



THE LINEN YARD

& CREWKERNE BUSINESS PARK • CREWKERNE • SOMERSET

**REVERSIONARY
MULTI-LET
INVESTMENT
FOR SALE INC.
GROUND RENT**

CIRCA
97,000 SQ FT ON
6.5 ACRES

AG

**Chesters
Harcourt**



THE LINEN YARD & CREWKERNE BUSINESS PARK



INVESTMENT SUMMARY

- In all some 97,000 sq ft of industrial and office space on 6.5 acres
- Including an Estate Office offered with VP
- Passing rent £360,100
- Fully let with no voids since mid 2024
- The anchor tenant is Solid State PLC.
- Diverse occupiers including an Auctioneers, a Vet, a Gym, a Garage and long established manufacturers/office users.
- Company sale (SPV) or property only to suit purchasers.
- Historic estate in the heart of the town centre centred on Lawrences Auctioneers
- With some Ground Rent income

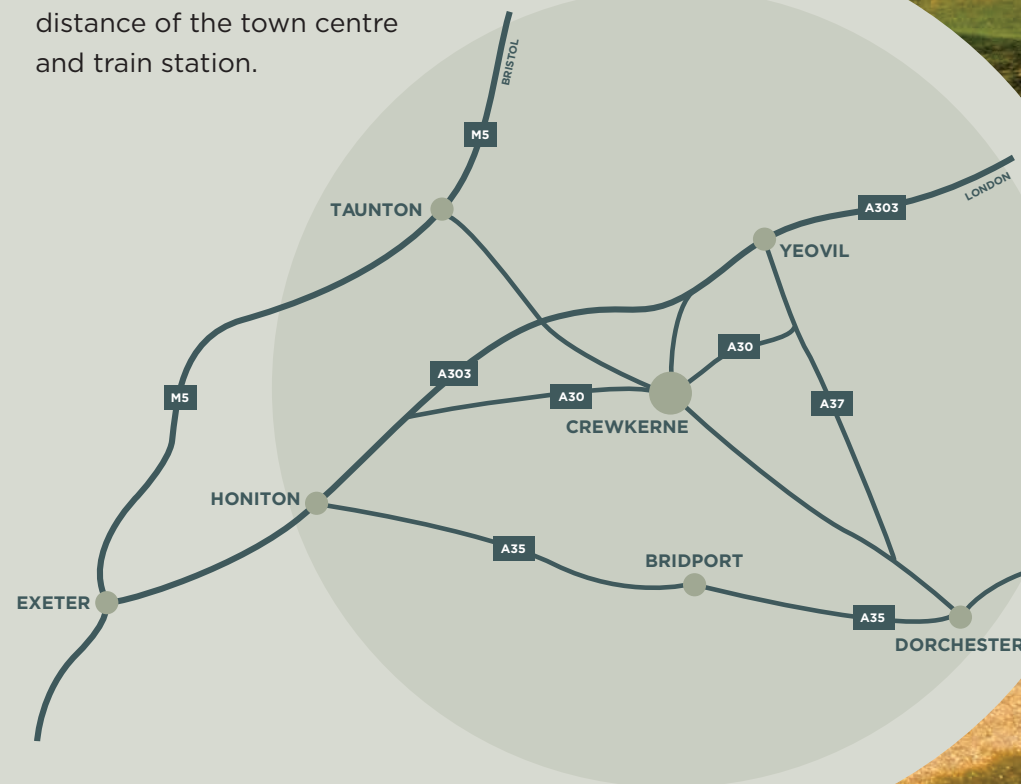


LOCATION

Crewkerne is at the heart of the South West's £7 billion advanced engineering and defence cluster, offering institutional investors built-in supply chain value and unmatched tenant resilience. The property is within the immediate catchment of significant UK companies including Leonardo Helicopters in Yeovil, Screwfix HQ in Yeovil, Numatic International in Chard, Atlas Elektronik in Dorset and Fortune 250 - Parker Hannifin within the town itself.

The surrounding Somerset and Dorset economic corridors feature a dense concentration of multinational industrial giants. This robust ecosystem ensures a strong pool of specialized subcontracting businesses, engineering talent, and downstream logistics requirements. David Lloyd has recently started construction of their latest scheme in South Somerset. Some 20 minutes' drive distant.

With in excess of 1,000 new homes under construction or planned in the town together with the recently commenced town centre bypass (CLR - Crewkerne Link Road) between the A30 and A356. CLR was originally named after the Cayzer family, Simon Lawrence and Geoff Revell (a partner in Lawrence's estate agency). The property is within walking distance of the town centre and train station.





