



# Millennium Portfolio

---

A rare opportunity to acquire five prime, reversionary, **'Small Box'** industrial units in mission critical locations across the North of England.



Play  
Portfolio  
Video

---



# Introduction

We are delighted to offer this rare and attractive opportunity to acquire a reversionary portfolio of five modern industrial logistics and warehouse units located in strategic position throughout the North East of England.

These units would compliment an existing portfolio for a private investor, family trust or industrial focused property company. The assets provide an inherent quality, in prime locations with a secure spread of risk and excellent rental growth prospects.

TEAM VALLEY TRADING ESTATE  
GATESHEAD



BACKWORTH, NORTH TYNESIDE



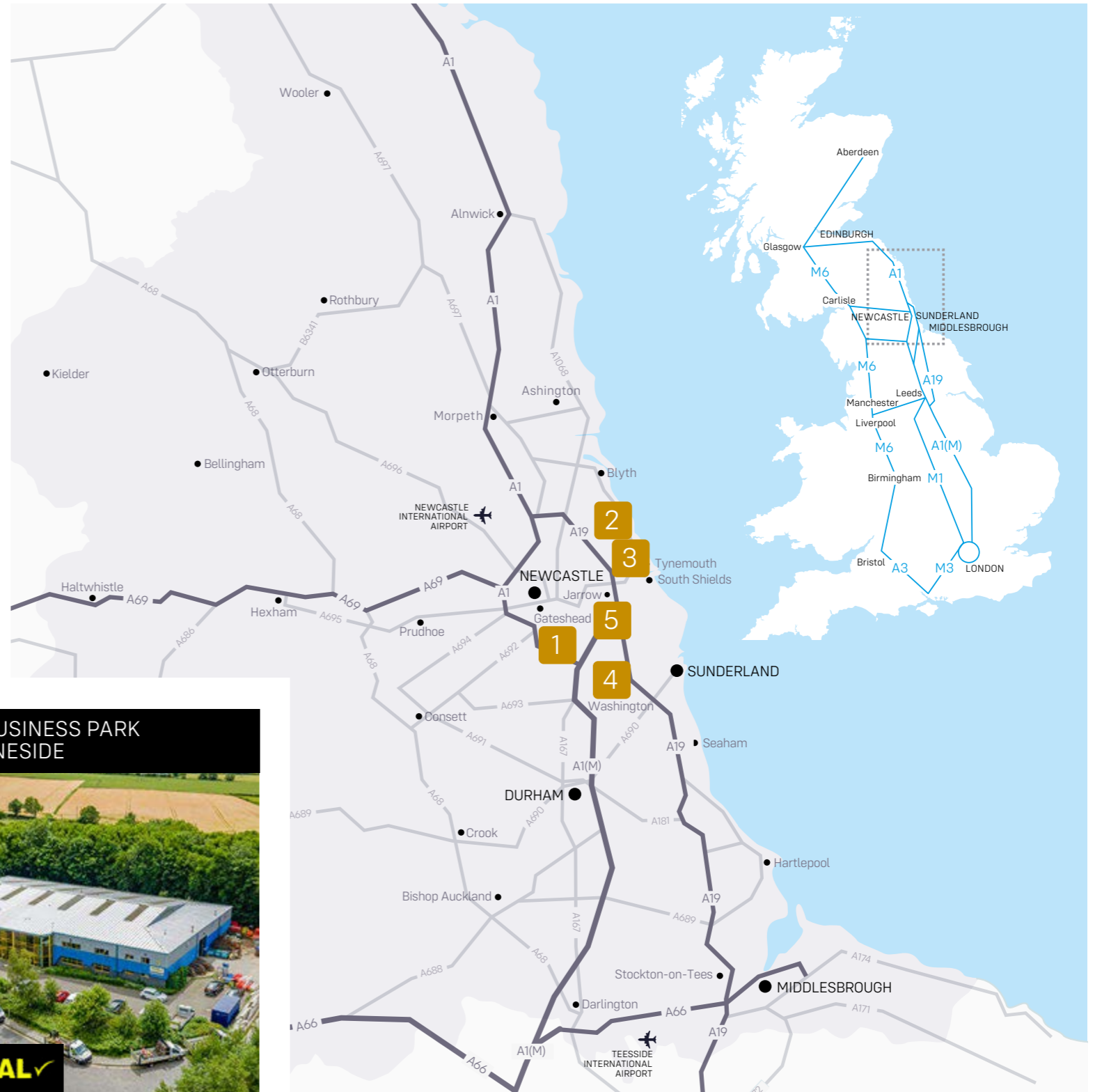
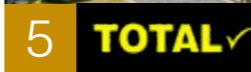
NEW YORK INDUSTRIAL ESTATE  
NORTH TYNESIDE



PATTINSON NORTH INDUSTRIAL  
ESTATE, WASHINGTON



BOLDON BUSINESS PARK  
SOUTH TYNESIDE



# Portfolio Summary

- + Portfolio of **five modern, industrial warehouse / logistics units**, located across the **North East of England**
- + Each asset is situated in a **strategic location** with excellent access to the regional and national road network and internationally by ports
- + **High specification** units with **excellent ESG credentials**
- + Total Gross Internal Area (**GIA**) of **60,973 ft<sup>2</sup>** with unit sizes from c. 7,000 ft<sup>2</sup> - 18,000 ft<sup>2</sup> (\*)
- + A **total current rent of £426,519 per annum** equating to a **low average base rent** of c. **£7.00 /ft<sup>2</sup>** on an overall basis (\*)
- + **Significant scope for rental reversion** with a total **ERV of £533,000 per annum**
- + **Long income ground lease included in the portfolio**
- + **Excellent tenant mix** across the portfolio
- + **Portfolio underpinned** by **36%** of the income being **government (NHS)**
- + **Over 80% of the portfolio income** to **'Creditsafe 100 / A' or NHS entities**
- + **Attractive** Weighted Average Unexpired Lease Term (**WAULT**) across the portfolio of **7.23 years** to **break options** and **9.06 years** to **expiry** (\*)
- + **Low average portfolio capital rate** of **£105.28 /ft<sup>2</sup>** (**less than build cost to construct similar product**)

- + **Rental growth** regionally in the sector will continue to **accelerate** given the dearth of quality available product
- + **Significant 'under rent'** across the portfolio with the **opportunity to unlock vast growth at lease renewals**
- + **Vendor** is a **'B Corp' Certified company** meeting the highest standards of social and environmental performance across the portfolio
- + Units are all **easily lettable** given their location and size, which **fulfils a large proportion of general industrial requirements (c. 7,500 ft<sup>2</sup> - 20,000 ft<sup>2</sup>)**
- + **Rostrum of very committed tenants** across the entire portfolio – **all have been in situ for a significant time** and continue to outlay capital expenditure / commit to the properties
- + The **reversionary income can be realised across c. 55% of the portfolio in under a 3 year period**, the remainder can be **unlocked in the 4th year**

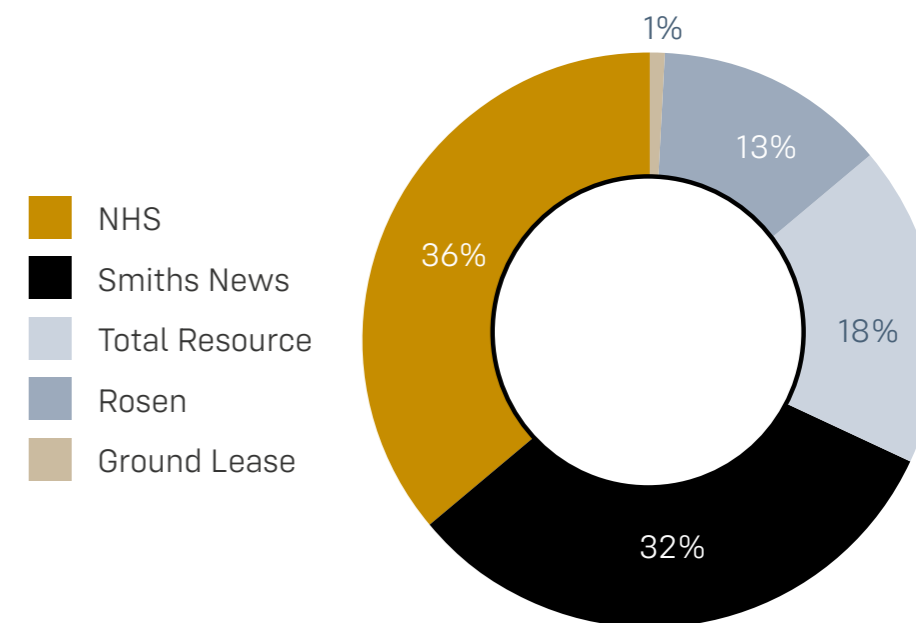
(\*) Figures quoted exclude income, term & GIA of the ground lease

Our client is seeking offers in excess of **£6,419,500** exclusive of VAT, reflecting a combined **Net Initial Yield** of **6.23%** after allowing for purchaser's costs of 6.63%.

