



Royal Mail

INDUSTRIAL INVESTMENT FOR SALE



Boundary for identification purposes only.

Thirsk Industrial Park | Thirsk | North Yorkshire | YO7 3XX

DHP.
DOVE HAIGH PHILLIPS



Boundary for identification purposes only.

INVESTMENT SUMMARY

- Modern industrial unit on an established industrial park.
- Detached industrial warehouse within a secure yard constructed in Circa 2000.
- 9,408.32 sq ft (874.06 sq m).
- Let to Royal Mail Group Limited 10 years from 12 September 2020, having just over 4 years unexpired.
- Freehold.
- Royal Mail Group has been in occupation since 2000. Used as a sorting office.
- Passing rent of **£75,000** per annum (£7.97 psf).
- Offers in excess of **£1,134,000** (exclusive of VAT). Subject To Contract.
- Net Initial Yield of **6.25%**, assuming full purchaser's costs of 5.87%, and a capital value of **£120 psf**.

LOCATION & SITUATION

Thirsk is situated approximately 40 miles north east of Leeds, 22 miles north west of York and 27 miles east of Harrogate.

The property occupies a prominent position on the main estate road. Thirsk Industrial Park is well established, and strategically well located. It is adjacent to the A168, and A19 which in turn link to the motorway network via the A1(M).



Thirsk railway station is on the East Coast Mainline route and has a direct rail service to Newcastle, Edinburgh, Leeds, York and London.

Other occupiers on the park include Howdens, North Yorkshire Police, Euro Car Parts and Twisted Automotive amongst others. It is the main commercial estate within the affluent market town of Thirsk in North Yorkshire.



DESCRIPTION

Constructed in circa 2000, the property comprises a purpose-built industrial building with a large secure yard at the front and rear.

The building is of steel portal frame construction beneath a profiled metal sheet roof with part height brick/block and metal sheet elevations. The warehouse is served by a delivery bay from the front elevation, protected by an exterior canopy. Internally, the property is arranged as a warehouse on the ground floor with ground and first floor offices at the front of the property.

The property is used as a sorting office and warehouse depot.



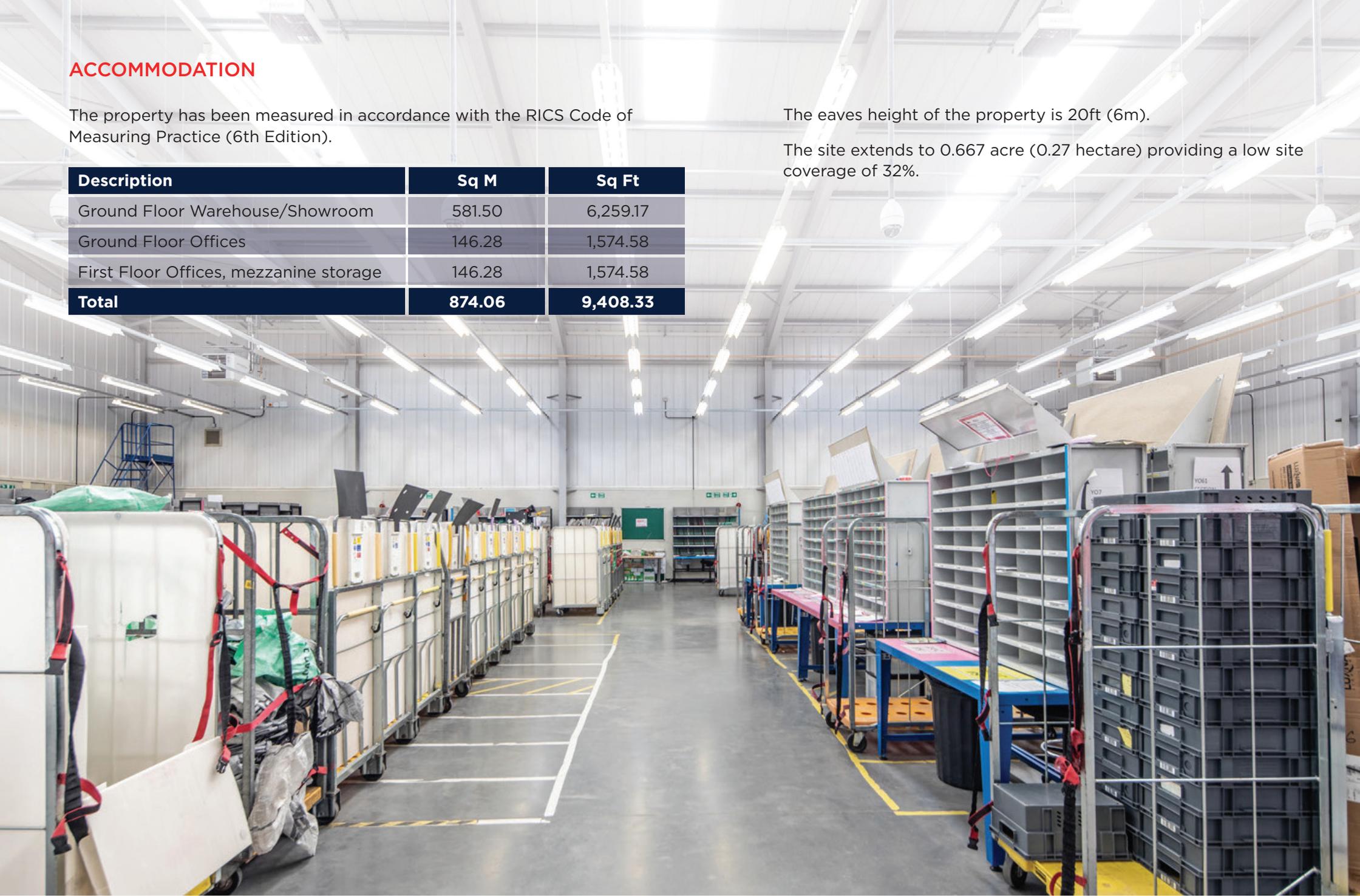
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Description	Sq M	Sq Ft
Ground Floor Warehouse/Showroom	581.50	6,259.17
Ground Floor Offices	146.28	1,574.58
First Floor Offices, mezzanine storage	146.28	1,574.58
Total	874.06	9,408.33

