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# UNIT 1 KINGFISHER WAY

HINCHINGBROOKE BUSINESS PARK | HUNTINGDON | PE29 6FN

INVESTMENT FOR SALE MISSION CRITICAL WAREHOUSE/INDUSTRIAL FOOD PRODUCTION FACILITY



BIDWELLS

## Investment Summary

- Prominently positioned warehouse/**industrial food production facility** on Hinchingsbrooke Business Park, Huntingdon.
- Total GIA: 4,750 sq m (**51,128 sq ft**).
- Site area of 1.41 hectares (3.48 acres) – **low site cover of 28%** based on the landlord's area.
- The property is let to Kitchen Range Foods Limited on a 15 year lease expiring 28 March 2036 subject to a tenant break option in 2031, providing approximately **10 years unexpired and 5 years unexpired to break**.
- The passing rent is £350,000 per annum (reflecting a **low blend of £6.85 psf**) subject to an **OMV review on 29 March 2031**.
- The property is **highly reversionary** with an ERV of £421,806 per annum (£8.25 psf).
- The **tenant has been in occupation of the premises since its construction in 1995** and is wedded to the location with extensive fitout including two cold stores totalling 9,341 sq ft. **The tenant has recently expressed interest in extending the building further**.
- The tenant is part of the multi-national and publicly listed company, JBS S.A. Group and the premises are critical to its ongoing activities.
- EPC C75.
- Virtual freehold interest.

## Proposal

Offers are sought in excess of **£4,690,000** subject to contract and exclusive of VAT. A purchase at this level reflects an **attractive Net Initial Yield of 7.00%** and a **potential reversionary yield of 8.44%**, assuming standard purchaser's costs of 6.58% and a **low capital value of £92 psf on the landlord's area**.





HINCHINGBROOKE LOGISTICS PARK OUTLINE PLANNING SUBMITTED FOR 2M SQ FT

FALCON COURT

ANLIAN WATER

KINGFISHER COURT

↑ A1(M)

OSPREY COURT

RAMSAY SALICE UK

MINDRAY

RT JOINERY

DELTA HOTELS HUNTINGDON (MARRIOTT) RESTAURANT & FITNESS SUITE

CYTED

JUST DIGITAL

A141

← A1/A14

BUSY BEES

NHS

STUKELEY MEADOWS INDUSTRIAL ESTATE →

BARTLETT AUTOMOTIVE

HEATCON COMPOSITE SYSTEMS

UNIT 1 KINGFISHER WAY

A1307

SALICE UK

HUNTINGDON TRAIN STATION TOWN CENTRE ↘

ALUCO ALUMINIUM

## Location

Huntingdon is a historic town located approximately 16 miles north-west of Cambridge, 19 miles south of Peterborough and 56 miles north of London.

Huntingdon is well-connected via road and rail, is within easy reach of London Stansted and London Luton airports and via the A14 has good access to the east coast ports of Felixstowe, Harwich and the M1/M6.

The town's excellent road connectivity is via the A14 a major east-west route linking the Midlands to the Port of Felixstowe, passing directly past Huntingdon and the A1 a key north-south motorway providing access to London and the North East. These roads make Huntingdon a strategic location for freight and commuter traffic.

Huntingdon Railway Station is 1.7 miles from the property and is on the East Coast Main Line, offering direct services to London King's Cross in 54 minutes and with connections to Peterborough, Cambridge, and the North.



