# REVERSIONARY MULTI-LET INDUSTRIAL INVESTMENT

# FOR SALE


**146,450 SQ FT**
TOTAL FLOOR AREA

**£967,646 PA (£6.61 PSF)**
PASSING RENT

**WAULT 7.79 YEARS**
TO EXPIRY

**£11.5M, 7.89% NIY,**
GOING TO **8.31% RY,**
**(£78.53 PSF)**
CAPITAL VALUE

- STRATEGIC NOTTINGHAM LOCATION
- EXCELLENT TRANSPORT LINKS
- MODERN, HIGH QUALITY UNITS
- DIVERSIFIED INCOME PROFILE - FOUR TENANTS

# 9 GLAISDALE PARKWAY

NOTTINGHAM NG8 4GP

COMMERCIAL PROPERTY PARTNERS

# INVESTMENT SUMMARY

## 9 Glaisdale Parkway presents a rare opportunity to acquire a well-located multi-let industrial investment situated within one of Nottingham's most established industrial locations.

The property provides a diversified income stream from four occupiers operating across manufacturing, distribution and leisure sectors, together with medium term opportunities to capture rental growth through lease events and active asset management initiatives.

## INVESTMENT HIGHLIGHTS

- **ESTABLISHED INDUSTRIAL LOCATION** WITHIN THE GLAISDALE INDUSTRIAL AREA, APPROXIMATELY **3 MILES** WEST OF **NOTTINGHAM CITY CENTRE**.
- **EXCELLENT CONNECTIVITY** TO **JUNCTION 26** OF THE **M1 MOTORWAY** VIA THE A610.
- **MULTI-LET INDUSTRIAL INVESTMENT** EXTENDING TO APPROXIMATELY **146,450 SQ FT**.
- PASSING RENT OF **£967,646** PER ANNUM REFLECTING A **LOW AVERAGE RENT** OF **£6.61 PSF**.
- **ESTIMATED RENTAL VALUE** OF **£1,019,543** PER ANNUM (**£6.96 PSF**).
- **DIVERSE OCCUPATIONAL BASE** INCLUDING ACORN ALUMINIUM, KEMETYL UK, SEVEN MADE AND FXD FITNESS.
- **STRONG OCCUPATIONAL AND COVENANT PROFILE** WITH INCOME **DIVERSIFIED** ACROSS **FOUR TENANTS**.
- **ATTRACTIVE WAULT** OF **7.79 YEARS TO EXPIRY** (**6.64 YEARS TO BREAK**).
- **COMPREHENSIVE REFURBISHMENT** TOTALLING **APPROXIMATELY £2.5 MILLION** HAS SIGNIFICANTLY ENHANCED THE SPECIFICATION.
- **INCOME AND WAULT STRENGTHENED** THROUGH THE COMPLETION OF **TWO NEW 10 YEAR LEASES** IN JULY 2026.
- **LONG LEASEHOLD** INTEREST HELD AT A **PEPPERCORN RENT**, WITH **VALUE-ADD REGEAR** OPPORTUNITY.

# PROPOSAL

We are instructed to seek offers in excess of **£11,500,000 (Eleven Million Five Hundred Thousand Pounds)**, subject to contract and VAT.

A purchase at this level reflects **an attractive Net Initial Yield of 7.89%**, with a potential headline Reversionary Yield in excess of 8.30%, assuming purchaser's costs of 6.71%.

This reflects **a highly attractive Capital Value of** approximately **£78.53 per sq ft**.

# LOCATION

## Strategic East Midlands Industrial Location

Nottingham is recognised as one of the East Midlands' **principal commercial and industrial centres**. The city benefits from a **diverse economic base**, a **substantial labour force** and **excellent connectivity** to the national motorway network.

The estate benefits from **strong road connectivity**, with **direct access** to the A52. Junction 26 of the M1 motorway and the A610 are approximately 3.6 miles to the north-west, while Junction 25 of the M1 is approximately 5.5 miles to the south-west, providing convenient access to Nottingham, the East Midlands and the wider strategic motorway network.

East Midlands Airport lies approximately 13 miles to the south-west and provides access to **one of the UK's most significant freight handling facilities**.


# CONNECTIVITY

| | | | |
|---|---|---|---|
| NOTTINGHAM CITY CENTRE – **3 MILES** | A609 – **1 MILE** | M1 JUNCTION 26 – **3.6 MILES** | M1 JUNCTION 25 – **5.5 MILES** |
| EAST MIDLANDS AIRPORT – **13 MILES** | DERBY – **16 MILES** | LEICESTER – **30 MILES** | BIRMINGHAM – **50 MILES** |

# SITUATION

The property is situated in the **established Glaisdale industrial area**, approximately **3 miles west of Nottingham city centre**, occupying a **prominent position** fronting Glaisdale Parkway.