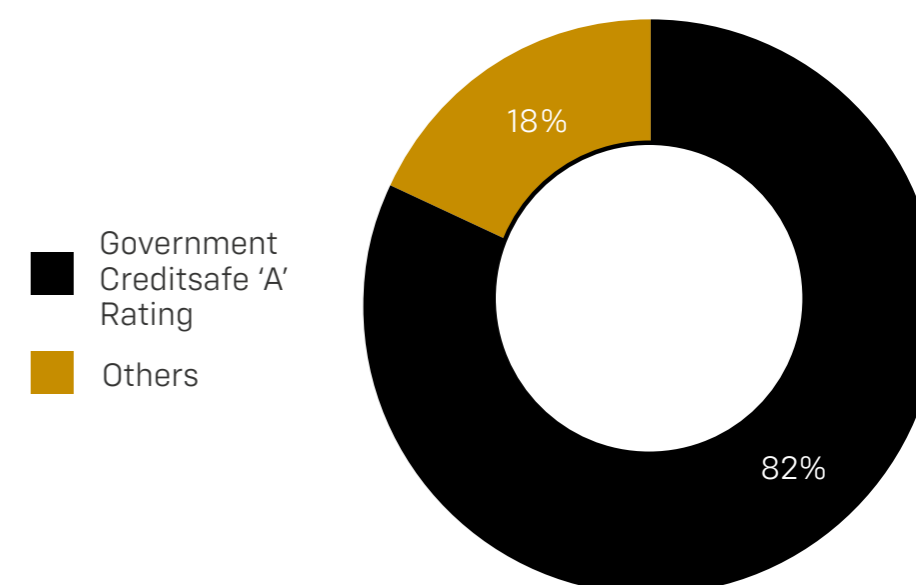
£6,419,500 reflects a **reversionary yield** of **7.79%** and a **low overall capital value** of c. **£105.28 /ft<sup>2</sup>**.

Alternatively, our client may consider selling the individual assets of which apportioned pricing is included in the details.

INCOME PROPORTION BY TENANT



INCOME PROPORTION WITH GOVERNMENT/CREDITSAFE 'A' RATING



# North East Industrials

INDUSTRIALS REMAIN THE BEST PERFORMING CORE PROPERTY SECTOR



'Small Box' Prime Rents – £9.50 /ft<sup>2</sup> - £11.00 /ft<sup>2</sup>

Prime NIY 5.50% with YoY movement in prime yields of -25 bps

Prime Regional 'Small Box' Availability – under 10%



Most aggressive **rental growth** with industrial units, in core road network locations with prime ESG credentials



Annual rental growth set to continue to perform at **3.50%** and above into 2026 as lack of available prime stock creates upward pressure on rents



**Over 80%** of the portfolio income to 'Creditsafe 100 / A' or NHS entities



No new development pipeline



The **North East** is one of the UK's principal locations for advanced manufacturing and industrial industry being best in class in the automotive, energy, rail, aerospace, electronics and the pharmaceutical sectors.

The **North East** is home to internationally renowned occupiers including the likes of:

| Automotive          | Logistics | Aerospace & Defence | Petrochemical | Pharmaceuticals               | Renewables / Offshore |
|---------------------|-----------|---------------------|---------------|-------------------------------|-----------------------|
| Nissan              | DHL       | BAE Systems         | INEOS         | MSD                           | Biffa                 |
| Caterpillar         | GXO       | Rolls Royce         | Akzo Nobel    | GlaxoSmithKline               | SeAH Wind             |
| Komatsu             | Asda      |                     |               | Sterling Pharma Solutions Ltd | Smulders              |
| Hitachi Rail Europe | Amazon    |                     |               | Pharmaron                     | Baker Hughes          |
| Cummins Engines     | Argos     |                     |               |                               | TechnipFMC plc        |
|                     |           |                     |               |                               | Bridon                |

# Regional Market Commentary

## North East Industrial Capital Market Overview (‘Small Box’)

Supply of smaller modern industrial units is extremely limited throughout the whole region. As a result, rents of up to £10.50 /ft<sup>2</sup> have been achieved on refurbished, second-hand units in the 7,000 ft<sup>2</sup> - 10,000 ft<sup>2</sup> size range. Buildings with a dedicated service yard are particularly sought after and rarely become available.

Where vacant units in this range come to the market they tend to trade for capital values in excess of investment value because of the significant dearth of supply for the owner occupier market.

We are not aware of any developments planned for new build units of this size because the build cost is prohibitively expensive.

There is a distinct lack of supply regionally for well located, modern units of c. 7,500 ft<sup>2</sup> - 17,500 ft<sup>2</sup>, with recent evidence suggesting a rental tone between £8.00 /ft<sup>2</sup> - £11.00 /ft<sup>2</sup>. Recent evidence for well located, good quality units is outlined below:

| PROPERTY                          | TENANT                     | LETTING DATE          | SIZE (FT <sup>2</sup> )           | RENT (PER ANNUM) | RENT (£ /FT <sup>2</sup> )   |
|-----------------------------------|----------------------------|-----------------------|-----------------------------------|------------------|------------------------------|
| 19 Blue Sky Way, Monkton Bus Park | -                          | Under Offer           | 10,797 ft <sup>2</sup>            | -                | £11.00 /ft <sup>2</sup>      |
| 18C Follingsby, Gateshead         | -                          | Under Offer           | 7,939 ft <sup>2</sup>             | £85,350          | £10.75 /ft <sup>2</sup>      |
| 6B Follingsby, Gateshead          | DX Network Ltd             | July 25               | 16,511 ft <sup>2</sup>            | £179,650         | £10.50 /ft <sup>2</sup>      |
| 15B Follingsby, Gateshead         | Culligan                   | Under Offer (re-gear) | 10,092 ft <sup>2</sup>            | £108,490         | £10.75 /ft <sup>2</sup>      |
| 10 Walton Road, Washington        | Hydratron                  | Aug 25                | 10,991 ft <sup>2</sup>            | £79,937          | £7.00 /ft <sup>2</sup>       |
| 12A New York Industrial Estate    | Vodafone                   | Jun 25                | 5,029 ft <sup>2</sup>             | £47,500          | £7.88 /ft <sup>2</sup>       |
| 19H Follingsby Park, Gateshead    | Pay Smart Carpets          | May 25                | 7,837 ft <sup>2</sup> (inc mezz)  | £79,702          | £10.47 /ft <sup>2</sup> (**) |
| Unit 4 New York Industrial Estate | 3PL Wow Ltd                | Apr 25                | 10,011 ft <sup>2</sup> (inc mezz) | £72,500          | £7.98 /ft <sup>2</sup>       |
| Unit B Aquarius, Team Valley      | UK Food Brokers Ltd        | Mar 25                | 17,954 ft <sup>2</sup>            | £142,496         | £7.94 /ft <sup>2</sup>       |
| Kingsway, Team Valley             | Stark                      | July 24 (rent review) | 9,805 ft <sup>2</sup>             | £81,000          | £8.25 /ft <sup>2</sup>       |
| 17 Princes Park, Team Valley      | -                          | -                     | 10,000 ft <sup>2</sup>            | -                | £8.25 /ft <sup>2</sup> (Q)   |
| Unit 11 Teal Farm, Washington     | Advanced Electric Machines | Nov 23                | 9,082 ft <sup>2</sup>             | £90,820          | £10.00 /ft <sup>2</sup>      |

(\*) mezzanine valued at 50% (\*\*\*) mezzanine valued at 75%



# Regional Market Commentary

## North East Industrial Occupational Market Overview (‘Small Box’)

The logistics market remains the most in demand sector of all the UK property asset classes, driven by the compelling fundamentals of its very strong occupational market seeing record low availability rates, secure income streams and with tangible rental growth.

Investors have been attracted by the imbalance of supply and demand, particularly for high quality assets with a mission critical status, let to secure covenants (fundamentals of which are dominant in the subject portfolio).

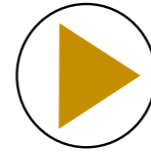
The North East industrial investment market continues to experience significant levels of demand, in particular across the Private Investor tier.



# Smith News

## Unit 1 Kingsway Court

Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH



Play  
Property  
Video

### Investment Summary

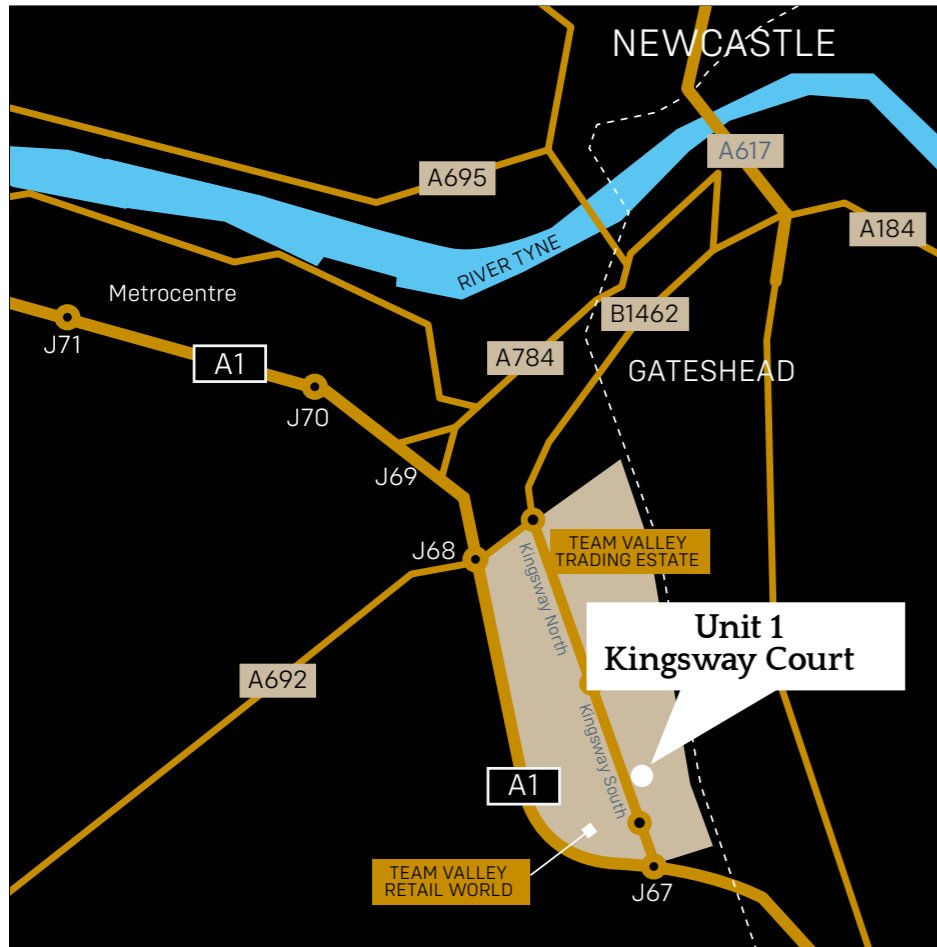
- + The asset is **located** on the **North East's premier industrial location**
- + **Excellent road connectivity** with **immediate access** to the **A1(M)**
- + Property extends to **17,777 ft<sup>2</sup>**
- + Let to **Smiths News Trading Limited** on a **10 year lease** with **4.56 years unexpired** on the lease
- + Passing **rent of £131,550 per annum**
- + Tenant **Creditsafe** rating of **100 / A** offering **excellent security to an investor**
- + **Mission critical** location for the tenant with the unit servicing the entire North East, across to Carlisle and north to the Borders
- + **Rare 'cross docked' unit** suitable for specialist packaging / distribution tenants
- + **Rental growth** on Team Valley is amongst the most significant in the North East, particularly for units under 20,000 ft<sup>2</sup>
- + **Excellent future re-letting prospects** given the **size, location** and **prominence** onto Kingsway South