### Rail



	TIME
London Kings Cross	53 mins

### Road

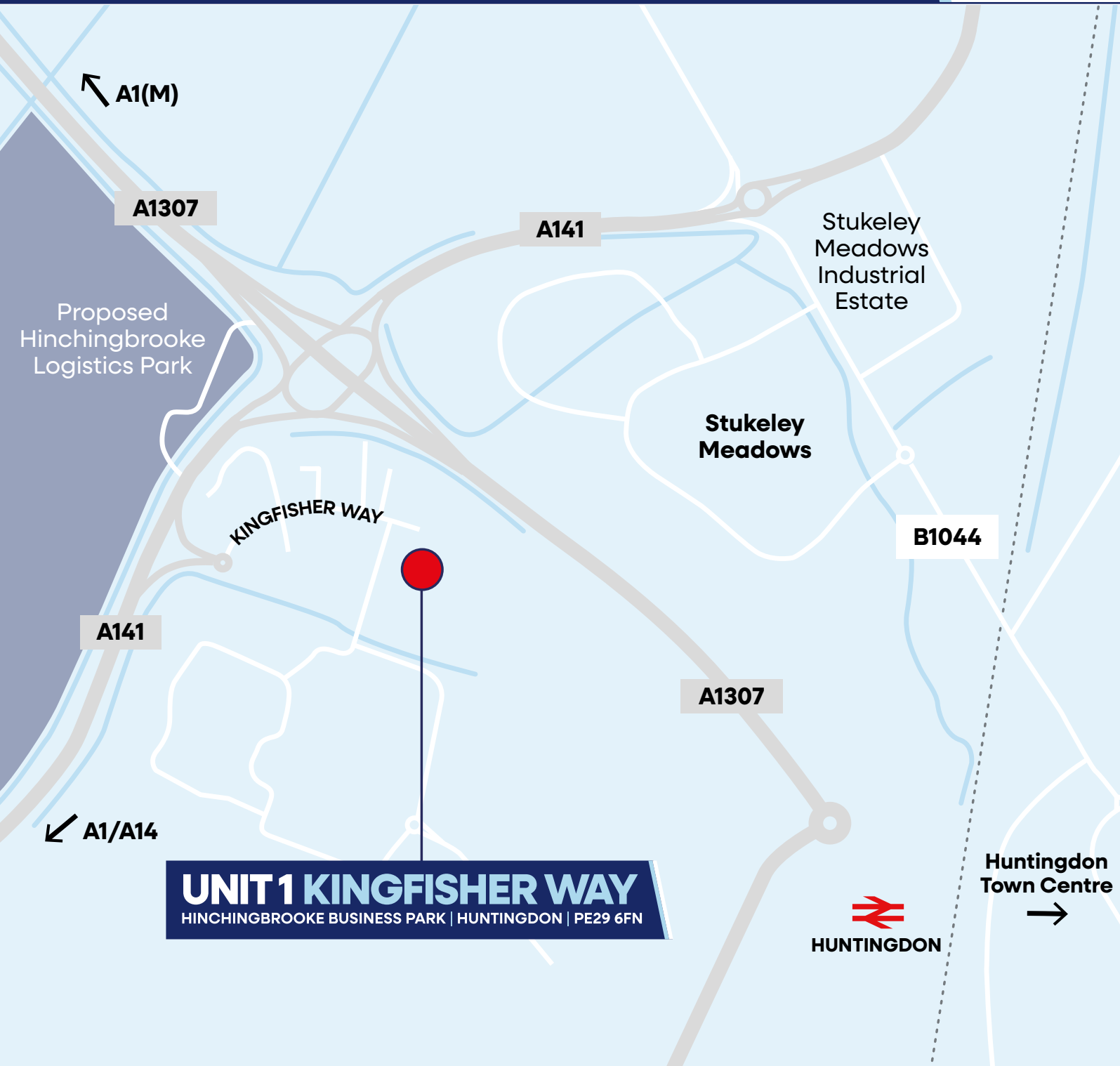


	DISTANCE
Cambridge	16 miles
Peterborough	19 miles
London	56 miles

### Airports



	TIME	DISTANCE
London Stansted	1 hr	44.5 miles
London Luton	1 hr	50.0 miles



**UNIT 1 KINGFISHER WAY**  
 HINCHINGBROOKE BUSINESS PARK | HUNTINGDON | PE29 6FN

## Situation

Kingfisher Way is situated on Hinchingsbrooke Business Park on the west side of Huntingdon. The Park is a well-established location thanks to its excellent vehicular access from the A141 dual carriageway and junction with the A1307 (formerly the A14). The £1.5bn A14 bypass that completed in 2020 has greatly reduced congestion at peak times around Hinchingsbrooke Business Park.

Hinchingsbrooke Business Park provides a mixture of office, industrial, manufacturing and R&D uses, with nearby occupiers including Anglian Water Central Laboratory, Heatcon Composite Systems, and Just Digital. Other facilities on the park include Delta Hotels 4-star hotel, Huntingdon Leisure Club, Busy Bees nursery, and restaurant.

To the south of the park is Hinchingsbrooke Hospital with other key occupiers in Huntingdon including: DHL, Benson for Beds, Hilton Food Group, We Buy Any Car, Meridian Audio, Hotel Chocolat, AM Fresh Group, Cambridge Dynamics, Breheny Civil Engineering, Screwfix, Wickes, Enterprise Car & Van Rental, Halfords, Howdens, Dunelm, Kwik Fit.