The site is approximately **1.5 miles west of Nottingham's inner ring road (A6514)**, providing **excellent access** to the **regional motorway network**.

Nearby occupiers include **Royal Mail, Hunter Douglas, Alton Cars and Ziztel**.

# THE ASSET

## Established Multi-Let Industrial Estate

The property comprises four principal industrial units, together with office space, part of which is let to a commercial gym. The property extends to approximately 146,450 sq ft.

The estate provides a range of warehouse and ancillary office accommodation capable of accommodating a broad spectrum of occupier requirements, with unit sizes ranging from approximately 8,000 sq ft to 45,000 sq ft.

Constructed using steel portal frame construction, the units benefit from dedicated loading facilities, secure servicing areas and on-site parking.

## Recent Refurbishment Programme

Approximately **£2.5 million** has been invested in a comprehensive refurbishment, delivering a significantly enhanced specification including a new roof, cladding, windows, internal fit-out, fire alarm system and external surfacing.

# SPECIFICATION

- STEEL PORTAL FRAME CONSTRUCTION
- WAREHOUSE AND ANCILLARY OFFICE ACCOMMODATION
- DEDICATED LOADING PROVISION
- SECURE SERVICING AREAS
- 11 FULL ROLLER SHUTTER DOORS
- 6 METRE EAVES HEIGHT
- ON-SITE PARKING
- FLEXIBLE UNIT CONFIGURATION
- STRONG OCCUPATIONAL APPEAL


Boundary for identification purposes only.

# 9 GLAISDALE PARKWAY

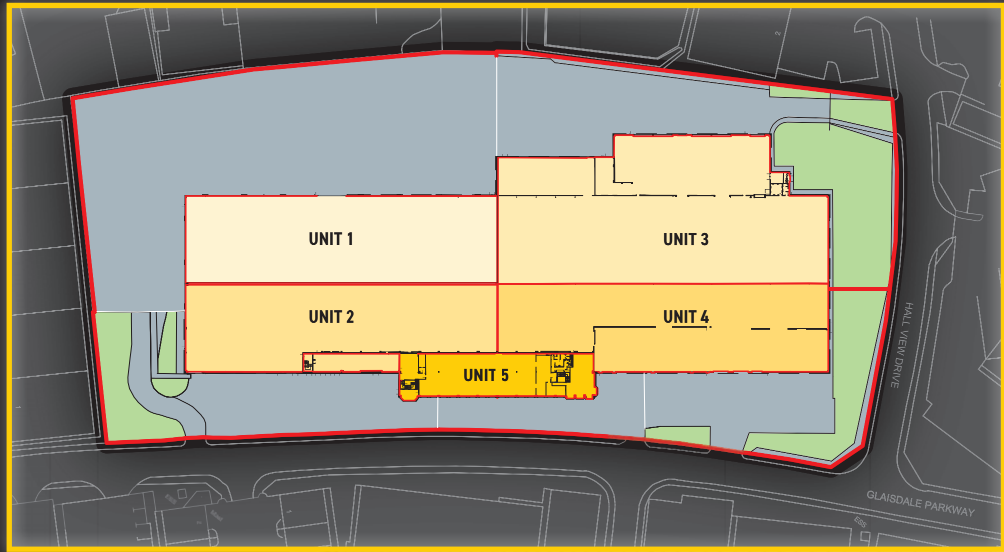
NOTTINGHAM NG8 4GP

# ACCOMMODATION SCHEDULE

| Unit | Area (GIA sq ft) | Eaves | Use |
|---|---|---|---|
| **Unit 1** | 28,794 | 6m | Storage & Manufacturing |
| **Unit 2** | 31,750 | 6m | Storage & Manufacturing |
| **Unit 3** | 45,072 | 6m | Storage & Manufacturing |
| **Unit 4** | 32,810 | 6m | Storage & Manufacturing |
| **Unit 5** | 8,024 | - | Commercial Gym |
| **TOTAL** | **146,450** | | |

**Site Area of 7.21 acres**

# SITE PLAN





# 9 GLAISDALE PARKWAY

NOTTINGHAM NG8 4GP

# DIVERSIFIED INCOME PROFILE

## Secure Income from a Broad Occupational Base

The property is let to four tenants and currently produces a passing rent of £967,646 per annum.

The current income reflects an average passing rent of £6.61 psf and offers opportunities to capture future rental growth through lease events and active management.


Boundary for identification purposes only.

