

PRIME MULTI-LET INDUSTRIAL INVESTMENT



Ashbrook Business Park
Longstone Road
Heald Green
Manchester
M22 5LB



AVISON
YOUNG

Manchester Airport



Investment Summary

- ▶ **New build** multi-let industrial investment.
- ▶ Prime location on **Ashbrook Business Park**, adjacent to **Manchester International Airport**.
- ▶ Benefitting from **excellent access** with Junction 5 of the M56 within 1 mile providing easy access to the M60 and M6 motorways and the rest of the regional network.
- ▶ The scheme comprises of **four new industrial units** totalling **16,620 sq ft GEA**.
- ▶ Fully let to three tenants with a **WAULT of 10.81 years** to expiry (6.19 years to break).
- ▶ Total marketing rent of **£272,538 per annum**, reflecting a **reversionary £16.40 per sq ft**.
- ▶ The estate sits on a site of **0.85 acres**.
- ▶ The site is held **Long Leasehold** for a term of 200 years from 5 June 1992 at a peppercorn.

Proposal

We are instructed to seek offers in excess of **£4,000,000 (Four Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a **Net Initial Yield of 6.40%** and a capital value of **£240 per sq ft**.



Location

Ashbrook Approach is located on Ashbrook Business Park just off Styal Road and is adjacent to Manchester International Airport.

Junction 5 of the M56 is within 1 mile and provides easy access to the M60 and M6 motorways and the rest of the regional network.

The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport.

The South Manchester / Manchester Airport extension to Manchester's Metrolink system has been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk.

Ashbrook Approach is just a couple of minutes' walk away from Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.

Local amenities include: Train Gym, Premier Inn and multiple retailers including Tesco, Costa, Subway & Co-op.



STRATEGIC LOCATION



ADJACENT TO MANCHESTER AIRPORT



1 MILE TO J5 M56



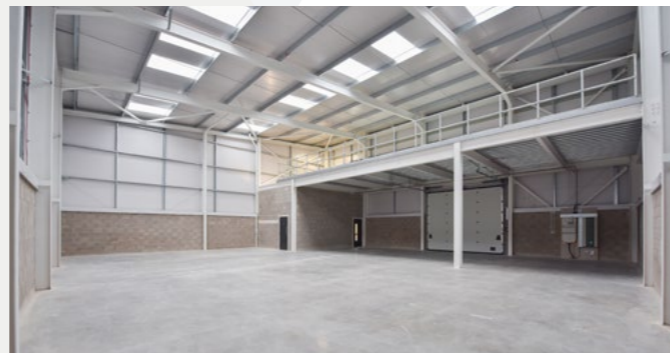
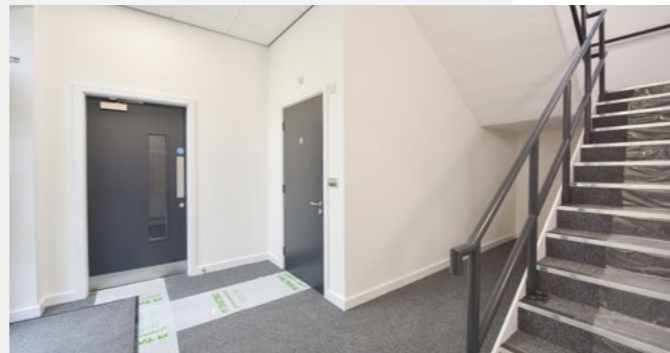
TRAIN/METROLINK STATIONS WITHIN A FEW MINUTES WALK



Description

The scheme comprises of four new industrial units, with service areas and associated landscaping, 25 car parking spaces, bin and cycle stores.

The units are split into two blocks, including a block of three units and a separate stand-alone unit. Each incorporates a large roller shutter door, ground floor reception and accessible WC, as well as a mezzanine open plan office / storage area on the first floor.