# Smith News

## Unit 1 Kingsway Court

Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH



### Team Valley Trading Estate

Team Valley is the premier industrial location in the north east. It was originally designated in 1935 and now provides one of the largest industrial complexes in Europe covering approximately 285 hectares (705 acres) and provides 5.6m ft<sup>2</sup> of industrial space and in excess of 7m ft<sup>2</sup> of commercial space in total. The estate is home to over 740 multi-national and regional companies and employs more than 24,000 people. Fitting its status as the region's dominant business location, Team Valley is also home to the region's most successful retail park, Team Valley Retail World and a separate Sainsbury's supermarket.

### Situation

The subject property occupies a prominent position fronting Kingsway South to the southern end of Team Valley.

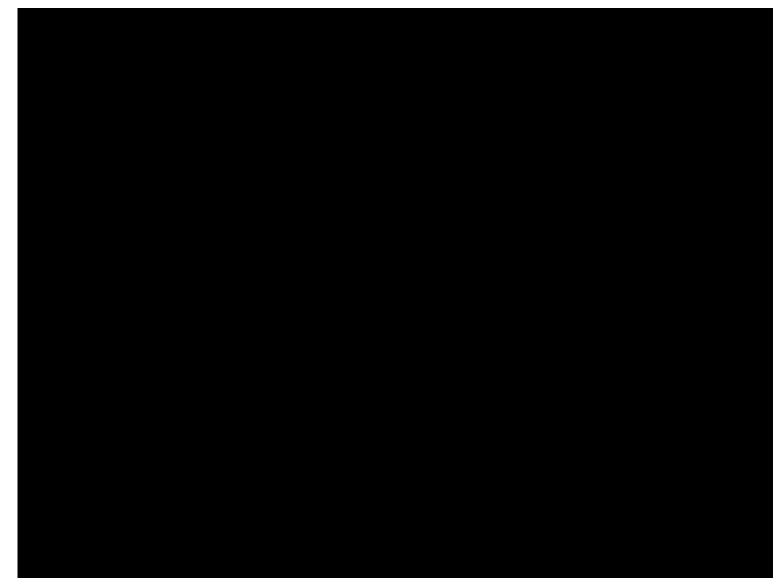
Notable occupiers in the vicinity include Bestway Wholesale, Royal Mail, Del la Rue and Express Engineering. The property is also a short distance from the Team Valley Retail World, McDonalds and Sainsbury's.

### Location

The boroughs of Gateshead, Newcastle, Sunderland, North Tyneside and South Tyneside form the conurbation of Tyne & Wear which has a population of over 1.3 million people, making it the seventh largest in the country.

Gateshead has a metropolitan borough population of 201,800 people. Team Valley is bordered to the west and south by the A1 dual carriageway with two junctions providing direct access to the national road network. The A1 has recently undergone a £61m improvement project to widen the road adding a lane in both directions and creating better access to and from the Team Valley Industrial Estate.

Tyneside is well served with communications to the rest of the country, being situated at the hub of the regional rail network with excellent access to the East Coast main line. Newcastle International Airport is located approximately 10 miles to the north-west, providing daily flights to the principal domestic destinations and major European cities.



### Site Area

1.08 acres  
34% site cover

# Smith News

## Unit 1 Kingsway Court

Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH



# Smith News

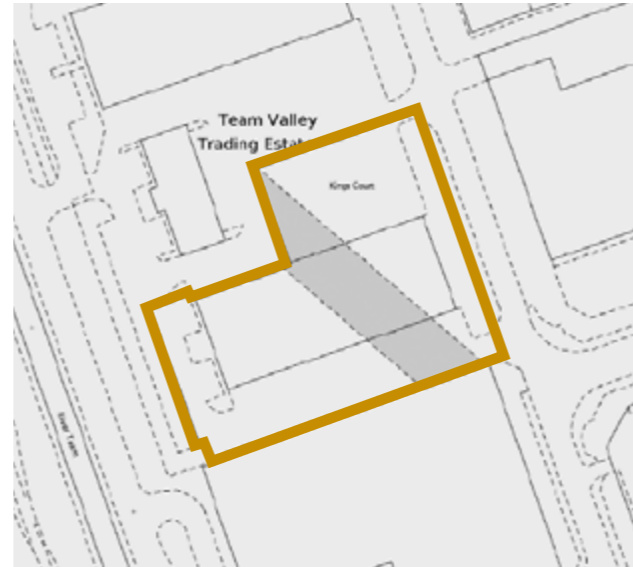
## Unit 1 Kingsway Court

Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH

### Description

The property comprises a modern detached steel portal frame warehouse and production facility together with integral two storey office accommodation. The front elevation is a mix of brick and glazing with the warehouse comprising brick and profile metal cladding. The roof is pitched and incorporates roof lights.

The property benefits from 10 electrically operated access doors providing cross loading as well as two yard areas on both the northern and southern elevations. The unit has an eaves height of 5.75m to underside of haunch and 8.9m to the apex. Externally the unit provides generous yard areas to both the northern and southern elevations and separately block paved parking. The southern yard area is secured by a steel palisade fence.



For indicative purposes only



### Accommodation

The property provides the following Gross Internal Area (GIA):

| BUILDING                    | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------------|----------------|-----------------|
| Production / Warehouse Area | 1,357.9        | 14,613          |
| Ground Floor Offices        | 146.97         | 1,582           |
| First Floor Offices         | 146.97         | 1,582           |
| <b>Total GIA</b>            | <b>1,651.3</b> | <b>17,777</b>   |

### Tenancy

The property is let in its entirety to Smiths News Trading Limited (00237811) for a term of 10 years with effect from 1st April 2020 at a rent of £131,550 per annum (£7.40 /ft<sup>2</sup>).

There was a tenant only break option at the end of the 5<sup>th</sup> year of the term which they didn't serve, showing their ongoing commitment to the location and building.

The lease is drawn on Full Repairing and Insuring (FRI) terms and there is c. 4.56 years unexpired on the lease.

### Site

The building sits on a site of 1.08 acres which shows a low site coverage of 34%.

### Tenure

The property is held long leasehold for a term of 125 years less 5 days from 12th April 1996 at a peppercorn rent.



# Smith News

## Unit 1 Kingsway Court

Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH

### Covenant

Smiths News Trading Limited (Co No. 00237811)

Smiths News is the UK's largest newspaper and magazine wholesaler, serving over 22,400 retail outlets in England and Wales. Smiths News holds 55% of the market share. Dating back to 1792 the company went onto become WHSmith and was subsequently demerged and became Smiths News plc in 2006. Today the company distributes a diverse range of print media to 24,000 customers 364 days a year.

<https://smithsnews.co.uk/>

Recent financial highlights are outlined below:

|                     | 2024           | 2023           | 2022           |
|---------------------|----------------|----------------|----------------|
| Turnover            | £1,098,200,000 | £1,086,400,000 | £1,084,100,000 |
| Pre Tax Profit      | £40,300,000    | £36,400,000    | £30,000,000    |
| Shareholder's Funds | £359,700,000   | £330,300,000   | £295,900,000   |



## Individual Asset Proposal

Offers are sought in excess of **£1,770,000** exclusive of VAT, reflecting a **Net Initial Yield** of **7.00%** after allowing for purchaser's costs of 6.21%.

£1,770,000 reflects a **reversionary yield** of **8.03%** and a **low** overall **capital value** of **£99.57 /ft<sup>2</sup>**.

