



Maybrook Industrial Estate

MAYBROOK ROAD, BROWNHILLS, WALSALL, WS8 7DG

HIGHLY REVERSIONARY, FREEHOLD, MULTI-LET INVESTMENT OPPORTUNITY



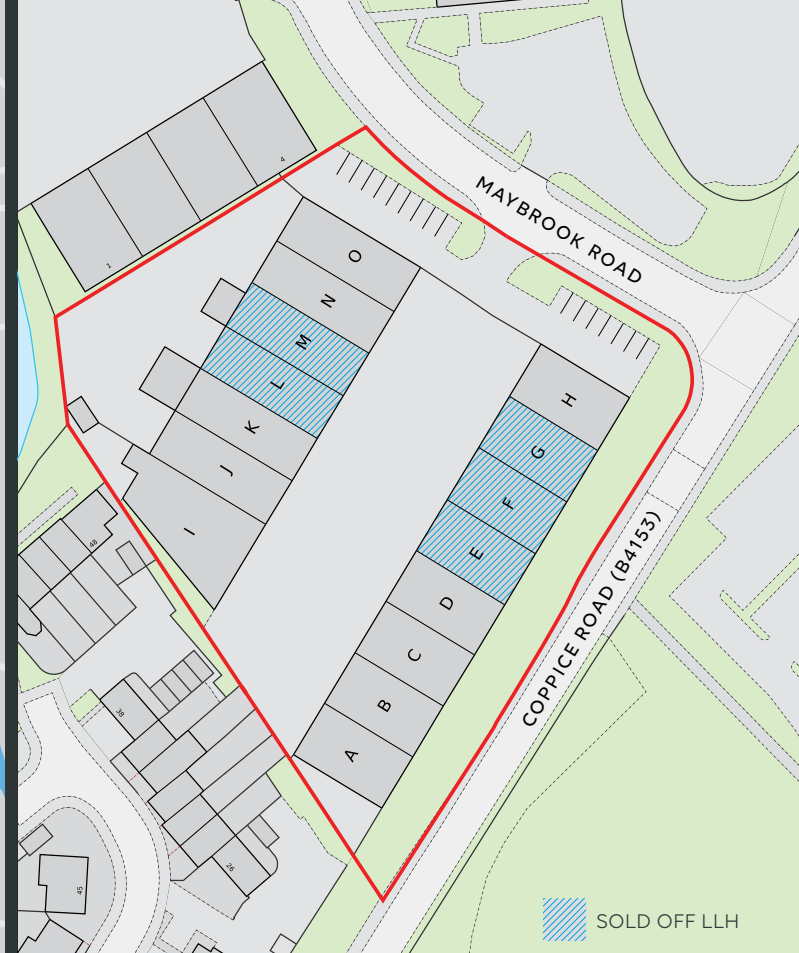
Investment Summary

- Opportunity to acquire a **highly reversionary, multi-let industrial estate**, prominently positioned on the established **Maybrook Industrial Estate, Walsall**
- Situated amongst an **established cluster of industrial occupiers** with **excellent accessibility** to the West Midlands' motorway network, **the M6 Toll is c.2 miles to the north**
- The Property comprises multi-let industrial estate comprising **15 units** arranged across two facing terraces **totalling 23,600 sq ft**
- Generates **£225,700 per annum** reflecting a **low, reversionary, average passing rent of £9.46 per sq ft**
- Property benefits from a **WAULT of 1.3 years to break and 2.9 years to expiry**
- The estate is **held Freehold**, 5 units have been sold off Long Leasehold
- **Site totals 2.10 acres** reflecting a **low site cover of 38%**
- Low average passing rent offers **an excellent opportunity to capture significant reversion**
- **41% of the passing rent is contracted to leases contracted outside the 1954 L&T Act** offering the prospective buyer a strong negotiating position at lease expiries

Proposal

We are instructed to seek offers in excess of **£3,250,000 (Three million two hundred and fifty thousand pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 6.52%** assuming standard purchaser's costs of 6.52%.



w3w ///defenders.factually.pouting

Not to scale. Indicative only.

SOLD OFF LLH

Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

Location

Maybrook Industrial Estate is situated within the Brownhills district of Walsall, 4.5 miles north east of Walsall town centre. The Property (Units A-O) is prominently situated at the entrance to the wider estate, opposite the Oak Park Active Living Centre, at the corner junction between Coppice Road (B4153) and Maybrook Road, the main arterial route through the estate.

The property is accessed directly off Maybrook Road and benefits from additional shared car parking to the front of the estate.

Maybrook is an established industrial estate that houses reputable occupiers including Veolia, Adams Enclosures, European Heathyards, Bowman, and Xstrahl.

The estate benefits from excellent accessibility with the A461 (Lichfield Road) providing direct access to the A5, 3 miles to the north east. Chester Road off Lichfield Road, also provides access to the M6 Toll and the wider Midlands' motorway network.

