



INVESTMENT FOR SALE



Units 6-7 Brearley Court

Baird Road, Waterwells Business Park, Gloucester GL2 2AF

Investment Summary

- Modern industrial investment in an established and successful business park
- Comprising end of terrace units totalling 14,875 sq ft
- Freehold
- Single let to Direct Online Services Limited until 30 June 2028
- Rent passing of £100,000pa (£6.72 per sq ft)
- Significant reversionary potential - ERV circa £10 per sq ft
- Tenant owns and occupies the adjoining and opposing units
- Seeking offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds)
- A purchase at this level would reflect 6.28% NIY with potential reversion to around 9.35% (allowing for purchaser's costs at 6.10%) and capital value of £100 per sq ft



Location & Situation

Gloucester is the commercial and administrative centre of the County supporting a resident population of 110,000. The city is located 10 miles east of Cheltenham, 35 miles north east of Bristol, 55 miles south of Birmingham and 100 miles west of London.

Gloucester has excellent communication links with the M5 motorway running immediately to the east of the city with access from Junctions 11a and 12. The A419 provides a dual carriageway link to Junction 15 of the M4 motorway at Swindon which is approximately 36 miles to the east. The city also benefits from direct rail services to Bristol and London Paddington, with fastest journey times to Paddington of 1 hour 40 minutes.

Gloucester provides an established distribution location with occupiers benefiting from the excellent motorway access to Bristol, Birmingham and London.

Brearley Court is situated on Waterwells Business Park, an established distribution and office location approximately 1 mile north of Junction 12 of the M5, with access via the A38 dual carriageway and is approximately 3 miles to the south of Gloucester city centre.

Brearley Court is situated on Baird Road, just off Waterwells Drive, which is the principal estate road. Nearby occupiers include Gloucester Constabulary, DPD, Kohler Mira, Prima Dental and a Holiday Inn Express. There is also a park and ride facility at Waterwells providing direct access to Gloucester city centre with a regular shuttle service.



M5



1.7 miles south

Cheltenham



10 miles east

Bristol



35 miles south

London



100 miles east

Accommodation

Description

Brearley Court is a modern development of terraced industrial units. Units 6 & 7 form the corner units fronting Baird Road, in a block of six light industrial units.

The units are of steel portal frame construction with part profiled metal sheet clad and part brick elevations under a profile metal sheet roof with powder coated aluminium glazed doors and windows.

The units are well specified with clear open span production/storage areas, with a height of approximately 5m to the underside of the haunch.

Unit 6 has been converted to provide fitted showroom with a full height glazed entrance and mezzanine floor providing office and amenity space.

Unit 7 provides production/workshop space with loading access provided by a single up and over loading door.

Externally, there is a yard fronting the units with designated parking together with loading access.

The property provides the following approximate gross internal floor areas (GIA).

Area	Sq m	Sq ft
Ground Floor Industrial	462.43	4,978
Ground Floor Office	459.74	4,949
First Floor Office	459.74	4,949
TOTAL	1,381.90	14,875

Manufacturing

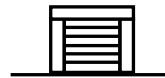


Onsite parking



5m to underside of haunch

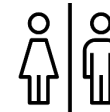
Surface level loading



Office content



WC facilities



Tenure | Covenant | EPC | Data Room | Proposal

Tenure

Freehold.

Tenancy

The property is fully let on FRI terms to Direct Online Services Limited on a 10 year lease from 1st July 2018 expiring 30 June 2028, leaving approximately 3 years unexpired. The rent passing is £100,000 per annum, reflecting £6.72 per sq ft. The lease is contracted outside the act.

The tenant owns and occupies the adjoining Units 8 & 9, as well as the opposing terrace.

Covenant Information

Direct Online Services Limited (#06642691) is an e-commerce led omnichannel business serving the UK market, primarily through their flagship brand Worktop Express. In 2020, the company became part of the €1bn+ global materials division of Broadview Holding.

The company has reported the following recent headline financial results:

Year ending	31/12/2023	31/12/2022	31/12/2021
Turnover	£ 33,887,824	£ 35,718,079	£ 44,078,061
Pre-tax profit (loss)	(£ 2,950,270)	£ (2,782,711)	£ 3,023,451
Shareholder's funds	£ 582,392	£ 2,954,716	£ 5,790,573

Energy Performance Certificate

The property has the following EPC ratings:

- Unit 6 – 70 C
- Unit 7 – 44 B

VAT

The property has been elected for VAT. We anticipate that the transaction will be treated as a transfer of a going concern (TOGC).

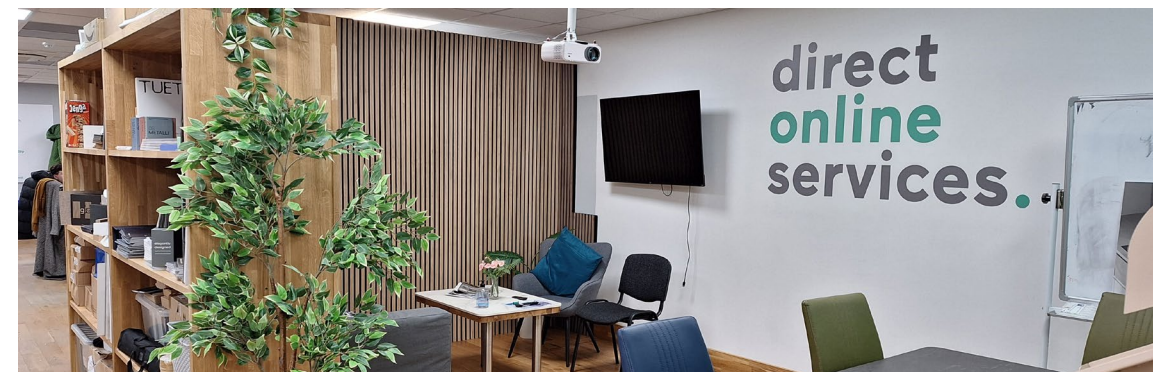
Data Room

Access to the data room is available on request.

Proposal

Offers are sought in excess of £1,500,000 (One million five hundred thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 6.28% and potential reversion to around 9.35% (allowing for purchaser's costs at 6.10%) and a capital value of £100 per sq ft.



Viewing Arrangements

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



Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com



Oli Stretton

07990 891024
ostretton@alderking.com



Adrian Rowley

07771 874175
arowley@alderking.com

AK Ref: OS/AR/101469
Date: June 2025
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.