# North East Ambulance Service

## Parkside House

Station Road, Backworth, North Tyneside NE27 0AB



### Investment Summary

- + The asset is **located** with **prominent frontage** in close proximity to one of the **North East's premier industrial location**
- + **Excellent road connectivity** with access to the **A19** within **c. 0.50 miles**
- + Property extends to **8,265 ft<sup>2</sup>**
- + Let to **North East Ambulance Service** on a **20 year lease** with **c. 5.20 years unexpired** on the lease
- + Passing **rent of £60,748 per annum**
- + Let to the **NHS** therefore **undoubted government income** to an investor
- + Occupied as an Ambulance Station and mission critical location for the NHS
- + Site **underpinned** by **residential land value**
- + **Excellent future re-letting prospects** given the size and proximity to the A19
- + **Core location** with surrounding estates including North Tyne Industrial Estate, New York Industrial Estate and Cobalt Office Park and Silverlink Retail Park



# North East Ambulance Service Parkside House

Station Road, Backworth, North Tyneside NE27 0AB

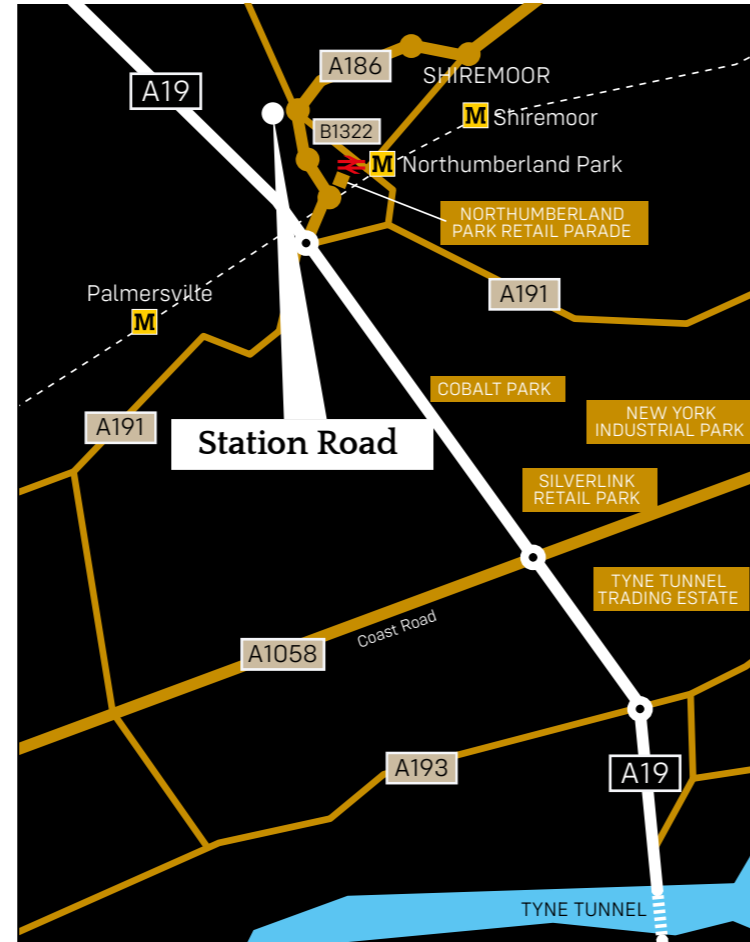
## Location

Newcastle upon Tyne is located approximately 286 miles north of London and 105 miles south of Edinburgh.

Newcastle is the commercial and administrative capital of the North East, located in the county of Tyne and Wear. It is the seventh largest city in the UK with a population of approximately 283,000 people, extending to in excess of 1.4m people within a 12 mile radius of the city.

The region benefits from excellent road, rail and air connections with the A1(M) and the A19 dual carriageway linking the region to the national road network. Newcastle Central Station serves the East Coast Mainline and provides a fastest journey time of 2 hours 40 minutes to London Kings Cross and 1 hour 30 minutes to Edinburgh Waverly. Central Station also provides the main interchange for the Nexus Tyne and Wear Metro network, supporting 60 stations connecting Newcastle to Gateshead, Sunderland and Tyneside.

Newcastle International Airport is situated approximately 7 miles west of the city centre providing regular flights to key domestic European and international destinations.



## Situation

The subject property is located in Backworth in the North Tyneside conurbation. Backworth is situated approximately 5 miles north east of Newcastle city centre and 2.5 miles west of Whitley Bay. The property occupies a prominent position on the B1322 adjacent to the new A168 link road which connects directly to the A19, via the Holystone roundabout. Northumberland Park metro station is located 0.4 miles to the south.

The property is a core location being within close proximity of the A19 and commercial hubs including North Tyne and New York Industrial Estates, Cobalt Office Park and Silverlink Retail Park.

Local amenities including a Sainsbury's, Shiremoor Pharmacy and Franks Flooring are provided at Northumberland Park Retail Parade, approximately 0.4 miles south of the subject property.

There was a more recent extension to the retail park with a new scheme completing to tenants including Aldi, B&M, JD Gyms, Costa Coffee and Toby Carvery.

The site itself is bounded to the north by Backworth Golf Club and to the south by Backworth Park primary school. The site is surrounded by a critical mass of residential development consisting of Backworth, Shiremoor and West Allotment. Land directly adjacent to the site on the south western perimeter was identified in North Tyneside's Strategic Housing Land Availability Assessment as a residential site capable of bringing forward up to 600 dwellings. A number of developers including Storey Homes, Cussins and Robertson Homes have develop significant residential schemes in the location.

## Site Area

0.63 acres  
32% site cover

# North East Ambulance Service Parkside House

Station Road, Backworth, North Tyneside NE27 0AB



# North East Ambulance Service Parkside House

Station Road, Backworth, North Tyneside NE27 0AB

## Description

The property comprises a modern, detached, steel portal frame industrial unit with single storey extension to the rear providing high specification office, ancillary and staff facilities. The building is constructed of blockwork walls to lower level with profile clad elevations and roof. The rear extension is stone built with a profile steel roof.

The property benefits from 2 external roller shutter doors to the southern and eastern elevations. The unit has an eaves height of 3.50m to underside of haunch and 5.60m to the apex.

Externally, the unit provides yard areas to both the southern and eastern elevations and additional staff parking. The property benefits from photovoltaic cells to the roof.



For indicative purposes only



## Accommodation

The property provides a Gross Internal Area (GIA) of 767.84 m<sup>2</sup> (8,265 ft<sup>2</sup>).

## Site

The building sits on a site of 0.63 acres which shows a low site coverage of 32%.

## Tenure

Freehold.

## Tenancy

The property is let on a 20 year lease with effect from 22nd November 2010 at a rent of £60,748 per annum (£7.35 /ft<sup>2</sup>). Lease expiry is with effect from 21st November 2030, therefore there is c. 5.20 years unexpired on the lease.

Rent reviews are on a 5 yearly, upward only basis to Open Market and the property is let on Full Repairing and Insuring (FRI) terms. The passing rent is the newly settled rent for the upcoming November 2025 rent review.

The property serves as the primary ambulance station for North Tyneside. The tenant has been in occupation since 2011.



# North East Ambulance Service Parkside House

Station Road, Backworth, North Tyneside NE27 0AB

## Covenant

NEAS provide life-saving patient care and support across the North East of England. They work across the region to provide emergency ambulance care and patient transport services. They also answer the NHS 111 non-emergency phone line, provide medical cover at events, and deliver first aid training to businesses and communities in the North East. They cover the counties of County Durham, Northumberland, Tyne and Wear, and the boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees and employ more than 3,000 people and respond to 390,000 emergency and urgent incidents each year.

<https://www.neas.nhs.uk/>

NEAS NHS Foundation Trust are a government body and therefore provide undoubted security to an investor.

## Individual Asset Proposal

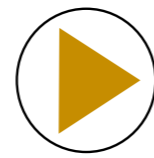
Offers are sought in excess of **£1,045,000** exclusive of VAT, reflecting a **Net Initial Yield** of **5.50%** after allowing for purchaser's costs of 5.80%.

£1,045,000 reflects a **reversionary yield** of **5.80%** and a **low overall capital value** of **£126.44 /ft<sup>2</sup>**.



# Knowledge IT Unit 2A & Rosen Unit 2B

New York Industrial Estate, North Tyneside NE27 0QF



Play  
Property  
Video

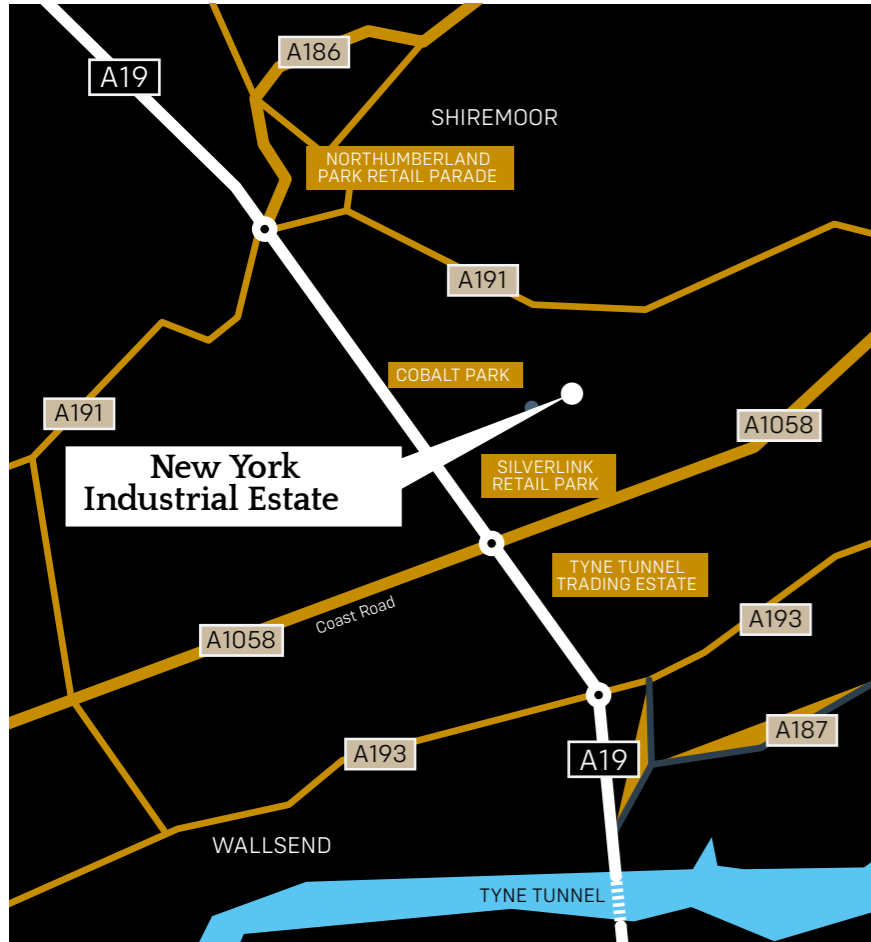
## Investment Summary

- + The asset is **located** on one of the **North East's premier industrial locations**
- + **Excellent road connectivity** with access to the A19 within **c. 0.75 miles**
- + **Significant amenities** in close proximity with **Silverlink Retail & Leisure Park**
- + **Unit 2A** provides a secure **long term ground rent** at **£6,000 per annum**
- + **Unit 2B is let on a 10 year lease to Rosen Europe BV** with the **unexpired term to expiry** of **c. 5.5 years**
- + **Committed tenant**, very unlikely to serve their break based on being in occupation for many years, not serving the recent break (2024) and recent capital expenditure on the unit
- + **Opportunity to unlock reversion** with the upcoming **rent review in 2026**
- + **Combined income** of **£58,500 per annum**
- + **ERV** of **£82,500 per annum**
- + **Core location** with surrounding estates including North Tyne Industrial Estate, Cobalt Office Park and Silverlink Retail Park



# Knowledge IT Unit 2A & Rosen Unit 2B

New York Industrial Estate, North Tyneside NE27 0QF



## Situation

The property is located off New York Way on the New York Industrial Estate approximately 6 miles north east of Newcastle City Centre. The estate is situated within 0.75 mile of A19 dual carriageway providing access to the main road network connecting the north and south of the region and motorway network beyond via the Tyne Tunnel.