# TENANCY SCHEDULE

| Unit | Use | Tenant | Size | Eaves | Lease Start | Lease Expiry | UXT | Break option | UXTC | Rent Passing | Rent (psf) | Rent review | Headline ERV | ERV (psf) | EPC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | B2/B8 | Kemetyl UK Limited | 28,794 | 6m | 01/07/2026 | 30/06/2036 | 10.0 | | 10.0 | £191,000 | £6.63 | 01/07/2031 | £191,480 | £6.65 | C51 |
| 2 | B2/B8 | Acorn Aluminium Limited | 31,750 | 6m | 01/10/2020 | 31/05/2029 | 2.9 | | 2.9 | £210,000 | £6.61 | | £230,188 | £7.25 | C56 |
| 3 | B8 | Kemetyl UK Limited | 45,072 | 6m | 01/07/2026 | 30/06/2036 | 10.0 | | 10.0 | £303,488 | £6.73 | 01/07/2031 | £304,236 | £6.75 | C59 |
| 4 | B8 | Seven Made Limited | 32,810 | 6m | 01/12/2024 | 30/11/2034 | 8.4 | 30/11/2029 | 3.4 | £221,500 | £6.75 | 01/12/2029 | £237,873 | £7.25 | B50 |
| 5 | Sui Generis E(d) | FXD Fitness Limited | 8,024 | | 01/01/2021 | 31/12/2030 | 4.5 | | 4.5 | £41,658 | £5.19 | | £55,767 | £6.95 | C51 |
| | | **TOTAL** | **146,450** | | | | **7.79** | | **6.64** | **£967,646** | **£6.61** | | **£1,019,543** | **£6.96** | |

## KEY STATISTICS

TOTAL ACCOMMODATION – **146,450 SQ FT**

PASSING RENT – **£967,646 PER ANNUM**

AVERAGE PASSING RENT – **£6.61 PSF**

WAULT – **7.79 YEARS TO EXPIRY, 6.64 YEARS TO BREAK**

ERV – **£1,019,543 PER ANNUM**

# FINANCIAL COVENANTS

## KEMETYL UK LIMITED

### CreditSafe 69B – Low Risk

**Kemetyl UK Limited** is the UK subsidiary of the European Kemetyl Group, a major supplier of automotive chemicals, AdBlue®, vehicle care products and industrial fluids. Established in 2007, the company operates as an active wholesale distributor serving the UK automotive and industrial markets. Backed by a pan-European group with operations across 13 countries and distribution into more than 45 markets, the company represents an established commercial occupier with a long trading history and international corporate support.

| £ | Oct 2025 | Oct 2024 |
|---|---|---|
| **Turnover** | £13.06m | £11.73m |
| **Pre-Tax Profit** | £3.03m | £2.75m |
| **Net Assets** | £2.29m | £2.52m |

## ACORN ALUMINIUM LIMITED

### CreditSafe 66B – Low Risk

**Acorn Aluminium Limited** is a long-established manufacturing business demonstrating stable and resilient trading performance.

Turnover has remained broadly consistent at approximately £14 million, whilst profitability improved during the latest financial year with pre-tax profits increasing to £1.47 million.

Net assets strengthened to approximately £4.9 million, supporting a robust balance sheet and reinforcing the company's position as a reliable industrial covenant.

| £ | Jan 2025 | Jan 2024 |
|---|---|---|
| **Turnover** | £14.20m | £14.97m |
| **Pre-Tax Profit** | £1.47m | £1.12m |
| **Net Assets** | £4.88m | £4.03m |


Seven Made Ltd

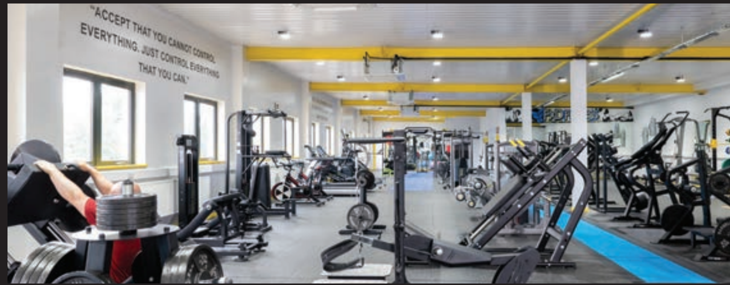
## SEVEN MADE LIMITED

### CreditSafe 26D – High Risk

**Seven Made Limited** is a relatively young business operating under the small companies audit exemption regime and consequently limited financial information is publicly available.

The lease benefits from additional security through personal guarantees and a guarantee provided by Olvaso Limited.

Seven Made Limited is part of the Arlo & Jacob group.




FXD FITNESS

## FXD FITNESS LIMITED

### CreditSafe 45C – Moderate Risk

**FXD Fitness Limited** is assessed by CreditSafe as a Moderate Risk covenant.

The company qualifies for the small companies audit exemption regime and therefore limited financial information is publicly available. The unit represents a relatively small proportion of the overall income profile whilst providing additional occupational diversification to the estate.