THE SOMERSET- DORSET AEROSPACE & DEFENCE CORRIDOR

Strategic

Located in Crewkerne, the asset sits at the centre of the highly resilient Somerset and Dorset high-value engineering corridor. This cross-border zone benefits from a deep-rooted military legacy, exceptional connectivity via the A303, and strong regional infrastructure.

World-Class Anchors

The property is ideally positioned to service a network of global aerospace leaders. This includes Leonardo's massive UK helicopter manufacturing base in Yeovil (2,800 employees and a newly opened £30 million logistics hub) the major Thales Underwater Systems facility in Templecombe and TKMS Atlas UK in Dorset a Global Maritime Engineering defence powerhouse.

Government-Backed HPO Designation

The Department for Business and Trade explicitly designates the South West as a High Potential Opportunity (HPO) zone for aviation innovation. This formal status ensures long-term public funding, regional growth velocity, and a magnet effect for global engineering talent.

Dense High-Value Supply Chain

The regional economy is anchored by defence primes—such as Honeywell and BAE Systems—working directly alongside a booming cluster of specialized advanced tech firms.

High-value manufacturing and engineering accounts for 6.3% of total economic output in Somerset, more than double the UK national average.

DEMOGRAPHICS

The location delivers a distinct operational advantage through an abundant, highly specialized labour pool, balancing institutional requirements for technical skill with highly favourable corporate cost structures.

Deep Labour Catchment: An active workforce pool of over 200,000 individuals resides within a 35-minute commuting circle, drawing from regional population centres including Yeovil, Chard, and Taunton.

High-Value Industrial Pedigree: South Somerset possesses a dense concentration of advanced manufacturing, defence, and aerospace employment. The local workforce delivers built-in operational expertise in precision engineering, automated assembly, and high-tech manufacturing.

Enhanced Employment Dynamics: Average industrial wage structures and commercial overheads in

the Somerset region represent a significant arbitrage opportunity compared to Bristol, Exeter and Bournemouth. Investors benefit from enhanced tenant profitability and lower default risk.

Labour Stability: The region's strong quality-of-life indicators anchor a highly stable, non-transient workforce. With low staff turnover rates for occupiers, driving down recruitment frictions and safeguarding operational continuity.

Net Migration: According to Dorset and Somerset Council migration statistics, the county experiences a net gain of thousands of residents annually from out-of-area buyers looking for more rural and coastal living spaces. With over 10,000 second homes in our region Household net financial wealth in the region sits roughly 35% higher than the national median.

CONNECTIVITY



The A303 Arterial Link: Located immediately adjacent to the A303 strategic trunk road, linking the West Country directly to London and the M3 motorway.

The M5 Motorway Corridor: Positioned within 15 miles of Junction 25 (Taunton).



Exeter Airport (EXT): 45-minute journey time.

Bristol Airport (BRS): 60-minute journey time to the region's largest international passenger and cargo terminal.

Bournemouth Airport (BOH): 70-minute journey time, providing specialised cargo handling and logistics capabilities.



Crewkerne Rail Station operates on the West of England Main Line, offering direct passenger and light-freight links to London Waterloo in under 2.5 hours, alongside rapid access to the Exeter transport node.

SITUATION AND DESCRIPTION

The history of the property on South Street is deeply tied to the town's golden era as a major hub for the textile and sailcloth industries during the 18th and 19th centuries. The site was originally developed as a major manufacturing complex by a prominent local industrialist named Robert Bird. As his business boomed, Bird expanded further down South Street, utilizing steam-powered looms and constructing the large, multi-storey brick factory complex. At its peak, his factory was a significant local employer.

Lawrences Auctioneers repurposed the substantial 19th-century factory space into extensive salerooms and offices now at the heart of the estate.

Beyond and alongside Lawrences are several blocks of period converted buildings now occupied by a diverse range of occupiers including offices, a vets, a gym and workshop space.

There is in addition a large central tenant car park. Some occupiers share an entrance off South Street through the factory gates. Most occupiers however access by way of the main estate road Cropmead. Being a shared access road to both the Cropmead Industrial Estate and Blacknell Lane Trading Estate.

The western part of the property (Crewkerne Business Park) makes up a significant part of the Cropmead Estate accessed off Northern Way. Comprising three blocks of modern employment units either side of road. Each block benefitting from ample private parking.



ACCOMMODATION

Individual units have not been measured. The following approximate GIA areas have been lifted from a measured survey being the basis of the Estate Management service charge calculations. They are provided for guidance purposes only. In all there are 18 units with 16 occupiers including the Vendor who occupy an Estate Office at No 2 The Linen Yard.