The estate, which was predominantly constructed during the 1990's/2000's, comprises industrial units ranging in size from small light industrial starter workshops to large high bay industrial units of up to 80,000 ft<sup>2</sup>.

Surrounding occupiers on New York Industrial Estate include Ramage Transport, Freudenberg, Elanders, Wolseley, Nolato Jaycare, Ford Components, Virgin Media, RBV Energy, and Shell. A large majority of the tenants have been in situ on the estate for a significant number of years.

The wider New York Industrial Estate area is an established mixed use location also incorporating car dealerships, out-of-town retail and office parks. Other occupiers in the vicinity are:

Car Dealerships: Aston Martin, Infiniti, Porsche, BMW, Mini, Volvo, KIA, Volkswagen, Evans Halshaw, Mazda, Suzuki, Fiat, Toyota, Honda and Citroen.

Silverlink Retail Park: Currys / PC World, Boots, Argos, Apple, Halfords, H & M, J D Sports, M & S, Mothercare, Next, New Look, River Island, Sports Direct, SCS and McDonalds.

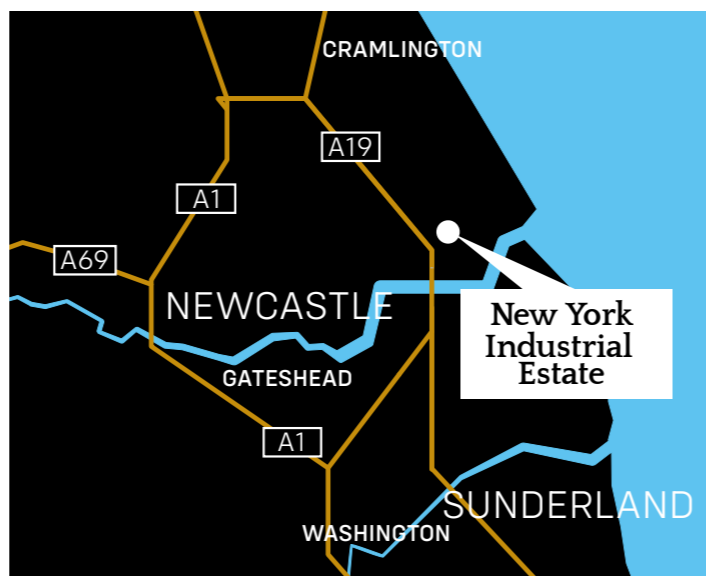
Silverlink Leisure Park: Odeon Cinema, Frankie & Benny's, Pizza Hut and Bella Italia.

Cobalt Business Park: Circa 2m ft<sup>2</sup> modern office development with additional data centres. The park employs approximately 17,000 people and extends to 2.25m ft<sup>2</sup>.

## Location

Newcastle has a resident population of around 283,000 people with 1.4 million people within 12 miles of the city centre. By road, Newcastle has excellent access via the A1(M) south to Leeds and north to Edinburgh. Road communications via the A19 dual carriageway to the south have been significantly improved by works completing on the Tyne Tunnel which involved the introduction of a second tunnel in 2012.

Newcastle is on the East Coast main rail line with a fastest journey time to London Kings Cross of 2 hours and 50 minutes and 1 hour 20 minutes to Edinburgh. Newcastle International Airport, located to the west of the city. In 2000 the airport completed a £27m redevelopment of Terminal 1 increasing capacity to 4.8m passengers per year.



## Site Area

1.18 acres  
34% site cover

# Knowledge IT Unit 2A & Rosen Unit 2B

New York Industrial Estate, North Tyneside NE27 0QF



# Knowledge IT Unit 2A & Rosen Unit 2B

New York Industrial Estate, North Tyneside NE27 0QF

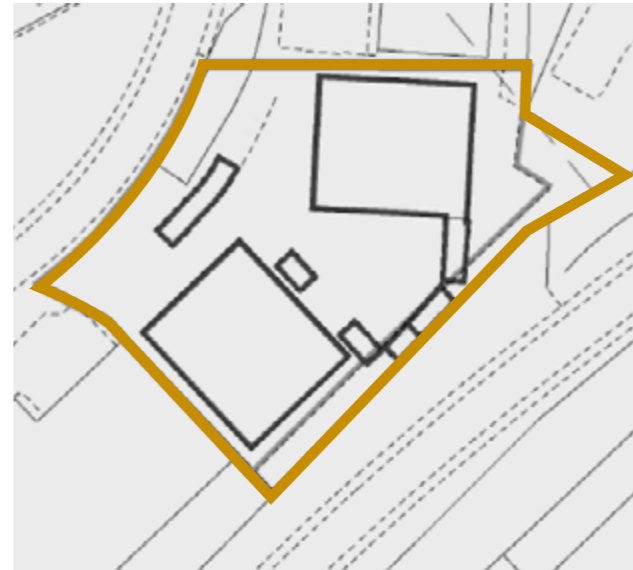
## Description

The property comprises two, modern, detached steel portal frame warehouse and production facilities together with integral two storey office accommodation. Unit 2A is sold off on a long leasehold basis to a datacentre occupier and Unit 2B is let to Rosen.

The buildings are of steel portal frame construction with blockwork / profile clad elevations and steel profile roofs incorporating translucent roof lights.

Both units have single electronically operated roller shutter doors and Unit 2B has an eaves height of 5.07m to underside of haunch and 7.45m to the apex.

Externally, the units provide generous yard areas and separately block paved staff / visitor parking. The site is accessed via a large secure electronically operated gate.



For indicative purposes only



## Accommodation

The property provides the following Gross Internal Area (GIA):

| UNIT             | m <sup>2</sup>  | ft <sup>2</sup> |
|------------------|-----------------|-----------------|
| 2A               | 1,014.97        | 10,925          |
| 2B               | 959.04          | 10,323          |
| <b>Total GIA</b> | <b>1,974.01</b> | <b>21,248</b>   |

## Tenancy

### Unit 2A

Unit 2A is occupied as a datacentre. It is sold off on a long leasehold basis to Knowledge Limited with effect from 1st April 2010 to 21st March 2127. The annual rent is £6,000 per annum.

### Unit 2B

Unit 2B is let to Rosen Europe BV on a 10 year lease with effect from 01st April 2021, expiring 31st March 2031.

The passing rent is £52,500 per annum. The rent is to be reviewed with effect from 1st April 2026 on an upward only basis to an Open Market Rent. The lease contains break options on 1st April 2024 and 1st April 2027. There is therefore c.1.5 years to the break option and 5.5 years to expiry. The property is held on effectively Full Repairing and Insuring (eFRI) terms.

The tenant has recently spent additional capital expenditure internally refurbishing / installing a new mezzanine in the property. This is a mission critical location for the tenant who has been on site for many years. The tenant didn't serve their 2024 break option again showing their commitment to the building. They have been in occupation for over 15 years.

The combined weighted average unexpired lease term (WAULT) to expiry including the ground rent is 15.47 years and 11.86 years to break option.



## Site

The building sits on a site of 1.18 acres which shows a low site coverage of 34%.

## Tenure

The properties are held on a long leasehold basis for a term of 125 years with effect from 28th March 2002 at a peppercorn rent.

# Knowledge IT Unit 2A

## & Rosen Unit 2B

New York Industrial Estate, North Tyneside NE27 0QF

### Covenant

Knowledge Limited (Co No. 1554385)

Knowledge Limited is a dormant company.

Rosen Europe BV Co No. FC028732

Rosen Group are a global technology company, who deliver comprehensive asset integrity management solutions for all areas of the integrity process chain of industrial assets. They have a team of more than 4,000 employees operating in more than 110 countries world-wide.

For over 40 years, Rosen have ensured customers can realise the full potential of their assets. They specialise in industries including oil & gas, future fuels, mining and offshore. Rosen Europe performs in-line cleaning and inspection services, data analysis, and asset integrity management. Our employees are qualified to group and industry standards.

<https://www.rosen-group.com/en>

Recent financial highlights are outlined below:

|                 | 31/12/2024 | 31/12/2023 | 31/12/2022 | 31/12/2021 | 31/12/2020 |
|-----------------|------------|------------|------------|------------|------------|
| Working Capital | £40M       | £43.5 M    | £29.9M     | £27.2M     | £22.7M     |
| Net Worth       | £30.6M     | £29.7M     | £29.6M     | £26M       | £23.3M     |

Rosen BV Europe are rated as 92 / A by Creditsafe indicating 'very low risk'.



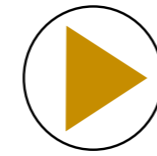
## Individual Asset Proposal

Offers are sought in excess of **£792,000** exclusive of VAT, reflecting a **Net Initial Yield** of **7.00%** after allowing for purchaser's costs of 5.47%.