To the north, a planning application has been submitted for Hinchingsbrooke Logistics Park to provide c. 2m sq ft of industrial space.

## Population

Huntingdon has a resident population approaching 26,000 rising to 34,000 when including the adjoining conurbation of Godmanchester. The Huntingdonshire district draws on a much wider catchment of 186,000.

## Commerce & Economy

Huntingdon has a diverse business landscape, with key industries including advanced manufacturing, logistics, food processing and high-end electronics, while the business composition is dominated by small to medium enterprises making up over 89% of all businesses in the area.

## Oxford to Cambridge ARC

Huntingdon plays a strategic role in the Oxford to Cambridge Arc, positioned as a key node within the 100-mile corridor linking the two university cities. It benefits from strong transport connectivity making it an attractive location for logistics, advanced manufacturing, and high-tech industries. Huntingdon is seen as a growth area for housing, infrastructure, and innovation.



# HUNTINGDON

## Description

The property was constructed in 1995 to comprise a single building for R&D and manufacture of food products, together with ancillary offices. The building is of steel portal frame construction with a mix of brick and profile metal clad external elevations under a pitched roof.

The warehouse has been extensively fitted out at great expense by the tenant, as a food processing and production facility. This includes three production lines in a sealed environment, mezzanines in part, a cold store/freezer of 624.7 sq m (6,724 sq ft) with an eaves height of 9m,

a walk in chiller of 126.3 sq m (1,359 sq ft) and additional loading bay of 116.9 sq m (1,258 sq ft).

To the front of the property is a two storey office block incorporating open plan office accommodation, meeting rooms, a kitchen facility, male & female W.C's/changing rooms and a staff rest area.

The service road is located to the north side of the unit, providing access to the service yard to the rear and south of the property.

Car parking is located to the front and side of the property with 122 spaces.



## WAREHOUSE SPECIFICATION



8.7m eaves  
(7.3m to underside of haunch)



10% roof lights to production facility



4x roller shutter doors



2x dock levellers



36 KN/ Sq M floor loading



Secure yard with palisade fencing



122 car parking spaces (including 2 disabled)



6,724 sq ft cold store / freezer facility



1,359 sq ft temporary chilled store

## OFFICE SPECIFICATION



Suspended ceiling with LED lighting



Wet perimeter central heating system



Air conditioning in part

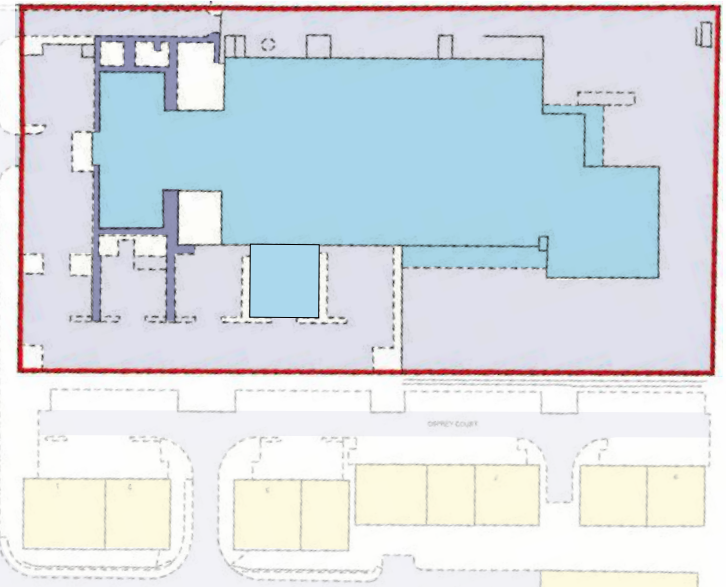


Solid floors with perimeter trunking and floor boxes in part

## Site

The total site area extends to approximately 1.41 hectares (3.48 acres) – providing a low site cover of 28% based on the landlord's ground floor area.

Site boundary for indicative purposes only.



## Accommodation

The property has been measured in accordance with the RICS Code of measuring practice (6th edition) on a GIA basis. There is an assignable measured survey available in the data room.