Nos 2 – 7 The Linen Yard	28,598 sq ft	2,657 sq m
Nos 11 – 15 Crewkerne Business Park	19,622 sq ft	1,823 sq m
Nos 1-5 and No 17 Crewkerne Business Park	48,741 sq ft	4,528 sq m
TOTAL	96,961 sq ft	9,008 sq m



**NOS 2 – 7
THE LINEN YARD**

Comprising 4 period office suites over 2 floors together with Lawrence's Auctioneers.



**NOS 11 – 15
CREWKERNE BUSINESS PARK**

Comprising a terrace of 6 period employment units with occupiers including a vets, a gym and workshops.



**NOS 1-5 AND NO 17
CREWKERNE BUSINESS PARK**

Comprising 3 blocks of modern employment units together with a significant detached manufacturing unit with car park occupied by Custom Power Ltd.

TENANCY

The property is let to 15 occupiers. The 5 significant occupiers are Rotalink Ltd, Bonsoir of London, Data Path Ltd, Custom Power Ltd and Lawrences Auctioneers.

These 5 occupiers contribute £156,000 (43%) of the total passing rent of £360,100. All 5 have strong credit ratings.

Custom Power Ltd are the largest single occupier and have a lease expiry 2034 and break in 2030. Being a wholly owned subsidiary of Solid State PLC

There is no rent included in the above figures in respect of the Estate Office at No 2 which is offered with VP.

Lawrence Auctioneers occupy under a long lease being 99 years expiring 2091. Passing rent £10,000 pa. The rent doubles in 2032 to £20,000 pa and doubles once again in 2052 and 2072.

BONSOIR LONDON

Credit Rating - 66 B

Bonsoir of London is a British producer and retailer of traditional men's and women's nightwear, offering exceptional quality, craftsmanship and style; we have attracted generations of loyal customers since our establishment in 1926.

Custom Power

Credit Rating (Solid State plc) - 72 A

Custom Power is a premier, engineering-driven British designer and manufacturer of custom battery packs and intelligent portable energy solutions. Operating with multi-decade engineering expertise, the company specializes in fabricating high-performance, mission-critical battery assemblies across advanced chemistries, including Lithium-Ion, LiFePO4, and Lithium-Polymer. Custom Power is a wholly-owned subsidiary and specialized power division of Solid State plc, operating as part of its global technology and manufacturing group.

Rotalink

Credit Rating - 72 A

Operating with a profound history since its incorporation in 1936, Rotalink holds a reliable market position. The company designs and manufactures miniature DC motors, stepper motors, gearboxes, and digital control systems.

LAWRENCE'S AUCTIONEERS

Credit Rating - 91 A

Lawrence Fine Art Auctioneers Limited (trading as Lawrences Auctioneers) is one of the UK's premier, long-established provincial fine art auction houses. Functioning as a prominent institution in the West Country, the firm blends a deep heritage of expert asset appraisal with digital, globally interconnected e-commerce auction capabilities.

SERVICE CHARGE

The property is managed from the Estate Office with a part-time Estate Manager. The Service Charge budget for 2026 is circa £17,500 pa excl. management charges. There are no sinking funds. Unit 17 Custom Power is outside the service charge being ring fenced let on FRI terms.

EPC

Certificates are available in the Data Folder.

VAT

The property is elected for VAT

DATA ROOM

Access to the Data Room will be provided upon request subject to an identity check and NDA.

The vendor's advisers have prepared a package of financial, tax, legal and property information to facilitate due diligence on the Company, which can be made available to prospective purchasers.

ANTI MONEY LAUNDERING

The intending purchaser will need to satisfy AML regulations and confirm the source of funds as usual

PROPOSED STRUCTURE OF SALE

The property is held within a special purpose vehicle, Linen Yard Investments (Crewkerne) Ltd (the "Company"). The Company's sole activity is the ownership and letting of the property, together with associated administrative costs. There is no other trade carried on within the Company.

The vendor's preferred method of disposal is by way of a sale of the entire issued share capital of the Company.

Offers are invited for the purchase of the entire issued share capital of the Company on a cash free, debt free basis. This means that the offer price should reflect the value attributed to the property itself. The parties will agree the mechanics for adjusting the share price to reflect working capital, surplus cash, and any liabilities retained or discharged at completion.

Offers to purchase solely the property, not the shares, will still be considered.





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**FOR FURTHER INFORMATION,
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