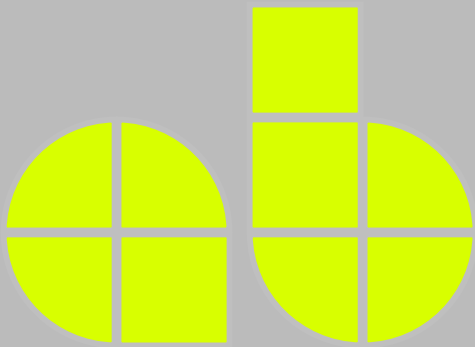




Golden Triangle Industrial Investment Opportunity



**Units A & B,
Dodwells Bridge Industrial Estate,
Dodwells Road, Hinckley,
Leicestershire, LE10 3BZ**



THE HAZCHEM NETWORK

Holovis



TESCO

GXO



TRIUMPH



A5

A47

B4666

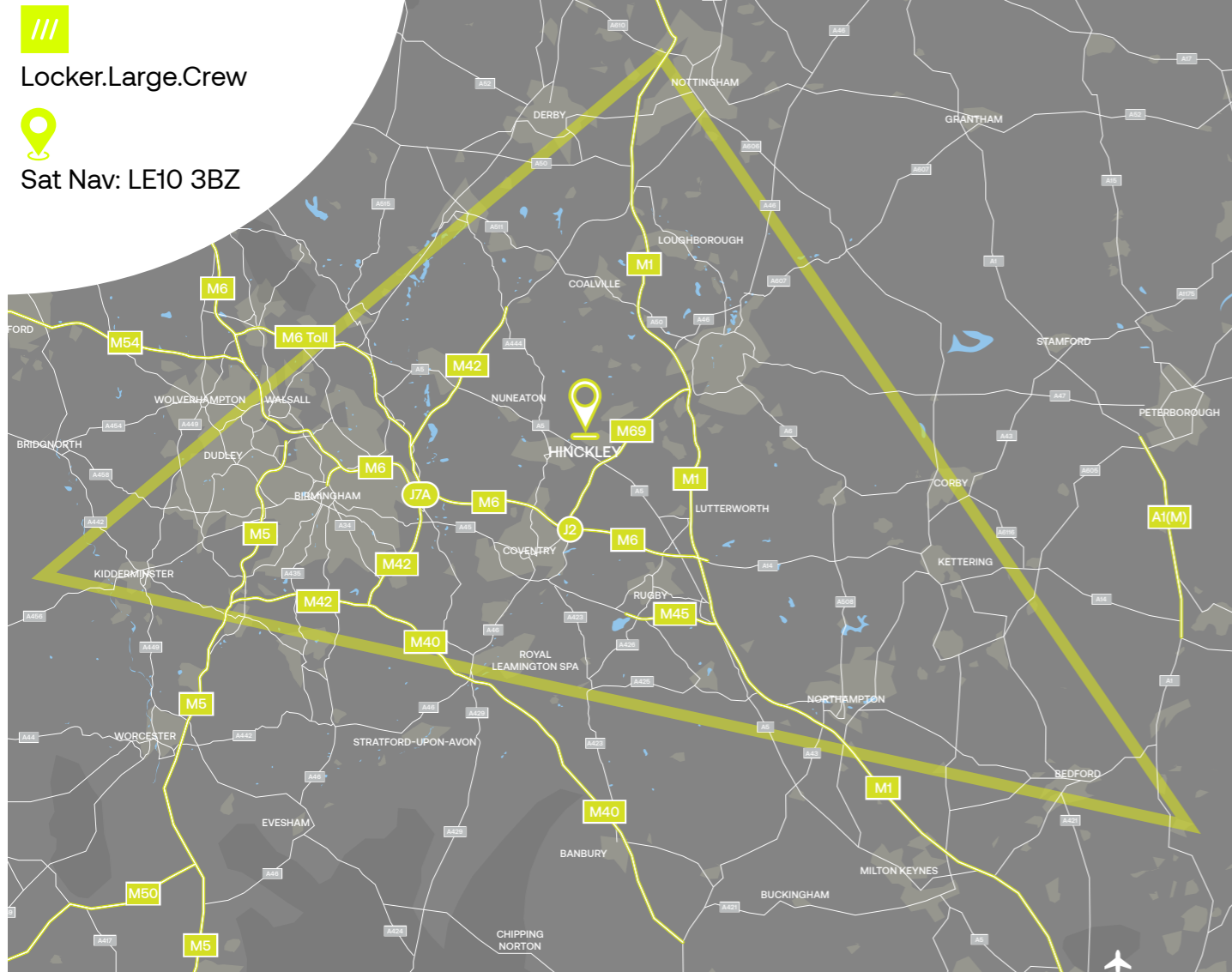
A5

Investment Summary.

- A rare opportunity to acquire a prime 'Golden Triangle' Industrial warehouse in central Leicestershire;
- Hinckley is unmatched as an industrial location, surrounded by the major conurbations of Birmingham, Coventry and Leicester, all within a 20 mile radius;
- Hinckley benefits from unrivalled road connectivity with easy access to the M69, M6, M1 and M42;
- The Property comprises two industrial warehouses, both with separate, self-contained, gated yards;
- The property is let to two tenants at a total passing rent of £325,500 per annum, reflecting an average rent of £6.45 psf;
- Prime quoting rents in Hinckley are set to reach £10.95 psf, highlighting significant potential reversion at the Property;
- Excellent WAULT of 7.80 to expiry, and 4.97 to the next break;
- The surrounding area is popular with other industrial occupiers including Alliance Healthcare, Tesco Distribution Centre and GXO Logistics;
- A total of 50,477 sq ft (GIA) on a 3.18 acre site with a very low site cover of 36% of industrial accommodation;
- Freehold.



Offers are sought in excess of £5,089,000 (Five Million and Eighty Nine Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 6.00% (assuming purchaser's costs of 6.80%), a capital value of £100 per sq ft.



	Distance (Miles)	Drive Time (Minutes)
A5	0.2	1
M69 J1	2.7	6
M6 J2	11.0	19
M42 J10	11.8	21
M1 J20	11.9	19
Coventry	11.4	24
Rugby	16.0	26
Leicester	16.4	26
Birmingham International Airport	20.2	31
Birmingham	27.5	36
Central London	97.5	134

Location.

