

Modern, well-located virtual freehold industrial investment for sale

Let to Everest Limited until November 2021 (with option)

Rent £62,000 per annum with review in 2016



Investment Summary

Modern high quality industrial warehouse investment

Well-connected estate within 1 mile of the M1 close to its junction with A1 (M), 9 miles east of Leeds city centre

15 year lease (7½ years to expiry, 2½ years to break) to Everest Limited, established in 1965, and since 2012 majority-owned by a fund controlled by Better Capital LLP.

Current rent £62,000 per annum with next review in 2016

Good-sized unit of 10,158 sq ft with integral offices.

Investment value underpinned by strong owner-occupier market demand.

Offers invited around £575,000 for the long leasehold interest - net initial yield in excess of 10% after purchaser's costs.

Purchase price reflects a low capital value of £56.60 psf



Unit 5A Helios 47 Isabella Road Garforth Leeds LS25 2DY

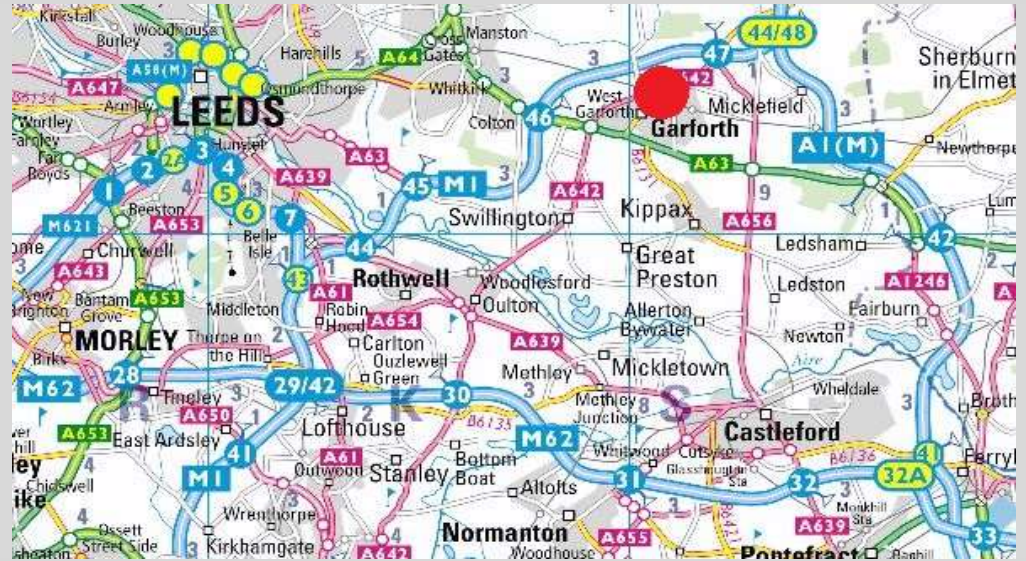
Location

Garforth is located approximately 9 miles east of Leeds city centre and forms part of the City of Leeds Metropolitan Borough.

Leeds is the main commercial centre of West Yorkshire, and Garforth is well-connected to the city via the M1, A63 eastern ring road and A64.

The property is located within just 1 mile of junction 47 of the M1, which in turn joins the A1 (M) north, and therefore benefits from immediate access to the region's motorway network.

Helios 47 is a modern industrial estate developed in the mid 2000's, comprising 10 high quality industrial warehouse units ranging in size from 10,000 – 25,000 sq ft within an attractive landscaped setting. Occupiers on the estate include Alivini, LNT Group, Ginetta Cars, Mark Group and Turner Virr.



Description

Single-storey end-terraced industrial warehouse unit of steel frame construction clad with brickwork and profile metal sheet, under a profile metal clad roof incorporating transparent roof lights.

The main warehouse has a maximum eaves height of approximately 7.7 m (27 ft) with a concrete floor and sodium lighting and is accessed via electrically-operated loading doors.

There are well-fitted integral offices with reception area, kitchen, meeting rooms and offices, and male, female and disabled toilets, representing approximately 25% of the total floor area.

To the front of the property there is dedicated car parking and a hard-standing shared service yard.

The total site area is approximately 0.247 acres.

Accommodation

| Description | Use | Sq M | Sq Ft |
|--------------|----------------------|---------------|---------------|
| Ground Floor | Warehouse & Premises | 943.63 | 10,158 |
| Total | | 943.63 | 10,158 |

(Measurements quoted are based on information provided by the client's valuer)

Tenancy

The property is let in its entirety to Everest Limited on a lease for 15 years from 14 November 2006 at a current rent of £62,000 per annum. The lease is drawn on effective full repairing and insuring terms, and incorporates a tenant break option on 14 November 2016. The next rent review is due in November 2016

The permitted use is classes B1, B2 & B8 of Town & Country Planning Use Classes Order.

Everest Limited

Everest Limited was founded in 1965 and quickly became one of the best-known companies in the manufacture and marketing of double-glazing in the UK. The company has published the following financial results:

| | 2013 | 2012 (60 weeks) | 2011 | 2010 |
|------------------------------|--------------|-----------------|---------------|--------------|
| Turnover | £120,372,000 | £144,445,000 | £166,133,000 | £173,085,000 |
| Pre tax profit (loss) | £2,046,000 | (£19,199,000) | (£30,825,000) | £13,405,000 |

On 28 March 2012, the company was acquired by a fund owned by Better Capital LLP, who retain 95% of the share capital, and who committed an initial £25 million to recapitalise and restructure the business, and to create a platform for revenue growth and its subsequent return to profit.



Further Information

Everest has traded from the property since it was built and operate the building as a busy despatch warehouse and administrative base for their regional salesforce, benefiting from the property's excellent strategic location.

The company has recently launched a range of new products including triple glazing and the Elite range, which were rolled out during the January sales and have reportedly been well received by customers.

The business is strongly cash generative and a copy of the most recent financial results for the company for the period ended 31 December 2013 is available upon request.

The investment value is underpinned by the strong owner-occupier market for well-configured industrial warehouse units in the region, with recent sales achieving prices of up to £80 per sq ft. Examples of recent sales include the following:

Hunslet, Leeds – early 1980's industrial unit of 6,660 sq ft sold for £70 psf (2013)

Victoria Park, Seacroft, Leeds – early 2000's industrial unit of 2,474 sq ft sold for £80 psf (2013)

Calder Park, Wakefield - 13,596 sq ft industrial unit sold for £57 psf (2012)

Tenure

Long leasehold for a term of 999 years from 1 January 2006 (approximately 991 years unexpired) at a peppercorn.

EPC

An EPC has been obtained for the property and is available upon request.

VAT

We are advised that the property is elected for VAT, and therefore VAT will be payable on the purchase price. We envisage that a sale will be treated under TOGC arrangements.

Floor Plan

A copy of the floor plan is available upon request.

Proposal

We are instructed to invite offers around £575,000 for our client's long leasehold interest, which reflects an attractive net initial yield of 10.2% after costs.

For further information and to inspect please contact the sole agents:

Tim Harries

Tel: 0115 935 2066

E Mail: tim@timharriesandpartners.co.uk

www.timharriesandpartners.com

Gavin Smith

Tel: 0115 935 2063

E Mail: gavin@timharriesandpartners.co.uk



6th Floor City Gate East Tollhouse Hill
Nottingham
NG1 5FS

Tim Harries & Partners LLP, for themselves, and the vendor for whom they act, give notice that (i) these particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a contract, (ii) whilst reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchasers should satisfy themselves as to the correctness of each statement, and (iii) no person in the employment of the agent has any authority to make or give any representation or warranty whatsoever in relation to this property.

July 2014