

PLOT 5B • TERMINUS ROAD

CHICHESTER, WEST SUSSEX
PO19 8DW



Boundaries are indicative only

PRICE REDUCED

MODERN MULTI-LET LOGISTICS/INDUSTRIAL INVESTMENT SALE

Investment Summary

- Opportunity to acquire a well-located South Coast multi let logistics/ industrial investment
- Located on the principal Industrial Estate in Chichester
- Flood Risk Zone 1 (low probability)
- The property was newly developed in approximately 2000 and is let to 2 companies
- Total floor area of 19,742 sq ft (1,834 sq m) on a site of 0.95 acres (45%) with 39 parking spaces
- Unit 1 is let to BECKTECH LIMITED who have D&B rating of 1A 3 and are on a 10 year FRI lease expiring 28.09.2032 at a passing rent of £100,000 pax (£8.26 psf overall)
- Unit 2 is let to PRO-ACTIVE BUSINESS INFORMATION LIMITED who have a D&B rating of A2 and are on a 15 year FRI lease expiring 20.11.2029 at a passing rent of £34,000 pax (£4.45 psf overall) with a rent review and tenant break on 20.11.2024 which we believe is reversionary
- Long Leasehold Interest expiring 25.12.2150 (over 127 years unexpired)
- Total Gross Income £134,000 per annum (ground rent payable £9,100) with Net Receivable Rent being £124,900 pax
- Average Weighted Unexpired Lease Term (AWULT) of 8.2 years to expiry (7 years to lease expiry or break)
- Price: Guide of £1,765,000, which reflects a net initial yield on the net income of 6.66% after usual purchaser's costs which we believe to be reversionary to 7.8% and which represents a Capital Value of £89 psf.





Location

The Cathedral City of Chichester, West Sussex is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. Plot 5B Terminus Road, Chichester PO20 2FP is located on the Terminus Road Industrial Estate, which is the principal logistics/industrial area for the city.

The unit has good transport links with Terminus Road having direct access to the A27 trunk road. Additionally Chichester train station is just half a mile away, providing direct access to London Victoria (90 minutes - fastest), Portsmouth (25 minutes), and Southampton (49 minutes).

The above plus local amenities, such as supermarkets, restaurants, and cafés, are also within easy reach, making it a desirable location for employees and businesses alike.

Access to A27 dual carriageway	0.5 mile	(2 mins)
 Chichester	0.5 mile	(3 mins)
Chichester City Centre	1 mile	(5 mins)
London Gatwick Airport	48 miles	(67 mins)
Portsmouth Continental Ferry Port	16 miles	(19 mins)
Southampton International Airport	31 miles	(33 mins)
 London Victoria		90 Minutes



Description

The property is set back from Terminus Road but has its own access entrance and the site can be secured. The building comprises a modern warehouse facility on the Terminus Road Industrial Estate built in the year 2001, originally to be occupied wholly by Becktech Ltd but designed to have flexibility to be split and which now comprises two independent units.

Unit 1 has a total GIA of 12,105 sq ft (1,125 sq m), ignoring a small mezzanine in the south-western corner of the warehouse. The warehouse element totals 7,355 sq ft (683.27 sq m) of ground floor footprint. The purpose built office element to the side is two storey and comprises a total of 4,750 sq ft over two floors.

Unit 2 has total GIA of 7,637 sq ft (710 sq m) being a ground floor footprint of 4,400 sq ft (409 sq m) and a Landlords mezzanine floor of 3,237 sq ft (300 sq m) which comprises storage and offices. The unit also benefits from a yard area to the front of the building for parking and loading.