Strategically positioned within the coveted logistics “Golden Triangle”, Hinckley offers exceptional connectivity and accessibility for businesses seeking prime industrial space. The region is bordered by the M1, M69 and M42 motorways, providing rapid access to major UK markets and distribution hubs.

This prime location has attracted a host of leading distribution companies to the Hinckley area, including, Amazon, DPD and Tesco, due to the opportunity to establish a strong presence at the heart of the nation’s motorway network. Hinckley also has a rich automotive history, with historic ties to Ford Motor Company, and is the home to Triumph Motorcycles HQ.

Situation.

The Property is strategically located in a highly prominent position immediately adjacent to the A5, a major arterial road, it provides direct access to Junction 1 of the M69 (2.7 miles south east), Junction 10 of the M42 (11.8 miles north-west). Additionally, the M6 (Junction 2) and M1 (Junction 20) are within easy reach, just 11 and 12 miles south.

The Property is located in Hinckley’s Dodwell Bridge Industrial estate. The industrial estate is home to a range of local, national and international occupiers such as XPO Logistics and Sigma Components . Nearby Phoenix Business Park and Harrowbrook Industrial Estate include established occupiers such as Alliance Healthcare, Tesco, Travis Perkins, EL Logistics and Anglo-American Leisure UK.



Description.

The property consists of two adjoining warehouse units, totalling 50,477 sq ft. Both units are of steel portal frame structures with cavity brick/block elevations and pitched roofs with translucent roof lights. The units are separated by a party wall, and benefit from 5m minimum eaves height.

The Property sits on a self-contained site with both units benefitting from separate gated external yard and car parking areas. Unit A offers open plan warehouse accommodation used for car repair and maintenance, along with ancillary office accommodation to the front.