The eaves height of the property is 20ft (6m).

The site extends to 0.667 acre (0.27 hectare) providing a low site coverage of 32%.



TENURE

The property is held Freehold: Title Number - NYK231361.

TENANCY

The property is let on a Full Repairing and Insuring lease to Royal Mail Group Limited (Registered Number 04138203), for a term of 10 years from 12 September 2020, providing approximately 4 years unexpired.

The passing rent is £75,000 per annum.



TENANT COVENANT

The tenant company, Royal Mail Group Ltd (Royal Mail) is the largest postal service and courier company in the UK. Originally established in 1516 the company is obliged by law to maintain the Universal Service.

This is where items of a specific size can be sent to any location within the UK for a fixed price. Royal Mail owns and maintains the UK's iconic red pillar boxes.

The EP Group acquired Royal Mail through its acquisition of the parent company (International Distribution Services plc) for a reported consideration of £3.6bn in April 2025. The UK Government retains a "Golden Share" in the Royal Mail obliging the EP Group to gain UK government approval to alter Royal Mail's ownership, tax residency, headquarters or alter the Universal Service.

The most recent financial results are summarized as follows:

Royal Mail Group Ltd (04138203)

	30/03/2025 (£000)	30/03/2024 (£000)	30/03/2023 (£000)
Turnover	8,198,000	7,819,000	7,418,000
Pre-Tax Profit	273,000	(93,000)	(976,000)
Net Worth	2,167,000	2,096,000	2,462,000

Royal Mail Group Limited has an Experian score of 100 (Very Low Risk). The ultimate parent company of the tenant is EP UK BIDCO LIMITED (15542876).





VAT

The property is elected for VAT but, it is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC) in which case VAT won't be payable.

ANTI MONEY LAUNDERING

The purchaser will need to satisfy the Anti Money Laundering policies of the sales agent and the Vendor client. This is usually two forms of identification for the ultimate beneficial owner of the acquiring company and confirmation of the source of funding from the successful purchaser. To be provided upon agreeing the Heads of Terms.

EPC

The property has an EPC rating of D. A copy of the certificate is available on request.

Misrepresentation Act: Dove Haigh Phillips for themselves and for the Vendors and Lessors of this property whose agents they are give notice,

i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation or warranty whatever in relation to the property March 2026. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500.

PROPOSAL

We are instructed to seek offers in excess of **£1,134,000** (exclusive of VAT) for our client's freehold interest in the property. A purchase at this level reflects an attractive net initial yield of **6.25%**, assuming full purchaser's costs of 5.87%, and a capital value of **£120 psf**. Subject To Contract.

CONTACT

Tom Day Bsc (Hons) MRICS

Partner

Investment & Development Funding

E. tom.day@dhpproperty.co.uk

M. 07900 318945

D. 0113 487 0569

W. dhpproperty.co.uk

DHP.
DOVE HAIGH PHILLIPS