## DIVERSIFIED INCOME SUPPORTED BY A BROAD OCCUPATIONAL BASE

The estate benefits from a diversified income stream secured against four occupiers across a range of sectors. Two of the principal occupiers are assessed as Low Risk by CreditSafe and account for the majority of the contracted income.

All occupiers have an excellent payment history with no material rental arrears. The mixed covenant profile is reflected in the attractive pricing and income return available to investors.

**72.1%**
OF THE FLOOR AREA,
**105,616 SQ FT** IS LET TO
**LOW RISK** COVENANTS

**DIVERSIFIED INCOME.**

**72.8%**
OF THE PASSING RENT,
**£704,488** IS SECURED
AGAINST **LOW RISK** COVENANTS

**STRONG COVENANTS.**

**51.1%**
OF THE PASSING RENT,
**£494,448** IS SECURED
AGAINST **NEW 10 YEAR** LEASES

**LONG-TERM SECURITY.**

# ASSET MANAGEMENT OPPORTUNITIES

## Driving Income Growth Through Active Management

The property presents investors with a number of clearly identifiable asset management initiatives capable of enhancing both income and capital value.

### Capture Existing Reversion

The current passing rent of £967,646 per annum is estimated to be below the property's current rental value of £1,019,543 per annum.

## Lease Events

A number of forthcoming lease events provide opportunities to secure income growth and improve the overall income profile of the estate.

### Proven Letting Fundamentals

The recent refurbishment programme has enhanced the quality of accommodation and supported continued occupational demand across the estate.

### Income Enhancement

The identified reversion provides an immediate opportunity to increase contracted income by approximately £52,000 per annum before future rental growth.

- Retirement-driven sale by long-term private owner.
- Well-managed investment with professional service charge administration by Eddisons.
- Excellent tenant payment history with no material arrears.
- Opportunity to enhance value through future discussions to extend the leasehold interest to 150 years, enhancing long-term investment appeal.

# NOTTINGHAM INDUSTRIAL MARKET

## Strong Occupational Fundamentals

The East Midlands industrial market continues to benefit from robust occupier demand, constrained supply and positive rental growth.

Nottingham remains one of the region's most important industrial centres, attracting occupiers from manufacturing, logistics, engineering and trade sectors.

The combination of constrained supply, limited development land and sustained occupier demand has continued to drive rental growth across Nottingham's established industrial estates.

Limited availability of quality industrial accommodation continues to support rental growth across established industrial locations.

# MARKET DRIVERS

**EXCELLENT** MOTORWAY **CONNECTIVITY**

**STRONG** REGIONAL **LABOUR POOL**

**ESTABLISHED** INDUSTRIAL LOCATION

**LIMITED SUPPLY** OF SECOND-HAND ACCOMMODATION

**POSITIVE** RENTAL GROWTH OUTLOOK

CONTINUED **INVESTOR DEMAND** FOR MULTI-LET INDUSTRIAL ASSETS

The property is therefore well positioned to benefit from both occupational demand and future rental growth.

Boundary for identification purposes only.

# PROPOSAL

We are instructed to seek offers in excess of **£11,500,000** (Eleven Million Five Hundred Thousand Pounds), subject to contract and VAT.

A purchase at this level reflects an attractive **Net Initial Yield of 7.89%**, assuming purchaser's costs of **6.71%**.

The property offers a highly attractive **reversionary yield in excess of 8.30%**, with the opportunity to capture further rental growth through forthcoming lease events and active asset management initiatives.

The pricing reflects a low **capital value of approximately £78.53 per sq ft**, substantially below replacement cost and recent regional investment benchmarks, whilst offering investors access to a substantial multi-let industrial asset at an attractive entry level.

**9 Glaisdale Parkway** provides the opportunity to acquire a well-located multi-let industrial investment benefitting from diversified income, with over 50% of the passing rent secured by two new 10-year leases completed in July 2026, together with a clear asset management opportunity to extend the long leasehold interest and enhance long-term capital value, whilst benefiting from the strong occupational fundamentals of the Nottingham industrial market.

# FURTHER INFORMATION

## Service Charge

Further information is available upon request.

## EPC

Further information is available upon request.

## Tenure

Leasehold by way of a 125-year lease from 28 February 1986 with a ground rent of one peppercorn.

## VAT

We understand the property has been elected for VAT and anticipate the transaction will be treated as a Transfer of a Going Concern (TOGC).

## Data Room

A full suite of legal, technical, tenancy and title information is available upon request.

# CONTACT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COMMERCIAL PROPERTY PARTNERS

GOLDFISH PROPERTY

Part of the Goldfish Property Portfolio


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