Specification

The units benefit from the following:



SECURE BY DESIGN (SBD)



6.175 - 7.3M EAVES



ABILITY TO COMBINE UNITS



35 KN/M² FLOOR LOADING



25 PARKING SPACES



3.5M ELECTRIC ROLLER SHUTTER DOORS



GROUND FLOOR RECEPTION



MEZZANINE OFFICES / STORAGE AREA



MALE / FEMALE & ACCESSIBLE WC'S

Green Credentials



EV CHARGING POINTS



LANDSCAPED ENVIRONMENT



'A' RATED EPC



INSULATED CLADDING



10% ROOF LIGHTS



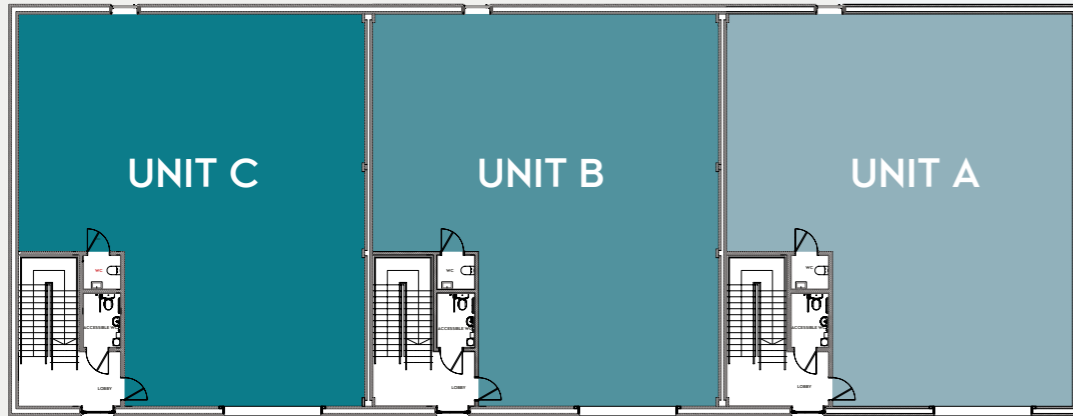
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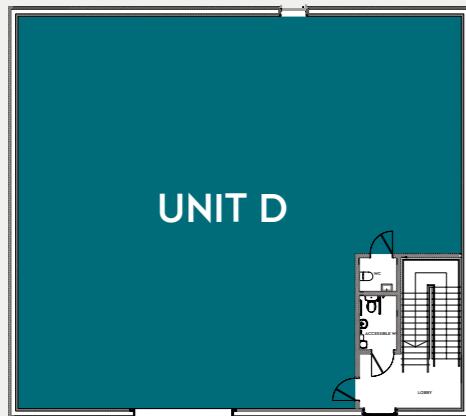
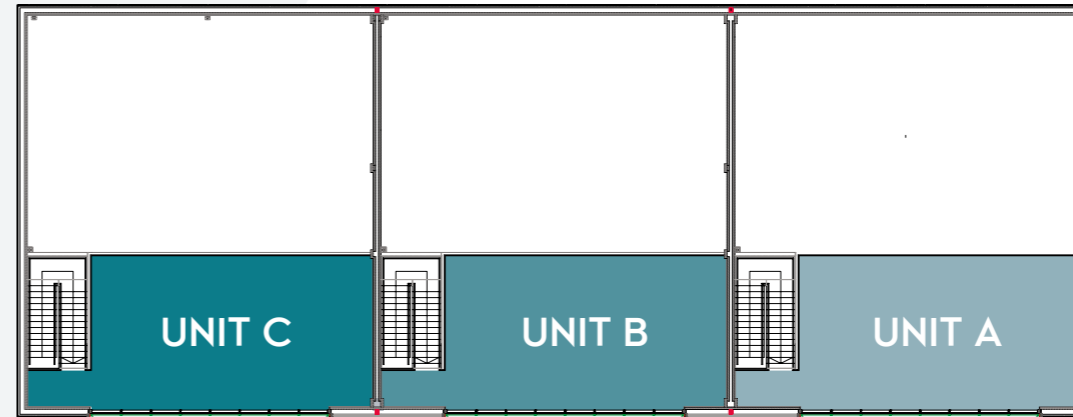
BICYCLE STORAGE

