



# VERWOOD

## INDUSTRIAL ESTATE

**Reversionary Multi-let Industrial Investment with Asset Management  
and Medium Term Redevelopment Potential**



# Investment Summary

- **Strategically located and prominently situated** in Verwood, providing **strong road connectivity** via the A31 and onwards to M27 and M3 to Bournemouth, Ringwood and the **wider South and South East**
- Comprises **81,807 sq ft GIA across 9 units**
- Occupying substantial **5.37 acre site**, representing a **low site cover of 35%**
- **Freehold**
- **Majority let to Verplas Ltd** on 7 co-terminus leases expiring June 2030, with a local car garage operator occupying one unit, currently holding over
- **Total passing rent of £387,850 pax**, equating to a low **£5.04 per sq ft**, for the industrial element
- **Outstanding rent review** to Verplas Ltd from 24 June 2025 providing the opportunity for immediate reversion
- **Opportunity for redevelopment** to a variety of alternative uses, subject to planning
- Site includes a **vacant former social club**

## Proposal

We are instructed to seek offers in excess of **£4,200,000 (Four Million Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive **Net Initial Yield of 8.67%** (assuming purchasers' costs of 6.25%) and a **low capital value of £51 per sq ft** overall.



# Location


Verwood is a well-established town in East Dorset, strategically positioned close to the Hampshire border and benefiting from proximity to major South Coast conurbations.

The town lies 5 miles north-west of Ringwood, 10 miles north of Bournemouth, 18 miles southwest of Southampton, 20 miles south of Salisbury and 100 miles south west of London. This provides access to a broad regional labour pool and further established commercial centres.


Verwood benefits from good road connectivity. The B3081 provides a direct route south to Ringwood, connecting with the A31, which in turn links to the M27 and M3, providing access to Southampton, Portsmouth and London. To the west, road connections link into the wider Dorset network, including Poole and Weymouth.

The region also benefits from access to both Bournemouth Airport (approximately 7 miles south) and Southampton Airport (approximately 25 miles east), offering domestic and international connectivity.

**M27**  
Motorway

15 miles 


**M3**  
Motorway

18 miles 

**Bournemouth**  
Airport

7 miles 

**Southampton**  
Airport

25 miles 

Sat Nav: BH31 6HA

What3Words: ///gates.processes.fluid



## Demographics

The surrounding area, including the wider Dorset and BCP (Bournemouth, Christchurch and Poole) region, has experienced **steady population growth** in recent years, supported by ongoing residential development and inward migration from the south east, with buyers benefiting from relatively cheaper housing.

The wider Dorset economy is supported by a diverse range of sectors, including **manufacturing, advanced engineering, aviation, financial services and tourism**.

The region has an established industrial base, particularly in **advanced manufacturing and aerospace**, alongside a strong service sector driven by the South Coast's tourism and leisure offering.

# Situation

The subject property is prominently situated in the centre of Verwood, accessed via two points of entry directly from Black Hill Road and Sandy Lane. Black Hill provides direct access to the B3081, which connects south to Ringwood and the A31, a key arterial route linking to the M27 and M3 corridors.

Black Hill is a predominately residential location. Immediately adjacent to the Estate is a Bradfords Building Supplies unit, with a recently developed Lidl food store situated just to the north on Ringwood Road.

## Drive Times

|             |               |           |
|-------------|---------------|-----------|
| Bournemouth | 21 mins       | 10 miles  |
| Southampton | 38 mins       | 18 miles  |
| Salisbury   | 40 mins       | 20 miles  |
| London      | 2 hrs 10 mins | 100 miles |



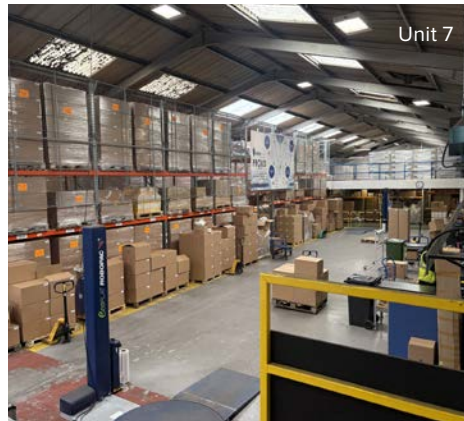
Ebblake Industrial Estate is approximately 1 mile to the south east. Industrial occupiers within the surrounding commercial areas comprise a mix of manufacturing and trade counter businesses, including:



# Description

The property comprises a 1960s industrial estate, arranged as nine terraced units of steel portal/truss construction with blockwork elevations, arranged under a mixture of asbestos and steel profile roofs, a number of which have been overclad.