The estate is held across 5 freehold titles (within the red line above). As identified on the map above, 5 units have been sold off LLH. Further information is available upon request.

Description

The Property comprises a multi-let industrial estate of 15 units, arranged across two inward facing terraces. The units benefit from excellent yards to the front of each unit. Units I-O also benefit from a substantial, secure yard to the rear. The estate benefits from the following specification:



2,100 – 3,400 SQ FT
UNIT SIZE RANGE



SECURE,
GATED ESTATE



2.10 ACRE SITE



STEEL PORTAL
FRAME
CONSTRUCTION



BRICKWORK/
BLOCKWORK
ELEVATIONS



SINGLE ROLLER
SHUTTER DOOR (PER
UNIT)



LOW SITE COVER
OF 38%



3 PHASE
POWER



EPC RATING
C-E



Tenancy

The Property is fully let to 10 tenants that product an annual income of £225,700 per annum, reflecting a low average rent of £9.56 per sq ft. The estate benefits from a WAULT of 1.3 years to breaks and 2.9 years to expiries, offering short term asset management opportunities to enhance performance including, regears, rent reviews and exploring the opportunity to buy in the sold off long leasehold units.

UNIT	TENANT	STATUS	AREA SQ FT (GIA)	PASSING RENT (£ PA)	PASSING RENT (£PSF)	LEASE START	LEASE EXPIRY	BREAK OPTION	RENT REVIEW	1954 ACT	LEASE COMMENTS	EPC RATING
A	Ricki Elliott (T/A Mango Installations)	Let	2,100	£19,950	£9.50	01/05/2024	30/04/2030	30/04/2027	30/04/2027	Inside	Tenant only break notice subject to six months notice	D(84)
B	Crown Graphic Solutions Ltd	Let	2,100	£18,900	£9.00	01/07/2023	30/06/2029		30/06/2026	Inside	Tenant did not activate their break option on 30/06/2026	D(89)
C	Daniel Coogan (T/A Galaxy Exhibitions)	Let	2,100	£21,000	£10.00	01/12/2023	30/11/2029	30/11/2026	30/11/2026	Inside	Tenant only break notice subject to six months notice	D(81)
D	J&F Precision Ltd	Let	2,100	£22,050	£10.50	01/02/2022	31/01/2028			Outside		E(120)
E	J&F Precision Ltd	Sold off LLH										
F	Thomas DC Lloyd & Elain Lloyd	Sold off LLH										
G	Snap On Tools (Van 1)	Sold off LLH										
H	Little P's Play Town Ltd	Let	2,100	£21,000	£10.00	08/07/2024	07/07/2030	07/07/2027	07/07/2027	Outside	Tenant only break notice subject to six months notice	B(49)
I	Skillgame Ltd (T/A Complete Air Systems)	Let	3,500	£28,000	£8.00	01/03/2018	30/11/2027	30/11/2026	30/11/2025	Inside	Lease subject to annual breaks, subject to 6 months notice. Rent review is outstanding	D(85)
J	Daniel Coogan (T/A Galaxy Exhibitions)	Let	2,400	£21,600	£9.00	01/02/2020	31/01/2026			Inside	Tenant is holding over.	C(72)
K	AAC Carbon Filters Limited	Let	2,400	£24,000	£10.00	01/02/2024	31/01/2030		30/01/2027	Outside	Tenant only break option at any time subject to six months notice	C(61)
L	DKC Scaffolding Ltd	Sold off LLH										
M	Christopher Stockham (Owner) Nigel Whitehouse (Tenant)	Sold off LLH										
N	Phleet Ltd	Let	2,400	£25,200	£10.50	23/02/2024	31/12/2028			Outside		D(94)
O	SPS Automotive Ltd	Let	2,400	£24,000	£10.00	01/08/2024	31/07/2030	31/07/2027	31/07/2027	Inside	Tenant only break notice subject to six months notice	D(82)
Total			23,600	£225,700	£9.56							



Further Information

TENURE

The property is held Freehold under 5 separate titles. Further information is available upon request.

SERVICE CHARGE

The service charge budget for the YE 2026 totals £17,950 per annum which reflects £0.52 per sq ft (units held LLH contribute to the service charge budget).

VAT

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

AML

In accordance with Anti-Money Laundering Regulations, any successful Purchaser will be required to satisfy our, and our client's, standard AML criteria.

Proposal

We are instructed to seek offers in excess of **£3,250,000 (Three million two hundred and fifty thousand pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 6.52%** assuming standard purchaser's costs of 6.52%.

Contact

For further information or to arrange an inspection, please contact one of the following:



Ryan Meader
ryan@cortexpartners.co.uk
07585 446 354

Tim Cuzens
tim@cortexpartners.co.uk
07900 263 493

Jonnie Ray
jonnie@cortexpartners.co.uk
07917 647 652



Ben Nicholson
ben.nicholson@burleybrowne.co.uk
07889 407 650