Unit B is similarly configured, with open plan warehouse accommodation used for printing and manufacturing of food/drink packaging with ancillary office accommodation to the front.

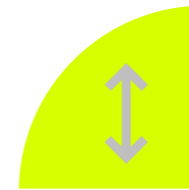
The Property benefits from a flexible B1/B2/B8 use, allowing for a wide range of industrial activities. The units front Dodwells Road, part of Dodwell Bridge Industrial Estate, which is an adopted highway.

The units benefit from the following specification:



Unit A.

Tenant - FMG Repair Services Limited.



4.97m minimum eaves height



4 electric roller shutter doors (4.99m x 6.29m)



Sealed concrete floor



Small office block with reception, offices, kitchenette, staff locker room and toilets



80 car parking spaces



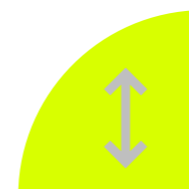
50m yard depth



Gated entrance

Unit B.

Tenant - Foil Ribbon & Impact Printing Group PLC.



4.97m minimum eaves height



2 x roller shutter doors (width: 4.48m x height: 3.93m and width: 2.99m x height: 2.01m)



Sealed concrete floor



Office accommodation with carpeted floors, exposed brick walls, suspended ceiling, and double-glazed entrance doors



36 car parking spaces



26m yard depth



Gated entrance



CCTV cameras

Accommodation.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The survey provides the following gross internal areas:

Property	Tenant	Area (sq ft)	Area (sq m)
Unit A	FMG Repair Services Limited	28,087	2,609
Unit B	Foil Ribbon & Impact Printing	22,390	2,080
Total		50,477	4,689

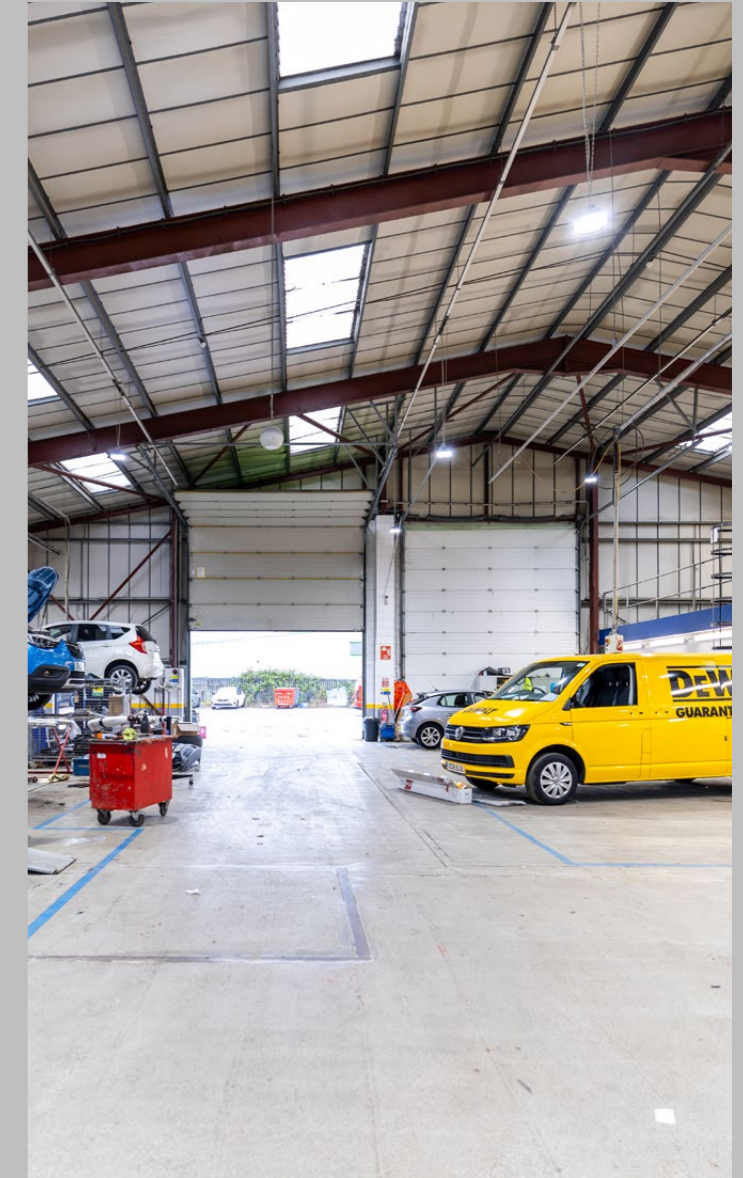


Tenure.