The site includes Verwood Sports and Social Club, located at the Eastern boundary of the site, which is currently vacant.



Unit 7



Unit 1



Unit 9

The estate comprises a substantial 5.37 acre site, providing a low site coverage of 35%.



Unit 9

# Accommodation

| Unit                 | Tenant                  | Sq Ft         | Sq M           |
|----------------------|-------------------------|---------------|----------------|
| Unit 1 (Social Club) | Vacant                  | 4,797         | 445.6          |
| Unit 2               | Verplas Ltd             | 5,629         | 522.9          |
| Unit 3               | Verplas Ltd             | 7,077         | 657.4          |
| Unit 4               | Champion Trading Co Ltd | 4,813         | 447.1          |
| Unit 5               | Verplas Ltd             | 4,398         | 408.6          |
| Unit 6               | Verplas Ltd             | 9,614         | 893.2          |
| Unit 7               | Verplas Ltd             | 25,496        | 2,368.7        |
| Unit 8               | Verplas Ltd             | 12,387        | 1,150.8        |
| Unit 9               | Verplas Ltd             | 7,596         | 705.7          |
| <b>Total</b>         |                         | <b>81,807</b> | <b>7,599.5</b> |

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate total Gross Internal Floor Area.

# Tenancy

The property is predominantly let to a single tenant, Verplas Ltd, who occupy 7 of the 9 units, representing 88% by floor area, on individual co-terminus leases expiring 23 June 2030 at a total passing rent of £357,850 pax.

There is an outstanding rent review in relation to these leases, dated 24 June 2025. Verplas Ltd had a tenant only break option in June 2025, which was not exercised. All these leases are outside of sections 24-28 of the 1954 L&T Act.

Unit 4 is let to Champion Trading Co Ltd, operating as a local car garage, currently holding over at £30,000 pax. The lease is Inside the 1954 Act.

Unit 1, previously occupied as a social club, is vacant. The total rent therefore is £387,850 per annum equating to a low overall rent of £5.04 psf on the industrial element providing a buyer with immediate opportunity for reversion.

The leases are drawn on an effectively full repairing and insuring basis, whereby the Landlord is responsible for the repair and maintenance to the external fabric and structure. The costs of which are recovered from the tenants through the service charge.

A copy of leases are available in the data room and the tenancy schedule is as below.

The property currently produces **£387,850 pax** equating to a low overall rent of **£5.04 psf**, on the occupied units.

| Unit                  | Tenant                  | Area GIA (sq ft) | Lease Start | Lease Expiry | Contracted Rent (£pax) | Rate (£/sq ft) |
|-----------------------|-------------------------|------------------|-------------|--------------|------------------------|----------------|
| Unit 1<br>Social Club | Vacant                  | 4,797            | -           | -            |                        |                |
| Unit 2                | Verplas Ltd             | 5,629            | 25/06/2015  | 23/06/2030   | £31,150                | £5.53          |
| Unit 3                | Verplas Ltd             | 7,077            | 25/06/2015  | 23/06/2030   | £36,200                | £5.12          |
| Unit 4                | Champion Trading Co Ltd | 4,813            | 25/03/1999  | 24/03/2024   | £30,000                | £6.23          |
| Unit 5                | Verplas Ltd             | 4,398            | 25/03/2015  | 23/06/2030   | £23,900                | £5.43          |
| Unit 6                | Verplas Ltd             | 9,614            | 25/03/2015  | 23/06/2030   | £47,350                | £4.92          |
| Unit 7                | Verplas Ltd             | 25,496           | 25/03/2015  | 23/06/2030   | £124,750               | £4.89          |
| Unit 8                | Verplas Ltd             | 12,387           | 25/03/2015  | 23/06/2030   | £59,550                | £4.81          |
| Unit 9                | Verplas Ltd             | 7,596            | 25/03/2015  | 23/06/2030   | £34,950                | £4.60          |
| Telephone Mast        | Orange                  |                  | 02/06/2023  | 01/06/2073   |                        |                |
|                       |                         | <b>81,807</b>    |             |              | <b>£387,850</b>        | <b>£5.04</b>   |



# Tenure

The property is held on a freehold basis, under title number DT13885.