DESCRIPTION	SQ M	SQ FT
Warehouse / Production Facility	3,225.30	34,717
Office (Ground)	780.70	8,403
Office (First)	744.00	8,008
<b>GIA TOTAL</b>	<b>4,750.00</b>	<b>51,128</b>
Landlord's Canopy	168.80	1,817
<b>LANDLORD'S TOTAL</b>	<b>4,918.80</b>	<b>52,945</b>
Cold Store (Tenant's Improvement)	624.70	6,724
Loading Bay (Tenant's Improvement)	116.90	1,258
Chiller (Tenant's Improvement)	126.30	1,359
<b>BUILT SPACE TOTAL</b>	<b>5,786.70</b>	<b>62,286</b>



## Tenancy

The property is let to Kitchen Range Foods Limited on a 15 year lease expiring 28 March 2036, subject to a tenant break option on 29 March 2031 (subject to 12 months notice), providing approximately 10 years unexpired, and 5 years unexpired to break.

The passing rent is £350,000 per annum (£6.85 psf) with an open market rent review on 29 March 2031.

The tenant has been in occupation of the premises since its construction in 1995. The tenant carried out some improvement works to the property

upon initial occupation as defined in the 1995 lease (including the cold store extension), that are excluded from the demise and rent review.

The tenant has recently engaged with the landlord to undertake further extension works to the building demonstrating its commitment to the premises.

Upon yielding up the tenant is required to remove any alterations or additions made to the premises during its period of occupation, if required by the landlord.

## Tenure

The property is held on a long leasehold interest from Hinchingsbrooke Business Park Management Company Limited, for a term of 999 years from 25 December 1996 giving over 969 years unexpired.

The yearly rent payable is defined as one red rose.

There is a restriction against former a1 use (expired 2006), now part of Use Class E.

## Park Service Charge

The park service charge payable for the year ending 30 Sep 2025 totalled £172,002.95 pax. Unit 1 has a 14.485% share of the total budget, equating to £24,914.63 pax (£0.49 psf).

The service charge budget for the year ending 28 September 2026 is forecast at £204,375 + VAT. With an allocation for Unit 1 equating to £29,603.72 pax (£0.58 psf).

Under the terms of the occupational lease the park service charge is fully recoverable from the tenant.

## Tenant Covenant



Kitchen Range Foods (t/a Pilgrim's) is a trusted and recognised "back of house" brand, incorporated in 1971 offering a wide and diverse range of products in the production and trading of sweet, savoury and deep-frozen snacks.

The premises in Huntingdon employs roughly 130 full time staff and operates three shifts, 24 hours a day, 5 days a week. The facility specifically produces a number of products for supermarkets and McDonald's, such as apple pies and garlic cheese bites. Kitchen Range Foods have an additional smaller production facility in Peterborough employing 48 staff, that predominantly produces doughnuts.

The company's immediate UK parent is Moy Park (NewCo) Limited, which reported profits of £98.3m in 2024, with a net

worth of c. £300m. Other brands within the Moy Park group include Dungannon Proteins, O'Kane Poultry, Bakewell Foods, Albert van Zoonen, with contracts with a number of UK supermarkets as well as Burger King and McDonald's – which Kitchen Range Foods has been a supplier for c. 50 years.

Kitchen Range Foods' ultimate parent company is JBS S.A. Group based in Brazil and publicly listed on the Brazilian stock exchange. With more than 70 years of history this multinational company is recognised as one of the largest food companies in the world. In addition to food, JBS operates in sectors including leather, biodiesel, fertiliser, collagen, hygiene and beauty, metal packaging, transportation and waste management solutions.



KITCHEN RANGE FOODS LTD	31.12.2024 (£000)	31.12.2023 (£000)	31.12.2022 (£000)
Sales/Turnover	42,748	42,850	31,378
Equity/Shareholder's Funds	2,630	4,126	6,242
Profit (Loss) Before Taxes	(1,550)	(1,477)	(4,691)



## Market Commentary

The industrial market in Huntingdon continues to benefit from its strategic location along the A14 corridor, linking the Midlands to the East Coast ports and Greater London. This connectivity, combined with a strong local labour pool and affordable land values, has made Huntingdon an increasingly attractive destination for both occupiers and investors.

Opposite Hinchingsbrooke Business Park a large outline planning application has been submitted by Newlands Developments for over 2m sq ft of industrial and logistics space on a design and build basis, highlighting Huntingdon's strategic location for both manufacturing and distribution.

Occupier demand remains stable, driven by the continued rise of e-commerce, local supply chain resilience, high-tech, R&D, and regional distribution needs. As a result, the town benefits from low vacancy rates, particularly for mid-sized units (10,000–50,000 sq ft). This lack of availability has contributed to continued rental growth with prime rents for the area now in the region of £10.00 - £11.00 psf.