The property is held under a freehold title (LT115598).

Site.

The site extends to 3.18 acres, providing a very low site cover of 36%.



Tenancy.

Tenant	Area (Sq Ft)	Rent PA	Rent PSF	Start Date	Break Date	Rent Review	Expiry Date	WAULTC
FMG Repair Services Limited	28,087	£180,000	£6.41	09/07/2021	09/07/2026	09/07/2026	08/07/2031	1.78
Foil Ribbon & Impact Printing Group Limited	22,390	£145,500	£6.50	01/05/2008		30/08/2029	30/08/2033	8.92
Total	50,477	£325,500	£6.45					4.97

Covenant.

FMG Repair Services Limited

FMG Repair Services Limited is a leading provider of comprehensive vehicular repair service solutions, specialising in collecting damaged vehicles, delivering courtesy cars and returning fully repaired vehicles. Established in 1979, the company has grown to employ over 5,000 employees across 65 repair centres nationwide. FMG Repair Services Limited have produced the following accounts for the last 3 years:

FMG Repair Services Limited	Apr-23	Apr-22	Apr-21
Turnover	£185,234,000	£162,586,000	£88,646,000
Pre Tax Profit / (Loss)	-£715,000	-£1,236,000	-£1,292,000
Tangible Net Worth	-£15,497,000	-£15,176,000	-£24,493,000

FMG Repair Services Ltd have a lease guarantor in place called Northgate Vehicle Hire Ltd, a well-established commercial van hire rental agency. Northgate Vehicle Hire Ltd have a Dun & Bradstreet rating of 5A2, indicating a low risk of business failure. They have produced the following accounts for the last 3 years:

Northgate Vehicle Hire Ltd	Apr-23	Apr-22	Apr-21
Turnover	£429,890,000	£425,115,000	£444,607,000
Pre Tax Profit / (Loss)	£104,908,000	£82,757,000	£64,340,000
Tangible Net Worth	£179,462,000	£172,962,000	£126,538,000

Foil Ribbon & Impact Printing Group Limited

Foil Ribbon & Impact Printing Group Limited (FRIP) was established in 1972 and specialises in hot foil stamping and embossing. FRIP has expanded to operate from six locations across the UK, with Hinckley serving as its headquarters. FRIP have a Dun & Bradstreet rating of 2A1, indicating a minimal risk of business failure and have produced the following accounts for the last 3 years:

Foil Ribbon & Impact Printing Group Limited	Sept-23	Sept-22	Sept-21
Turnover	-	-	£768,856
Pre Tax Profit / (Loss)	-	-	£67,180
Tangible Net Worth	£1,996,073	£1,938,513	£1,772,823

Market Commentary.

Occupational Market Commentary

The East Midlands remains a premium industrial market for a multitude of reasons including its robust transportation network, strong supply of labour and strategic location, serving up to 90% of the national population within a 4.5 hour HGV drive time.

2023 was an excellent year for take-up in the Midlands with 8.12 million sq ft let, a 33% increase above the long term annual average. In 2024, occupier activity has rebounded further, with take-up already reaching 5.02m sq ft across eleven transactions, an 87% increase above the long-term H1 average. Despite the strength of demand, there is a critically low vacancy rate in the region, with a significant shortage of new supply of smaller industrial schemes delivered in Leicester and the wider Midlands area.

The continued demand / supply imbalance continues to place upwards pressure on rents in the region. Prime headline rents rose by 11% in the East Midlands in 2022, with prime rents in Hinckley pushing £11.00 psf, as seen from the recent letting of the 47,000 sq ft Hinckley 47, Hinckley Park, to Octopus Energy at £10.95 psf.