- Both units have dedicated parking (total 39 spaces) loading and lorry parking
- Minimum 6.5m (21ft) eaves height (9.42 m/31 ft. at apex)
- Mixture of open plan and individual offices to Unit 1
- Secure yard
- Total site area of 0.382 hectares (0.95 acres)
- All mains utilities including Three Phase Electricity Supply





Boundaries are indicative only

Accommodation

The property has the following approximate Gross Internal areas:

UNIT 1	Sq Ft	Sq M
Warehouse	7,355	683
Ground Floor Office	2,375	221
First Floor Office	2,375	221
TOTAL	12,105	1,124

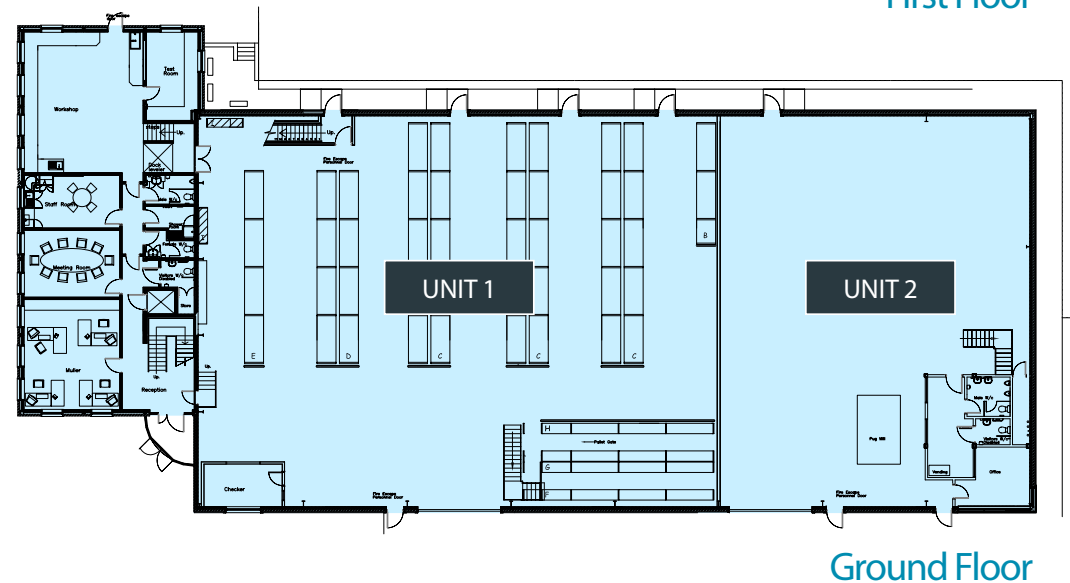
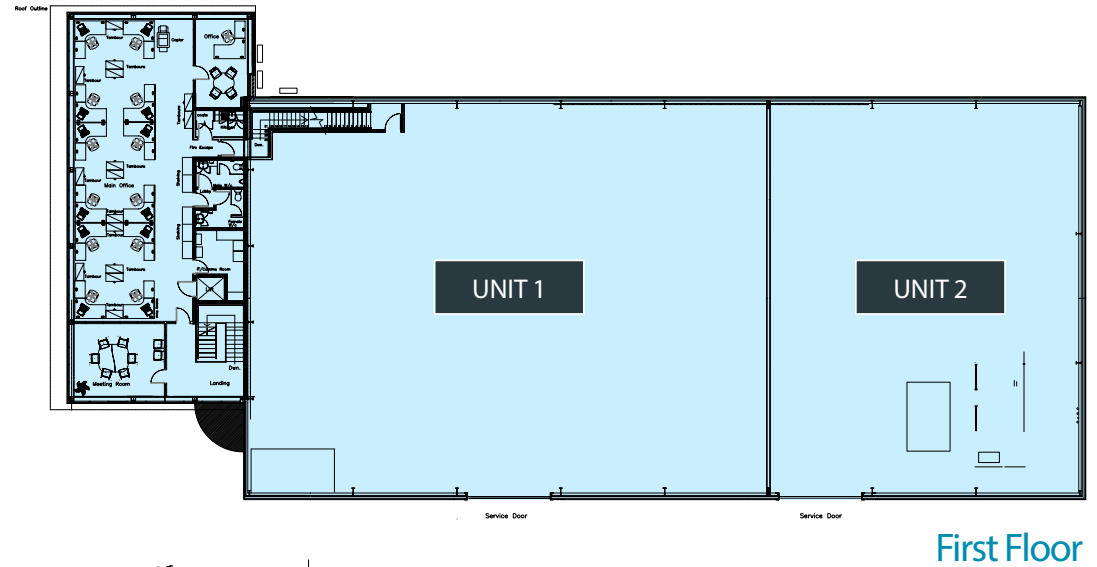
UNIT 2	Sq Ft	Sq M
Warehouse	4,400	409
First Floor Mezzanine	3,237	301
TOTAL	7,637	710

GRAND TOTAL	19,742	1,834
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Planning

The original consent for the property in 2000 was for a B8 facility with ancillary B1 use.

