via secure "lock box" and they are available to rent on a short term (minimum of one month rental) or on a long-term basis.

### ACCOMMODATION

Land/Warehouse - Warsop Self Storage

Land/Warehouse - Shirebrook Self Storage

A full schedule is available on request.

### RATING ASSESSMENT

Each unit is assessed for business rates. All Tenants are responsible for any business rates payable.

### FIXTURES & FITTINGS

Neither Smith & Co. Estates, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability/capacity for any particular purpose. An incoming Purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

### TENANCY SCHEDULE

The 'Comfortable' container capacity at 'Ground Level' across all 3 sites = 350x 20ft shipping containers.

The 'Potential' container capacity across all 3 sites (inc second level) = 700x 20ft shipping containers.

The current sum of PBT across all 3 sites = £282,000 pa

Our opinion of the potential PBT across all 3 sites = Well in excess of £1,000,000 pa

### SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Smith & Co. Estates. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

### ENERGY PERFORMANCE CERTIFICATE

Each light industrial unit has an EPC Rating ranging from Band C to Band E.

### TENURE

The Estate is held freehold.

### PRICE

Offers invited over £5,000,000

### VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

### MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Purchaser to provide two acceptable forms of I.D.

### VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Smith & Co. Estates.

### DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Any measurements provided are taken by a Disto laser measuring device. We would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

### Business Background

Gladiator Storage Group – Offers a multitude of different storage solutions to suit your budget. Pricing themselves on being able to offer the "Very Best Storage Rates" within a 20-30 mile radius. They have several sites dotted around the Nottinghamshire/Derbyshire border which can accommodate both Indoor and Outdoor options.

Located within approximately 30 miles of all of the following Major town/cities: Nottingham, Mansfield, Bolsover, Worksop, Newark, Derby, Chesterfield, Rotherham, Sheffield, Lincoln, Doncaster, and Leicester.

The most popular choice of Storage are the "Brand New" 20ft Shipping containers which are located outside, offering 24 Hour Access.

### Self storage units with 24 hour access

The large outdoor containers have 24 hour access – ideal for businesses and people who need access to their belonging outside working hours. The smaller indoor units have access during "Office Hours" with prior arrangement.

### Affordable Self Storage Units

The indoor storage starts from as little as £80 per month, and the larger storage containers are from £300 per month. The minimum rental is one month.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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