Investment Market Commentary

The East Midlands region, including Hinckley, has maintained its appeal to investors, particularly in the industrial sector, due to its sustained growth and resilience. Hinckley's commercial property investment market has outperformed the national trend, increasing by 7% from 2023.

This surge in demand and performance is attributed to the severely limited supply, both in existing and future developments. Of the speculative development in the pipeline, the majority is within the big box logistics market, meaning the supply side is particularly constrained within the light industrial to mid box space. Despite the challenging macroeconomic backdrop, occupier demand remains strong, with light industrial units attracting demand from both local, regional and national occupiers. There remains a strong depth of demand and liquidity for schemes with significant value add and reversionary potential.

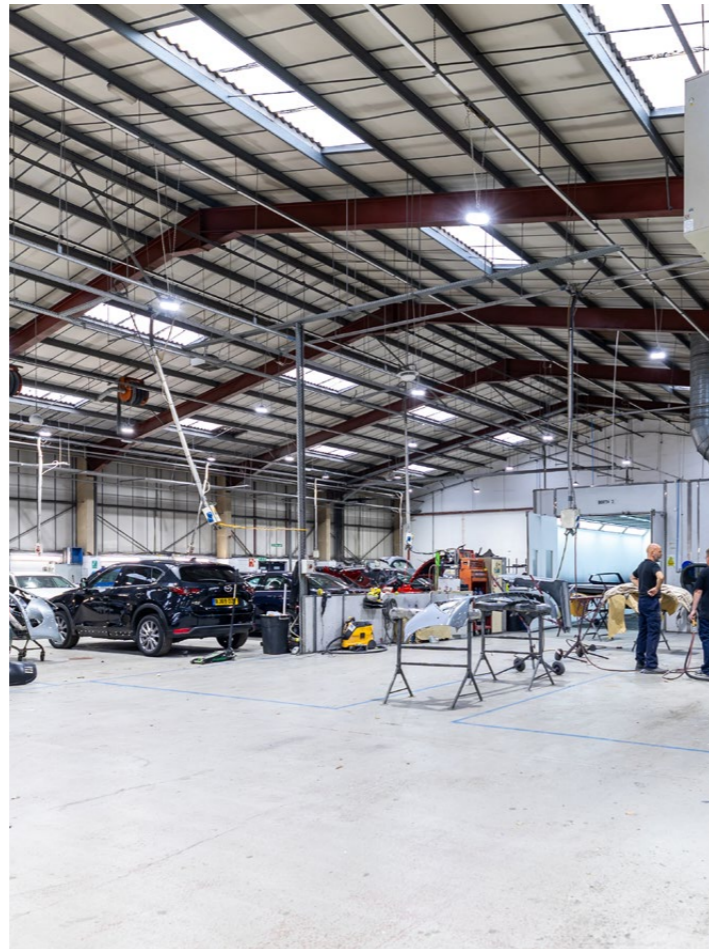


EPC.

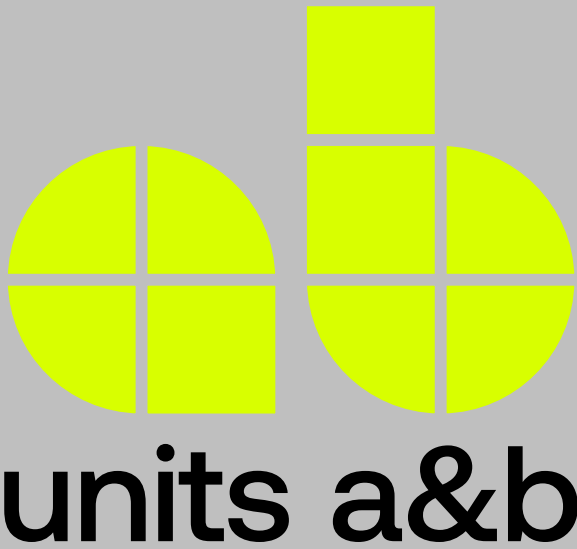
The Property benefits from a single EPC rating of C 57.

VAT.

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of a going concern.



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Contacts.

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