Accommodation

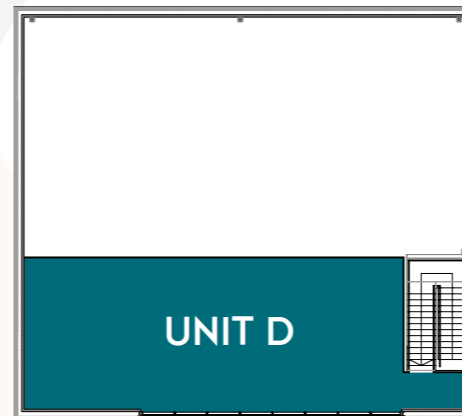
Ground Floor Plans



First Floor Mezzanine Plans



The site totals approximately 0.85 acres (0.35 hectares), providing site coverage of 45%.



The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following gross external areas.

Unit	GEA	Warehouse	Mezzanine
A	3,870	2,775	1,095
B	3,870	2,775	1,095
C	3,870	2,775	1,095
D	5,010	3,585	1,425
Total	16,620	11,910	4,710

Tenancy

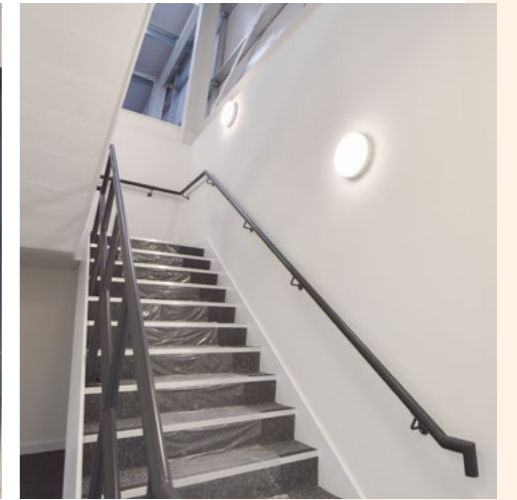
The property is multi let in accordance with the following tenancy schedule.

Unit	Size GEA (sq ft)	Tenant Name	Start Date	End Date	Rent Review	Break Date	Rent pa	Rent psf	Comments
A	3,871	Loppingdale Plant Ltd	17/11/2025	16/11/2030	-	17/05/2027 & 17/11/2028	£69,678	£18.00	Tenant only break after 18 and 36 months.
B & C	7,740	ASK Global Solutions Ltd	09/02/2026	08/02/2041	09/02/2031 09/02/2036	08/02/2036	£127,710	£16.50	Stepped rent in years 1-3. Vendor to provide a rental top-up. Tenant break in year 10.
D	5,010	Daniel James Interiors Ltd	16/06/2025	15/06/2035	16/06/2030	15/06/2030	£75,150	£15.00	12 months at half rent. Vendor to provide a rental top-up. Tenant break in year 5.
	16,621						£272,538	£16.40	

Tenure

The site is held Long Leasehold from Manchester City Council for a term of 200 years from 05/06/1992 at a peppercorn rent.





Further Information

EPC

Energy Performance Certificates are available in the data room.

Anti-Money Laundering Regulations

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

Contact

For further information, or to arrange an inspection, please contact the Avison Young team below:

Chris Ward

07824 412131

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VAT

The property is elected for VAT. It is anticipated that the sale will be dealt with as a transfer of a going concern.

Service Charge

A copy of the current service charge budget can be made available upon request.

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We are instructed to seek offers in excess of **£4,000,000 (Four Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a **Net Initial Yield of 6.40%** assuming standard purchaser's costs, and a capital value of **£240 per sq ft.**