TC GROUP

PRIME HIGH QUALITY INDUSTRIAL INVESTMENT FOR SALE

**CONCORDE HOUSE, STEWART CLOSE,
VICTORIA ROAD INDUSTRIAL ESTATE,
BRADFORD BD2 2EE**

20,475 SQ FT
FREEHOLD

GUIDE PRICE £1,750,000

8.0% YIELD

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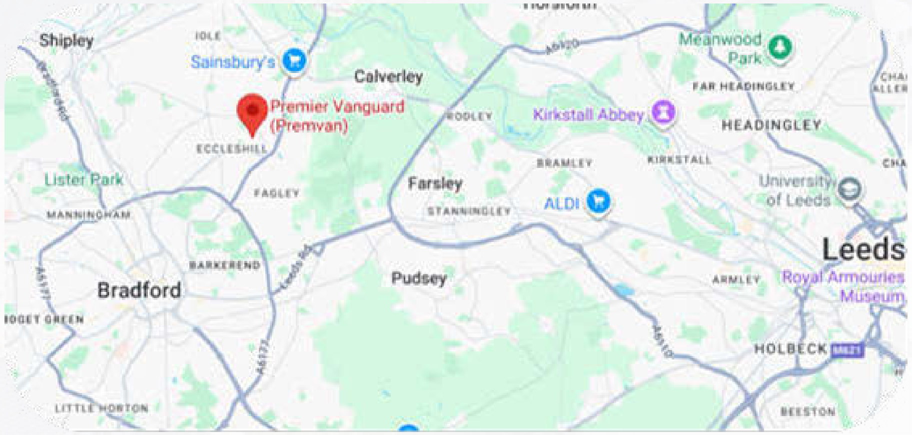
LOCATION

The Property is located on the well-established Victoria Road Industrial Estate which is approximately 2 miles to the North East of Bradford City Centre. The Location provides easy access to the A6177 Bradford Orbital Road with links to the M606/M62 corridor and the wider regional Motorway Network. The Central location also provides good access o a wide labour market based centrally in the Leeds / Bradford conurbation.

Concorde House is one of several Industrial Units located on the estate which is accessed from Stewart Close. The Estate is also home to Ashfield House Day Nursery and the Enterprise 5 Retail Park is a short distance away providing access to shops, restaurants and other amenities.



DESCRIPTION

The property comprises a detached steel portal frame industrial building with profiled metal sheet walls and a pitched roof with four large roller shutter doors onto a large secure yard with car parking.

The building benefits from an integrated two storey office block to the front of the building providing good quality Air Conditioned office space.

The building is generally in good condition throughout..

FLOOR AREAS:

	Sq ft	Sq m
Ground Floor Office	1,549	143.88
First Floor Office	2,027	188.31
Ground Floor Warehouse	16,899	1,568.88
TOTAL	**20,475**	**1,901.07**

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INVESTMENT SUMMARY

- Strategically located, prominent, single let HQ Warehouse & Distribution Centre investment in Bradford, 2 miles to the North East of the City Centre
- Prominently positioned just off the A6177 with easy links to the M606/M62 and wider regional Motorway network
- Good location, situated on the well established Victoria Road Industrial Estate with excellent accessibility to a wide ranging catchment at the centre of the Leeds / Bradford conurbation
- Freehold Interest
- The property comprises a Detached Warehouse Unit totalling 20,475 sq ft
- Fully let to the established Premier Vanguard (Premvan) Business a Parent Group Company guarantee available
- Covenant rated “Very Low Risk” by Experian with a Credit Score of 100
- Generates an annual passing rent of £140,000 per annum, reflecting a market rental value at £6.83 per sq ft
- 15 year lease term
- Premvan are fully committed to the unit which has been the Company HQ for Decades
- Potential Future Redevelopment angle as located in the fringe of popular Residential Area with development nearby.

PROPOSAL

We have been instructed to seek offers for the freehold interest in excess of

£1,750,000 (one million seven hundred and fifty thousand pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a gross initial yield of 8.00% and a low capital value of £85 per sq ft.

All offers or expression of interested should be submitted to the Sole Agents:

TC Group
Tom Dymond MRICS
Partner - Head of Property
Tel: 07810 756 399
Email: tomdymond@tc-group.com

http://www.tc-group.com

LEASE TERMS

Tenant: Premier Vanguard Limited

Lease Term: 15 year FRI Lease with periodic Tenant Breaks

Rent: £140,000 Per Annum

EPC: The property has an EPC Rating of C

VAT : All rents and prices are exclusive of VAT.

TENANT OVERVIEW - Premier Vanguard Limited

premvan

The Business Originated from the merger of two family-run businesses (Premier Rolls and Vanguard) and officially rebranded as Premier Vanguard Ltd in 2008.

In 2022, it rebranded as Premvan (premvanshop.com) and became part of the EVO Group (evo-group.co.uk), while continuing to operate independently under existing leadership.

Premvan is a leading UK producer of till rolls and thermal paper rolls, operating as a key converter and wholesaler for retail, hospitality, pharmacy, healthcare, and specialist sectors.

They are a leading supplier of office and business consumables including stationery, Facilities Management supplies, furniture, workwear, PPE & educational & pharmaceutical supplies.

Key Financials from the December 2024 Filed Accounts:

- Turnover: £30m
- Pre Tax Profit: £3.1m
- Balance Sheet Value: £20.9m

The Company has a current Experian Credit Rating of 100 – Very Low Risk