Unit 2 was subsequently occupied for a period under a D1 use, when occupied by Chichester College, but in 2014 they vacated and under a subsequent consent, it was returned to B8 use with ancillary B1 use.



Tenure

The property interest being sold is a long leasehold dated 1 March 2002. The freeholder is The District Council of Chichester with the main terms as follows:

- Term: 150 years commencing on 25 December 2000.
- Current Rent Passing: £9,100 pa exclusive
- Rent Review: 5 yearly, upward only to the greater of 7.5% of the open market rental value per square metre of the premises on the assumption that the premises are available to let for a term of 15 years subject to a rent review at the expiry of the 10th year
- Permitted use: Within Use Classes B1 (b) and (c), B2 and B8 warehouse (with no retail sales or office use except where ancillary to the principal use)

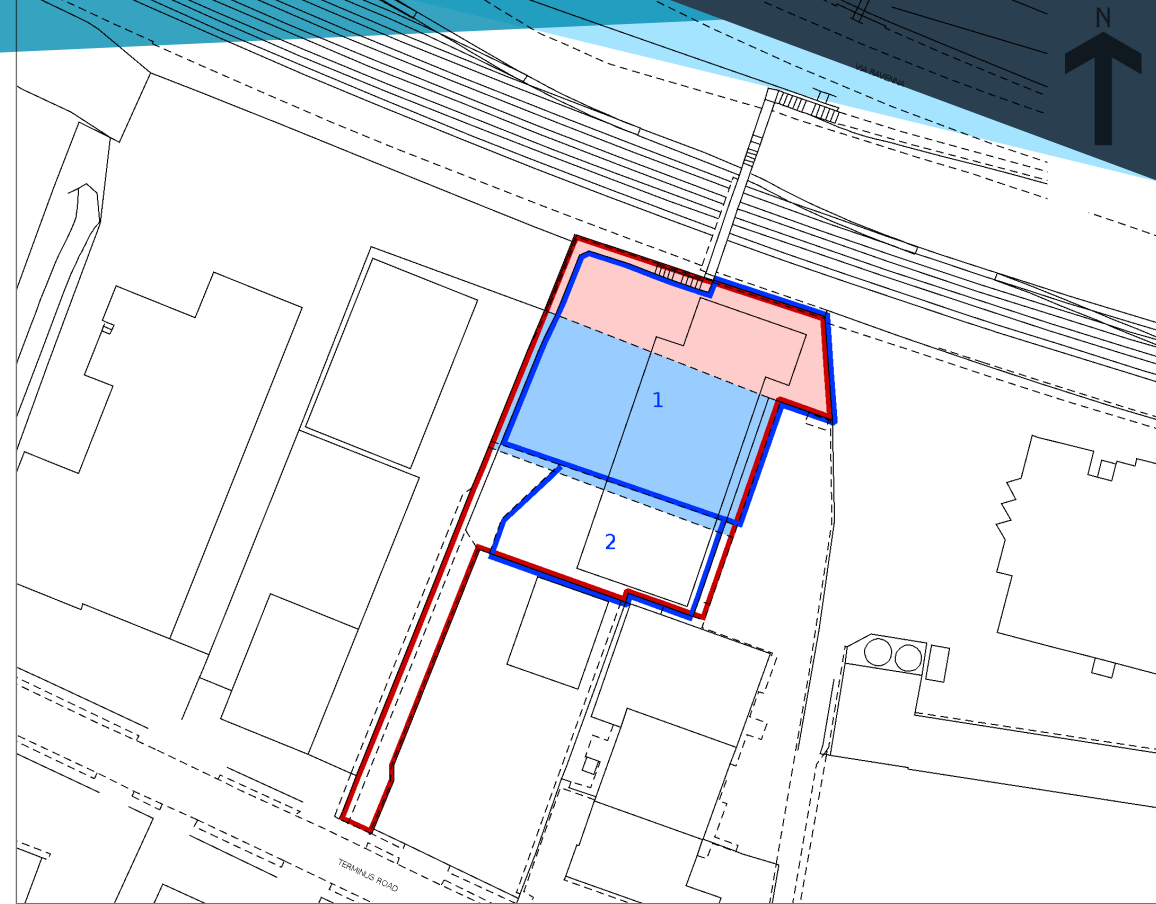
Tenancies



Unit 1 - BECKTECH LIMITED (# 01942052) who originally commissioned the building occupy their unit following a lease renewal on a 10 year Full Repairing and Insuring (FRI) lease expiring 28.09.2032 at a passing rent of £100,000 pax (previously £85,000 pax). There is an upwards only rent review on the 29.09.2027.



Unit 2 - PRO-ACTIVE BUSINESS INFORMATION LIMITED (# 03589570) occupy their unit on a 15 year FRI (subject to a schedule of condition) lease expiring 20.11.2029 at a passing rent of £34,000 with a rent review and tenant break on 20.11.2024. The lease is excluded from the 1954 Landlord and Tenant Act. Six months' notice is required under the break. Early discussions with the tenant indicate they do not intend to exercise the break at this time. We believe the rent is reversionary.



Covenants

BECKTECH LIMITED (# 01942052) www.becktech.co.uk

Established in 1985 and are distributors for vending components, pumps and water filters. They have a Low-Moderate overall business risk and a 1A 3 Dunn & Bradstreet Rating. The company's tangible net worth is approximately £700,000.

PRO-ACTIVE BUSINESS INFORMATION LIMITED (# 03589570) www.pro-activeuk.com

Established in 1998 and provide data solutions, digital marketing, printing and software design. They have a Low-Moderate overall business risk and an A 2 Dunn & Bradstreet Rating and also have a tangible net worth of approximately £700,000.