£792,000 reflects a **reversionary yield** of **9.88%** and a **low overall capital value** of **£76.72 /ft<sup>2</sup>**. This does not include the income attributable to the ground rent.

# North East Ambulance Service Vancouver House

15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA



Play  
Property  
Video

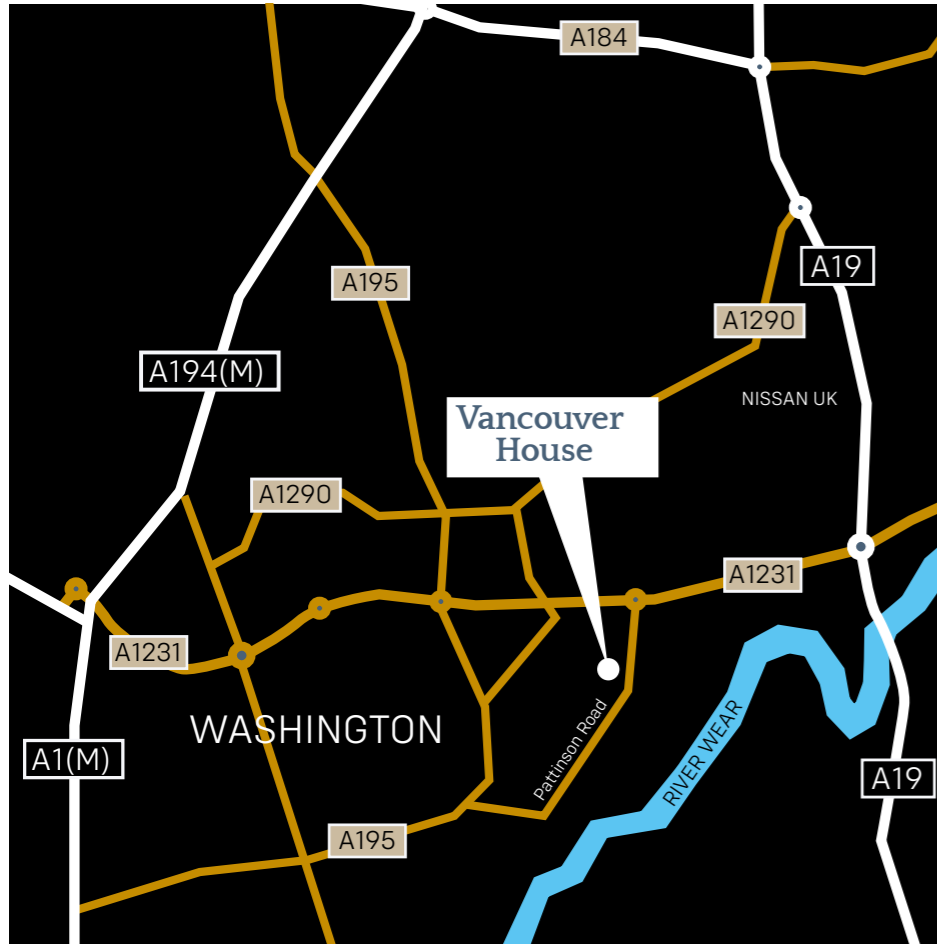
## Investment Summary

- + The asset is **located** in Washington, one of the **North East's prime industrial locations**
- + **Excellent road connectivity** with close **access** to the **A19 & A1(M)**
- + Property extends to **12,386 ft<sup>2</sup>**
- + Long let to **North East Ambulance Service** on a **20 year lease** with c. **11.56 years unexpired to break** and **16.54 years to lease expiry**
- + **Low passing rent** of **£103,000 per annum**
- + Let to the **NHS** therefore **undoubted government income** to an investor
- + **Opportunity** to **unlock significant reversionary income** at the next review in **March 2027**
- + **Occupied** as a **training centre** for the **NHS**
- + Investment value **underpinned** by **vacant possession** and **land value**



# North East Ambulance Service Vancouver House

15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA



## Situation

Washington and Team Valley Trading Estate, are considered to be the prime industrial locations in the North East region. The area benefits from excellent road communications bounded by the A1231 Wessington Highway which connects to both the A1(M) and the A19, the regions two main trunk roads heading North/South.

The 3.89m<sup>2</sup> Nissan car plant is located in Washington, between the A19 and A1231 junction. The presence of the Nissan car plant has had a major effect, attracting new industry into this already established industrial location. The Nissan car plant is the UK's largest and most productive automotive assembly point, employing approximately 6,000 people. The plant produces a new vehicle every two minutes, and accounts for 30% of all new built cars in the UK, with close to one million parts delivered to the site daily.

The area's popularity as an industrial location is demonstrated by very low vacancy levels and numerous national and international occupiers. These include Vantec Europe, Walker Filtration, Brenntag Ltd, ASDA Distribution, Aident Seating UK, Magna and Unipres.

The subject property is located on Walton Road, 0.5 miles from the Junction with the A1231 (via Pattinson Road) which gives direct access west and east to the A1(M) and A19 respectively. The property is located within close proximity to two of Asda's main ADC's and also Fergusons Transport.

## Location

Washington is a strategically located former New Town in the Tyne and Wear area of the North East. Situated 6 miles south of Newcastle upon Tyne, the region's commercial and administrative hub, the town lies at the heart of the area's motorway network. It is bordered by the A1231 Sunderland Highway, which connects the A1(M) and A19.

The town benefits from excellent transport links, both commercial and public. The Port of Tyne is just 9 miles to the east, while Newcastle International Airport, 15 miles northwest, provides access to national and international flights. Additionally, Newcastle Central Station, a key stop on the East Coast Mainline, offers direct connections to London in 2 hours 50 minutes and Edinburgh in 1 hour 30 minutes.

Washington hosts a diverse range of industrial and office tenants across approximately 6.5m<sup>2</sup> of commercial space. Major companies such as Amazon, Nissan, Asda, Clipper, Rolls Royce, and BAE Systems have significant operations along the Washington-Gateshead A1 corridor.



## Site Area

2.07 acres  
14% site cover

# North East Ambulance Service Vancouver House

15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA



# North East Ambulance Service Vancouver House

15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA

## Description

The property comprises an original, detached, 'L' shaped industrial building with extension and a further smaller unit which was constructed on site which incorporates a large yard area.

The original building is a mixture of brick and profile metal clad elevations with a pitched profile clad roof, with rooflights. The property is occupied as a specialist Resilience Training Centre and has been fitted out internally to provide a mixture of classroom facilities and training areas with ancillary staff / canteen areas.

Two stages of works have been completed to the building at the request of the tenant. Phase I comprised an extension to the existing building and Phase II consisted of a new build, detached unit capable of housing five NEAS vehicles.

The extension includes a concrete floor slab, profile metal clad elevations and roof and 2 roller shutter doors and has an eaves height to haunch of 4.65m. The newly constructed detached building in the yard is of a similar construction and includes 5 roller shutter doors and has an eaves height to haunch of 4.25m.

The extensive rear yard is used for scenario based training.



## Accommodation

The property provides the following Gross Internal Area (GIA):

| BUILDING                      | m <sup>2</sup>  | ft <sup>2</sup> |
|-------------------------------|-----------------|-----------------|
| Existing                      | 656.92          | 7,071           |
| Extension (Phase I)           | 193.75          | 2,086           |
| Detached Extension (Phase II) | 300.00          | 3,229           |
| <b>Total GIA</b>              | <b>1,150.67</b> | <b>12,386</b>   |

## Site

The site extends to 2.07 acres which shows a very low site coverage of c.14%.

## Tenure

Freehold.



For indicative purposes only



# North East Ambulance Service Vancouver House

15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA

## Tenancy

The property is let to North East Ambulance Service NHS Foundation Trust on a 20 year lease with effect from 29th March 2022 expiring 28th March 2042 at a rent of £103,000 per annum (£7.50 /ft<sup>2</sup> - assuming £45,000 per annum, per acre for the overage yard).

Rent reviews are every 5 years, on an upward only basis on an open market basis and there is a break option on the 15th anniversary of the term. The next review date is 29th March 2027 and the break option is 29th March 2037, therefore giving 11.56 years unexpired to the break option and 16.54 years to lease expiry.

The property is let on full repairing and insuring (FRI) terms. The lease is excluded from sections 24 – 28 of the Landlord & Tenant 1954 Act.

The tenant has spent a significant amount of capital fitting out the premises. The property is occupied as a specialist resilience training centre. The facility is a vital location for the NEAS. The extensions have supported the training that is carried out on site, whilst future proofing the asset for any future vendor. The extensive yard is also a key component to the training provided on site and a further reason for the tenants ongoing commitment to the site.

## Tenant Covenant

NEAS provide life-saving patient care and support across the North East of England. They work across the region to provide emergency ambulance care and patient transport services. They also answer the NHS 111 non-emergency phone line, provide medical cover at events, and deliver first aid training to businesses and communities in the North East. They cover the counties of County Durham, Northumberland, Tyne and Wear, and the boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees and employ more than 3,000 people and respond to 390,000 emergency and urgent incidents each year.

<https://www.neas.nhs.uk/>

NEAS NHS Foundation Trust are a government body and therefore provide undoubted security to an investor.



## Individual Asset Proposal

Offers are sought in excess of **£1,762,500** exclusive of VAT, reflecting a **Net Initial Yield** of **5.50%** after allowing for purchaser's costs of 6.20%.

£1,762,000 reflects a **reversionary yield** of **8.01%** and a **low overall capital value** of **£108.40 /ft<sup>2</sup>**, assuming the overage land apportioned as £350,000 per acre.