## Occupational Transactions

DATE	ADDRESS	TENANT	AREA SQ FT	RENT £ PA	RENT £ PSF	LEASE TERMS
Apr-25	6 Blackstone Road, Huntingdon	Stair Formwork Ltd	21,258	£150,000	£7.24	New OML for a term of 10 years with a tenant break and OMV review at year 5. Second hand / Grade B.
Feb-25	Units 1&2 The Meadows, Alms Close, Stukeley Meadows Industrial Estate, Huntingdon	Confidential	3,228	£28,000	£8.67	Assignment of existing lease. 10-year term from 2021 with TBO and review at year 5.
Dec-24	Lightning 32, Lightning Park, Huntingdon	Smiths Metal Centres Ltd	32,368	£361,251	£11.00	Brand New. 15-year term with TBO at year 10. 12 months RF. 5 yearly CPI rent reviews.
Sep-24	9A Windover Court, Windover Road, Huntingdon	The Packaging Factory	12,326	£97,375	£7.90	Confidential
May-24	Unit A1-A2, 18 Glebe Road, Huntingdon	Parker Motor Services Ltd	9,608	£78,111	£8.13	10-year lease with TBO and review at year 5.
Apr-24	Atom Unit 3 Cambridge Gateway, Bar Hill	United Kingdom Research and Innovation	32,451	£438,088	£13.50	Brand new. Inside the act. 10-year term with review on 5th
Oct-23	Units A3 & A4, Glebe Road, Huntingdon	Advanced Composites & Engineering Technology	9,678	£84,858	£8.77	10-year lease with TBO and review at year 5.

We are of the opinion that the estimated rental value of the property is £421,806 per annum reflecting £8.25 psf on the landlord's area.



## Investment Transactions

DATE	ADDRESS	AREA SQ FT	TENANT	TERM TO EXPIRY (BREAK)	PRICE (£ psf)	NIY	PURCHASER
Mar-26	6 Blackstone Rd, Huntingdon, Cambridgeshire	21,258	Stair Formwork Ltd	9.5 years (4.5 years)	£1.95m (£92)	7.20%	Camvale
Jan-26	Units 1-6 Brunel Court, Burrel Rd, St Ives, Cambridgeshire	19,552	Multi let to 6 tenants.	5.0 years (2.5 years)	£1.80m (£92)	6.90%	Private Investor
Sep-25	Unit 7 Delaware Drive, Tongwell, Milton Keynes, Buckinghamshire	43,460	Supreme Wheels Direct	5.0 years	£5.03m (£116)	6.94%	Confidential
Jul-25	Units 2 & 3, Vitruvius Way, Meridian Business Park Leicester	24,228	Aluminium Roofline Products Ltd	9.3 years	£3.30m (£136)	6.00%	Private Investor
May-25	Units C&E Hucknall Industrial Estate, Daniels Way, Hucknall, Nottingham	24,227	Activate Accident Repair Group	14 years (9 years)	£2.405m (£99)	6.40%	DSL Capital Holdings
Apr-25	7&9 Cromwell Road, St Neots, Cambridgeshire	81,246	Coveris Flexibles UK Ltd	7.5 years (2.5 years)	£7.30m (£90)	7.03%	Chesham Capital
Mar-25	Unit 4 Kingfisher Way, Hinchingsbrooke Industrial Estate, Huntingdon, Cambridgeshire	40,201	Anglian Water	10 years	£5.28m (£131)	6.40%	Private Investor
Jan-25	18 Glebe Road, Huntingdon, Cambridgeshire	42,804	Park Motor Services Ltd Advanced Composites & Engineering Technology Ltd	9.1 years (6.6 years)	£4.25m (£99)	7.25%	Private Investor



## Proposal

Offers are sought in excess of **£4,690,000** subject to contract and exclusive of VAT. A purchase at this level reflects an **attractive Net Initial Yield of 7.00%** and a **potential reversionary yield of 8.44%**, assuming standard purchaser's costs of 6.58% and a **low capital value of £92 psf on the landlord's area.**

## EPC Rating

The property has an EPC certificate with a rating of C 75.

## Capital Allowances

The seller is to retain the benefit of all capital allowances at the property.

## Data Room

Access to the data room is available upon request.

## VAT

We understand the property is elected for VAT and the transaction will be structured as a TOGC.

## AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendor. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

## Further Information

Should you have any queries or wish to arrange an inspection, please contact:

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