UNIT 1





UNIT 2



Occupational and Investment Market Commentary

The market for logistics and industrial property remains strong in the South East. Logistics and industrial take up is above its medium term average and demonstrates resilience with occupier demand still strong for well-located modern buildings. Chichester is also seeing a number of new developments coming to the market which should deliver rents into the low teens and some freehold values for smaller units under 2,000 sq ft approaching £300 per sq ft CV.

Therefore, the subject asset provides a modern multi let logistics/industrial investment opportunity at an attractive yield and AWULT. We set out below some letting comparables and relevant long leasehold sale comparables in Chichester.

Letting Comparables

Address	Date	Total SF Leased	Rent	Headline Rent PSF
Glenmore	Mar-20	10,921	£101,843	£9.33
Chichester Business Park	Dec-20	10,608	£92,898	£8.76
Ravenna Point	Apr-21	3,229	£32,500	£10.07
Beaver Trade Park	Jun-21	2,714	£30,000	£11.06
Maudlin Mill	Jul-21	4,140	£51,750	£12.50
Donnington Business Park	May-22	3,143	£40,000	£12.73
Rutland Way	Jun-22	27,202	£244,818	£9.05
Rutland Way	Jan-23	16,527	£148,743	£9.00

Long Leasehold Sales

Address	Date	Total SF Leased	Sale Price	Gross Passing Rent	Net Passing Rent	NIY
Jewson's, Terminus Road	Nov-21	15,053	£2,750,000	£185,000	£176,625	6.01%
Power Place, Terminus Road	Nov-21	34,730	£2,250,000	£152,500	£144,125	6.00%

Vacant Possession Sale

Address	Date	Total SF	Sale Price	Price Per sq. ft.
Cedar Trade Park, Terminus Road	Jul-20	17,500	£2,350,000	£134.29



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Price

We have been instructed to offer a guide price of £1,765,000, which reflects a net initial yield on the net income of 6.66% and a reversionary yield of 7.8%, after usual purchasers costs. A sale at the price also reflects a low Capital Value of £89 psf.

Further Information

For further information or to arrange an inspection, please contact:

EPC

Copies of the EPC's are available on request.

Anti Money Laundering

Please note, all prospective purchasers will need to be verified for anti-money laundering purposes prior to a sale being agreed.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated by way of a Transfer of a Going Concern (TOGC).

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