# Total Resource (UK) Ltd Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



Play  
Property  
Video

## Investment Summary

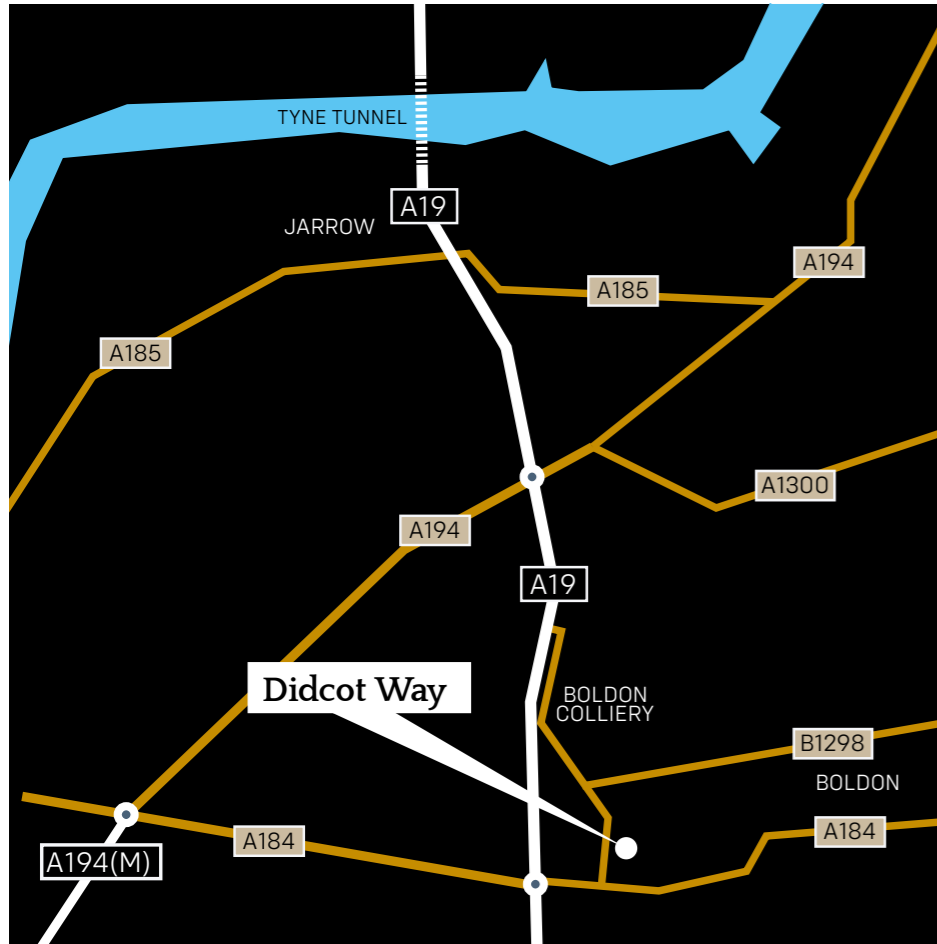
- + The asset is **located** on **Boldon Business Park**, one of the **regions most established industrial estates**
- + **Excellent road connectivity** with close **access** to the **A19**
- + **Close to the Deep Sea Ports of the Port of Tyne and Port of Sunderland**
- + Close proximity of **Nissan's Washington Hub, IAMP & Envisions new gigafactory**
- + Property extends to **12,222 ft<sup>2</sup>**
- + Long let to **Total Resources (UK) Limited** on a **10 year lease** expiring in May 2028, therefore **c. 2.70 years unexpired** on the lease
- + **Low passing rent** of **£72,721 per annum (£5.95 /ft<sup>2</sup>)**
- + Occupied as the tenants **Head Office** – building and location key to the business
- + **Opportunity** to **unlock significant reversionary income** at lease renewal in **May 2028**



# Total Resource (UK) Ltd

## Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



### Situation

The property is situated off Didcot Way on Boldon Business Park. Didcot Way connects with the A184 via Abingdon Way (B1298). Abingdon Way connects to the south with the A184, which in turn provides access to the A19 at the Testos Junction within 0.5 miles.

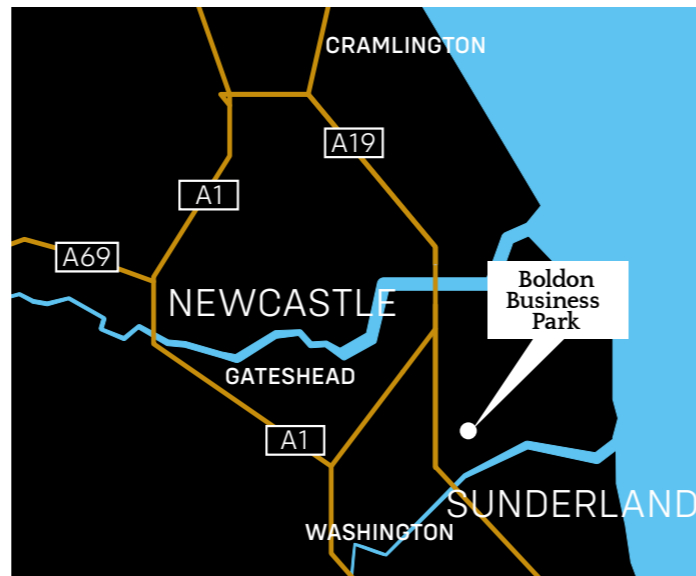
The property is located to the south east of the estate with surrounding occupiers including IDS, Trotec, Serck and NHC Group. A large majority of the tenants have been in situ on the estate for a significant period of time. Faltec occupied two units which are now going to be refurbished by the landlord (UK Land Estates). Once completed any new letting will set a new rental tone for the location.

### Location

Boldon Business Park is a well established and popular estate strategically located adjacent to the A19/A184 Testos junction circa 6 miles north of Sunderland, 8 miles west of Newcastle upon Tyne and less than 4 miles south of the Tyne Tunnel.

Nissan's car manufacturing plant is located less than 3 miles to the south together with the International Advanced Manufacturing Park (IAMP) and Envisions upcoming gigafactory development.

Boldon Business Park boasts a range of amenities including fast food restaurants, hotel, cinema, Asda supermarket and petrol fitting station. Other well-established businesses including Hermes, Balfour Beattie, BMW, Nuby and Trotec. The estate also benefits from frequent bus services from the surrounding area.



### Site Area

1.00 acres  
28% site cover

# Total Resource (UK) Ltd

## Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD



# Total Resource (UK) Ltd

## Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD

### Description

The property comprises a modern semi-detached industrial / warehouse unit which was constructed in circa 1990.

The unit is of steel portal frame construction with brick / blockwork walls to dado level. The roof is of insulated sheeting incorporating translucent roof lights. Internally the warehouse area has a concrete floor and an eaves height of approximately 5.46m, extending to 7.9m at the apex.

The property is served by a roller shutter door to an external yard area. There is a separate entrance to a car park at the front of the unit, which can accommodate approximately 27 cars.



For indicative purposes only



### Accommodation

The property provides Gross Internal Area (GIA) of 1,135.46m<sup>2</sup> (12,222 ft<sup>2</sup>).

### Site

The site extends to 1.00 acres which show a very low site coverage of 28%.

### Tenure

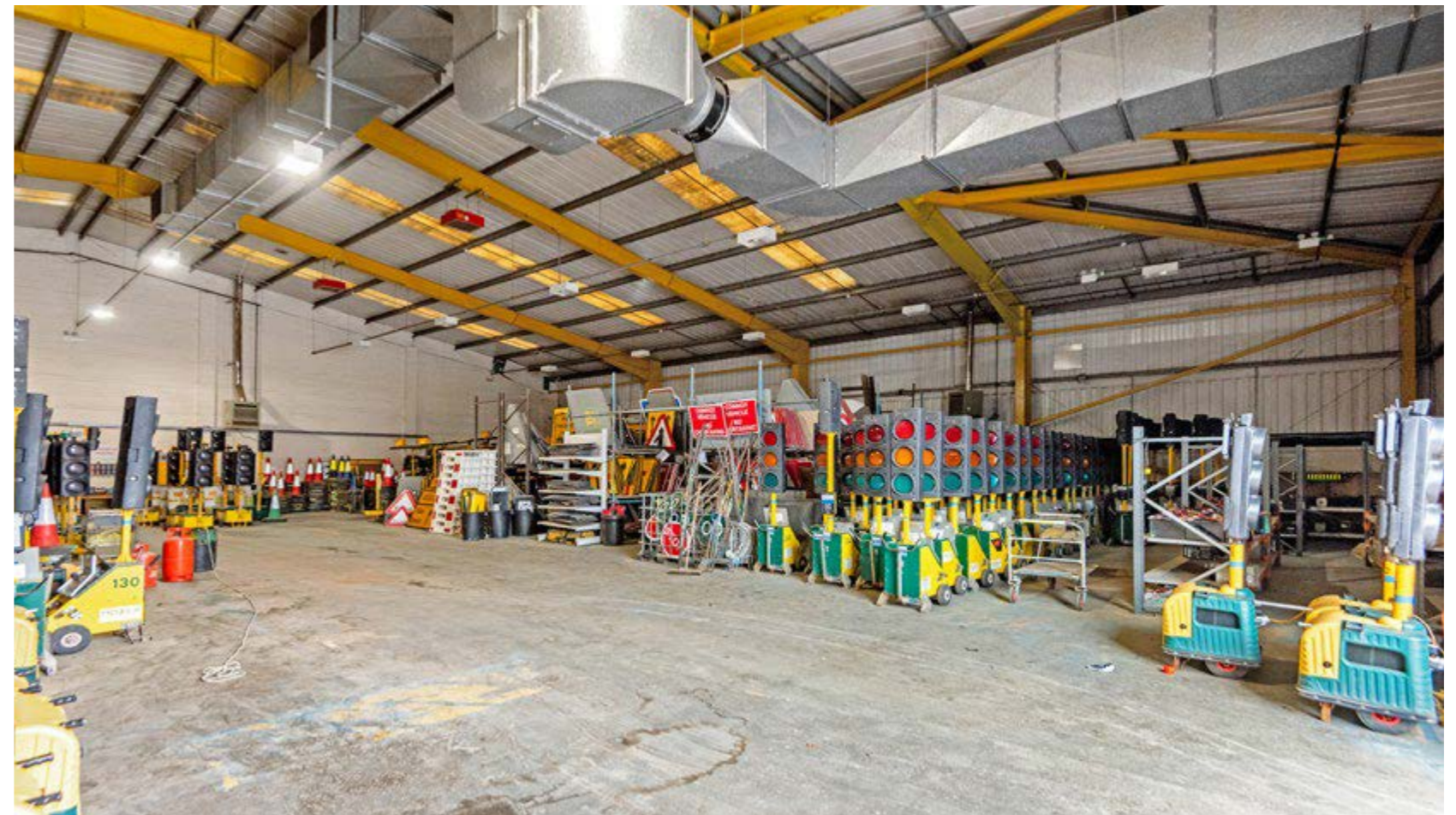
Freehold

### Tenancy

The property is let to Total Resources (UK) Limited on a 10 year lease with effect from 15th May 2018 expiring 14 May 2028 at a rent of £72,721 per annum.