# Covenant Information

Verplas Limited is a UK-based manufacturing company, headquartered at the subject property in Verwood, specialising in the production and supply of ventilation and ducting products.

Founded in 1986, Verplas is an established and market-leading manufacturer, supplying a range of sectors including automotive, environmental and infrastructure markets. The business produces ventilation and ducting systems for distribution through wholesalers and trade partners, internationally.

The company has received a number of environmental and human resource awards and accreditations, including designation as a Bronze Carbon Literate Organisation and a People Sustainability award within the Indutrade Group.

[www.verplas.co.uk](http://www.verplas.co.uk)



In 2013, the company was acquired by Indutrade Aktiebolag, a Swedish-listed industrial group specialising in the manufacture and distribution of high-tech components and systems. Headquartered in Kista, Stockholm, Indutrade comprises over 200 companies globally and generates revenues in excess of £2.2bn.

Verplas Limited has a Creditsafe rating of 74 (A), indicating a 'very low risk of business failure', and has reported the following financial performance:

|                            | Year Ending<br>31/12/2025* | Year Ending<br>31/12/2024 | Year Ending<br>31/12/2023 |
|----------------------------|----------------------------|---------------------------|---------------------------|
| <b>Turnover</b>            | £12,710,860                | £12,139,276               | £13,212,026               |
| <b>Pre-Tax Profit</b>      | £1,268,707                 | £6,155                    | £1,228,655                |
| <b>Shareholder's Funds</b> | £3,149,126                 | £2,626,595                | £3,479,030                |





\*Audited but not filed

During 2024, the Company undertook a comprehensive reconfiguration of its manufacturing facility aimed at enhancing process efficiency and rationalising product lines. This programme was scheduled during a period of reduced production volumes, enabling the work to be completed with minimal disruption. In addition, the Company implemented a strategic write-down of assets, equipment and inventory totalling £449,000, which adversely impacted profitability in what was already a challenging trading environment.

# Planning Overview

The property is situated within the defined settlement boundary of Verwood, in a predominantly residential area, and is considered well-positioned for redevelopment, subject to planning.

The site is broadly unconstrained, with no Green Belt or landscape designation, and located within Flood Zone 1, making it suitable for a range of alternative uses, including:

- 
**Residential redevelopment** represents the most logical opportunity, with capacity for circa 50 dwellings (STP), in a form broadly aligned with the surrounding character.
- 
**Employment redevelopment** would be acceptable in principle, with potential for refurbishment or replacement industrial / warehouse accommodation (Use Classes B2/B8 or E(g)), particularly where proposals respond to local demand and amenity considerations.
- 
**Food retail, retail or trade counter** may also be deliverable, subject to satisfying the sequential and impact tests, with larger-format operators more likely to justify an out-of-centre location given the scale of the site.
- 
**Specialist residential or later living accommodation** is supported by local housing need, as well as **mixed-use redevelopment**, which could combine residential with commercial or employment elements to enhance both viability and planning acceptability.

**Overall, the site presents a well-located and versatile redevelopment opportunity, capable of accommodating a variety of uses in a sustainable town setting, subject to the necessary consents**

A copy of the Planning Appraisal, provided by Pegasus Group, is available upon request.



# Asset Management Initiatives

The property offers the opportunity of several asset management initiatives, as follows:

- Settle outstanding rent review on the Verplas Ltd leases
- Settle outstanding lease renewal on unit 4
- Seek to refurbish the roof whilst the main part of the property is fully occupied and reclaim through the service charge – further details available upon request
- Seek to regear the leases to Verplas Ltd to extend the term certain
- Explore the option of demolishing the vacant Social Club and constructing (STP) a new, detached industrial unit
- Drive rental performance through viable sub-division to smaller units and convert to a multi-let estate
- Look to redevelop the site (STP) to alternative uses including food retail, retail or trade counter

**For further information, or to arrange an inspection, please contact:**



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## VAT

We understand the property is elected for VAT, and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

## EPC

A copy of EPC's and recommendation reports are available upon request.

## Service Charge

The service charge budget for the period 1 January 2026 to 31 December 2026 is £179,259.39. A copy of the service charge budget is available upon request.

## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the Purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

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