

WICKES BUILDING SUPPLIES

UNIT 1 • COUNTY OAK INDUSTRIAL ESTATE • METCALF WAY • CRAWLEY • RH11 7SU




Reversionary South East Distribution Warehouse Investment Opportunity



Key Information

Address	Tenant	Tenure	Lease Start	Lease End	Break Option	Rent Review	Years to Expiry	Current Rent	Rent (psf)	Comments
Wickes Building Supplies, Unit 1 County Oak Industrial Estate, Metcalf Way, Crawley RH11 7SU	Wickes Building Supplies Limited	Freehold	31/03/2017	30/03/2027	-	-	2.15	£283,200	£13.31	<ul style="list-style-type: none"> • FRI Lease • Inside 1954 Act

Google Maps Link	Unit Size (Sq Ft)	Site Area (Acres)	Site Cover	Year Built	EPC	Eaves Height	Loading Provision	Maximum Yard Depth	Parking Provision	Comments
Click here	21,277	1.14	35%	1990s	C	6.15m	2 level access doors	25m	62	<ul style="list-style-type: none"> • Steel portal frame construction • Two storey office accommodation

Tenant	D&B Rating	Accounts Date	Turnover £000's	Pre-Tax Profit £000's	Net Worth £000's	Comments
 Wickes Building Supplies Limited (01840419)	5A1	30/12/2023 31/12/2022 01/01/2022	£1,553,800 £1,562,400 £1,534,900	£46,800 £43,500 £64,900	£258,400 £276,700 £260,900	<p>Wickes is one of the UK's largest home improvement retailer and garden centres, based in the UK with more than 230 stores and 8,000 employees.</p> <p>The subject property is a mission critical facility being their southern home delivery hub (B2C) serving the entire south of England below the M4 Motorway.</p>



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Royal Mail

ARCELORMITTAL FORCE

TESCO

Welland Medical

virgin atlantic

PANATTONI PARK

A23 LONDON ROAD

GATWICK 33

Cocado

ESKIMO ICE

TESLA

FedEx

PharmaCare Europe

amazon

EVRI

halfords

Wickes

ALDI

YODEL

Dualit

UPS

DIGITAL REALTY

URBAN CRAWLEY

CENTRON

CROMPTON FIELDS INDUSTRIAL ESTATE

A23 LONDON ROAD

BOEING

THALES

COUNTY OAK RETAIL PARK

Wickes

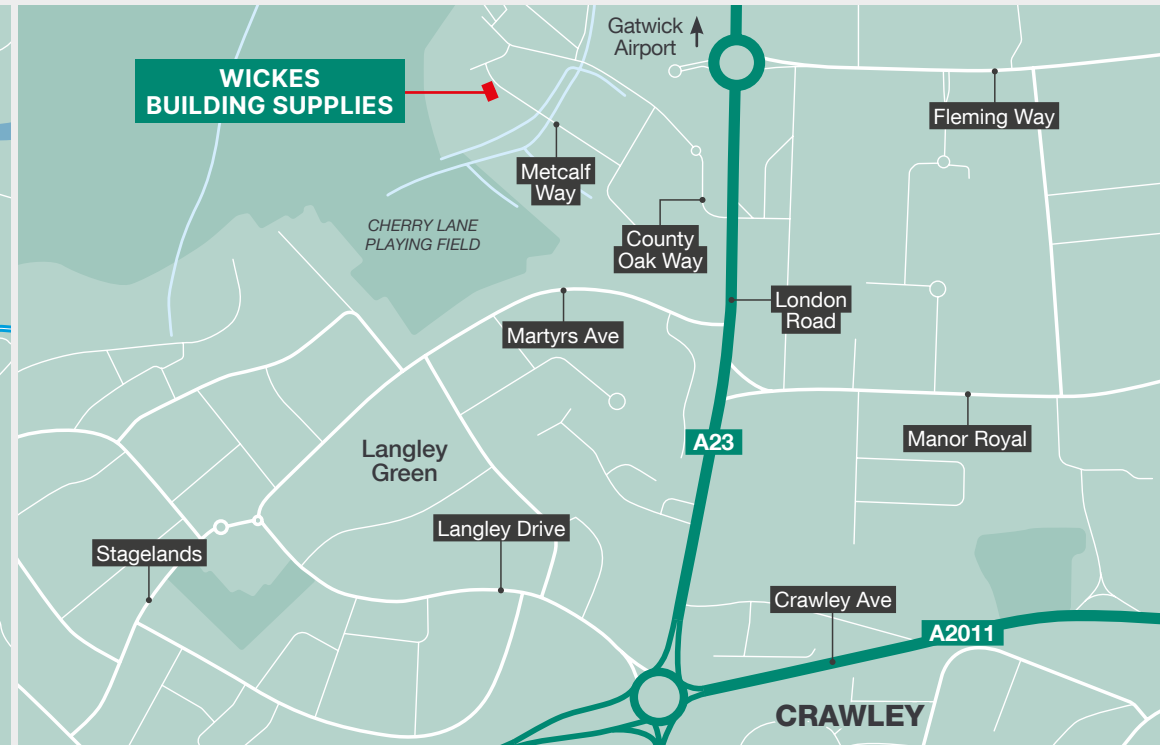
CCF

Accommodation

Description	Sq M	Sq Ft
Main Warehouse	1,335	14,370
Ground and First Floor Offices	642	6,907
Total	1,977	21,277



Location



Click here to view
Google map →



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GATWICK AIRPORT

M23

Royal Mail

PARCEL-FORCE

TESCO

FedEx

Welland

THE BASE, CRAWLEY

PANATTONI PARK

virgin atlantic

PharmaCare Europe

GATWICK 33

dpd

amazon

Cocado

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BOEING

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ESKIMO ICE

TESLA

halfords

Wickes

THALES

Dualit

bp

COUNTY OAK RETAIL PARK

YODEL

CCF

Wickes

A23 LONDON ROAD



PRICING

We are instructed to seek offers in excess of **£4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds)**, reflecting a Net Initial Yield of 6.25%, and a capital value of £200 per sq ft. This reflects a Reversionary Yield in excess of 7.05%.

VAT

The Property is elected for VAT. It is anticipated that the sale will be dealt with by way of a Transfer of a Going Concern.

DATA ROOM

Access to the data room is available on request.

CONTACTS

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