The rent is reviewed 5 yearly on an upward only basis on an Open Market basis. The property is let on Full Repairing and Insuring (FRI) terms and there is c. 2.70 years unexpired on the lease.

The subject property serves as the firms UK Head Office and they have been in situ for over 10 years.



# Total Resource (UK) Ltd

## Unit 8 Didcot Way

Boldon Business Park, South Tyneside NE35 9PD

### Covenant

Total Resources (UK) Limited (Co No. 09146344)

Total Resources deliver comprehensive temporary traffic, highway and event management solutions – including design, implementation, management and equipment provision. They operate 24/7 across the UK, adhering to Highways Sector Schemes and ensuring quality, safety, and professionalism across all our services. They are market leading experts in traffic and event management for over 35 years.

With 150+ vehicles, 200+ team members and 1000+ traffic lights, we provide all associated highway requirements – including traffic management, event management road planning, resurfacing and marking – to contractors, local authorities, large event venues and commercial firms. They hold contracts with the likes of Newcastle, Northumberland and Wakefield Council and work with Yorkshire Water, NWG and Northern Gas Networks.

<https://totalresources.co.uk/>

Recent financial highlights are outlined below:

|                     | 2023        | 2022        | 2021        | 2020       |
|---------------------|-------------|-------------|-------------|------------|
| Turnover            | £12,961,779 | £18,172,132 | £13,440,122 | £9,440,124 |
| Pre Tax Profit      | -£68,286    | -£948,133   | £1,366,504  | £491,692   |
| Shareholder's Funds | £2,384,977  | £2,447,516  | £3,182,648  | £2,014,085 |

Total Resources (UK) Limited are rated as 65 / B by Creditsafe indicating 'low risk'.





## Individual Asset Proposal

Offers are sought in excess of **£1,050,000** exclusive of VAT, reflecting a **Net Initial Yield** of **6.55%** after allowing for purchaser's costs of 5.80%.

£1,050,000 reflects a **reversionary yield** of **7.70%** and a **low overall capital value** of **£85.91 /ft<sup>2</sup>**.

# Portfolio Summary

|   |  | Area (ft <sup>2</sup> )      | Total Current Income (pa)                       | Total ERV (pa)                                  | Unexpired Term / WAULT                                 |
|---|--|------------------------------|---|---|--|
| <b>Smith News</b><br><b>Unit 1 Kingsway Court</b><br>Kingsway South<br>Team Valley Trading Estate<br>Gateshead NE11 0SH                     |    | 17,777 ft <sup>2</sup>       | £131,550<br>(£7.40 /ft <sup>2</sup> )           | £151,000<br>(£8.50 /ft <sup>2</sup> )           | 4.56   |
| <b>North East Ambulance Service</b><br><b>Unit 1 &amp; 2 Parkside House</b><br>Station Road<br>Backworth<br>North Tyneside NE27 0AB         |   | 8,265 ft <sup>2</sup>        | £60,748<br>(£7.30 /ft <sup>2</sup> )            | £64,055<br>(£7.75 /ft <sup>2</sup> )            | 5.20   |
| <b>Knowledge IT Unit 2A</b><br><b>&amp; Rosen Unit 2B</b><br>New York Industrial Estate<br>North Tyneside NE27 0QF (*)                      |  | 10,323 ft <sup>2</sup> (**)  | £58,500<br>(£5.25 /ft <sup>2</sup> )            | £82,500<br>(£8.25 /ft <sup>2</sup> )            | 5.50<br>(15.41 years incorporating<br>the ground rent) |
| <b>North East Ambulance Service</b><br><b>Vancouver House</b><br>15 Walton Road<br>Pattinson North Industrial Estate<br>Washington NE38 8QA |  | 12,386 ft <sup>2</sup>       | £103,000<br>(£5.42 /ft <sup>2</sup> )<br>(****) | £150,000<br>(£7.67 /ft <sup>2</sup> )<br>(****) | 16.54  |
| <b>Total Resource (UK) Ltd</b><br><b>Unit 8 Didcot Way</b><br>Boldon Business Park<br>South Tyneside NE35 9PD                               |  | 12,222 ft <sup>2</sup>       | £72,721<br>(£5.95 /ft <sup>2</sup> )            | £85,550<br>(£7.00 /ft <sup>2</sup> )            | 2.70   |
| <b>Total</b>  |  | <b>60,973 ft<sup>2</sup></b> | <b>£426,519</b>                                 | <b>£533,105</b>                                 |  |

(\*) Includes ground rent income    (\*\*) Area increases by 10,925 ft<sup>2</sup> if you include the ground rent Unit    (\*\*\*) Devaluation of passing rent and ERV is net of the income on the ground rent  
 (\*\*\*\*) Passing Rent & ERV assumes £30,000 & £45,000 per acre respectively applied to the yard overage. Rents are blended rents.    (\*\*\*\*\*) Total portfolio passing rent / ERV includes the ground rent income of £6,000 per annum

# Millennium Portfolio

## Investment Rationale

- + A **unique opportunity** to acquire a **portfolio of five, prime industrial units** across the North East of England
- + **Modern, high specification units** reflecting current occupier and investor demands
- + **Excellent access** to the **transport infrastructure** both by road and sea nationally and internationally
- + **Good range of unit sizes** offered suit a large number of storage, distribution, manufacturing and logistics occupiers
- + **Liquid assets** with **opportunity** for future individual disposals or **sales to owner occupiers at a premium**
- + Immediate access to a rostrum of **extremely strong tenant income**
- + **Excellent tenant retention** from the sitting tenants evidenced by significant capital expenditure, recent lease renewals showing commitment or tenants being in situ for in advance of 10 years
- + Attractive **WAULT** of **9.06 years** to **expiry** and 7.23 years to break
- + **Strong market dynamic** of no pipeline supply, significant occupier demand and ongoing rental growth
- + **Continued restrictive development pipeline** due to build cost / rent imbalance
- + **Low passing rent** across the portfolio
- + Tier of the market which is experiencing **significant upward pressure on rents** – at the time of marketing the **reversionary yield** sits at **c. 7.79%**
- + **Over 80% of the portfolio income to 'Creditsafe 100 / A' or NHS entities**
- + **Rare opportunity to acquire assets** on the **region's premier industrial locations**
  - Team Valley Trading Estate, Gateshead
  - New York Industrial Estate, North Tyneside
  - Pattinson Industrial Estate, Washington &
  - Boldon Business Park, South Tyneside
- + **Strong cashflow credentials** with **significant reversion** to be achieved **via upcoming asset management**
- + The **reversionary income can be realised across c. 55% of the portfolio in under a 3 year period,**

## EPC

The table below outlines the EPC Ratings for all the properties in the portfolio:

| Address   | EPC Rating | EPC Score |
|---|------------|-----------|
| Smith News, Unit 1 Kingsway Court, Kingsway South, Team Valley Trading Estate, Gateshead NE11 0SH                     | D          | 80        |
| Unit 1 North East Ambulance Service, Parkside House, Station Road, Backworth, North Tyneside NE27 0AB                 | C          | 62        |
| Unit 2 North East Ambulance Service, Parkside House, Station Road, Backworth, North Tyneside NE27 0AB                 | D          | 80        |
| Rosen, Unit 2B New York Industrial Estate, North Tyneside NE27 0QF  | C          | 56        |
| North East Ambulance Service, Vancouver House, 15 Walton Road, Pattinson North Industrial Estate, Washington NE38 8QA | D          | 97        |
| Total Resource (UK) Ltd, Unit 8 Didcot Way, Boldon Business Park NE35 9PD   | D          | 98        |

## DATA ROOM

Access can be provided to seriously interested parties on request.

## VAT

All properties in the portfolio are elected for VAT and it is envisaged that the transaction will be treated as a TOGC.

## Anti-Money Laundering Regulations

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML due diligence for both the purchase and vendors (our client) involved in a transaction. As such, personal and / or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

# Millennium Portfolio

## Combined Portfolio Proposal

The combined **WAULT** of the portfolio is **7.23 years** to **break options** and **9.06 years** to **expiry**.

Our client is seeking offers in excess of **£6,419,500** exclusive of VAT, reflecting a combined **Net Initial Yield** of **6.23%** after allowing for purchaser's costs of 6.63%.

£6,419,500 reflects a **reversionary yield** of **7.79%** and a **low overall capital value** of c. **£105.28 /ft<sup>2</sup>**.

## Viewing & Further Information

For further information, or to arrange inspections or access the data room, please contact sole agents:



**Douglas Cranston** MSc MRICS

m: 07525 100 920

e: douglas@htare.co.uk

**Nick Atkinson** MRICS

m: 07950 319 060

e: nick@htare.co.uk

**Richard Scott** BSc (Hons) MRICS

m: 07787 697 757

e: richard@htare.co.uk