

# FOR SALE

## PRIME MULTI LET INDUSTRIAL INVESTMENT OPPORTUNITY

ADMIRAL BUSINESS PARK | ECCLES | MANCHESTER M30 0ZW



**NorthCap**

PRIME, URBAN NEW-BUILD, MULTI-LET  
INDUSTRIAL ESTATE WITH CONTRACTED REVERSION

## OPPORTUNITY SUMMARY

- > **Admiral Business Park** is a newly developed, high-quality multi-let industrial estate totalling **26,275 sq ft**, comprising **14 modern starter units** alongside a single **4,500 sq ft detached industrial facility**.
- > The estate is **fully let** with a strong and consistent rental profile. All leases incorporate either **annual fixed uplifts** or **reviews linked to the higher of Open Market Rent or RPI**, providing secure and sustainable income growth.
- > Prominently positioned within an established commercial location in **Eccles, Greater Manchester**, the property sits **one mile north of Trafford Park**, one of Europe's largest and most active industrial estates.
- > The scheme includes sustainable ESG credentials, including **EPC A ratings across all units** and **rooftop photovoltaic panels** installed as part of the base build.
- > **Offers are invited in excess of £6,130,000** (Six Million, One Hundred and Thirty Thousand Pounds), reflecting a **net initial yield of 6.25%** assuming purchaser's costs of **6.63%**.



## DESCRIPTION

The property comprises an estate of multi-let industrial units.

Of which fourteen are arranged as three terraces of starter / hybrid units of traditional masonry construction with pitched, tiled roofs, alongside a single standalone unit of steel frame construction. Internally, the starter units are split over two levels; the ground floor elements feature workshop accommodation arranged over a solid concrete slab and accessed via a roller shutter to the front elevation.

Upper floors provide high specification multi-purpose accommodation which can be used as office or storage space alongside a kitchenette.

The starter / hybrid units have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

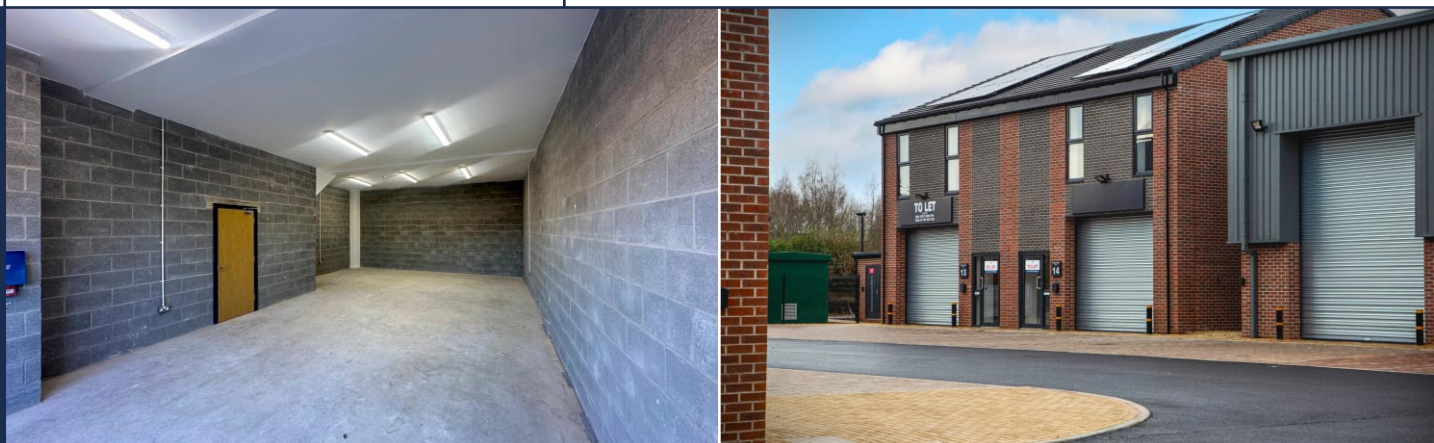
## SERVICES INCLUDE:

Each unit provides:

- 3 phase electric
- Electric roller door
- Kitchenette and bathroom
- Load bearing concrete floor
- Individually metered electricity
- Estate-wide 24 hour CCTV
- BT connection
- Electric car charging

The single larger unit is of steel frame construction with composite cladding envelope, arranged over a concrete slab. Eaves height is 6m with roller shutter loading access to the front elevation.

Every unit is fitted with roof-mounted photovoltaic (PV) panels, providing low-cost, environmentally-friendly power to tenants.



## LOCATION

Admiral Business Park is prominently situated in **Eccles, Greater Manchester**, one of the region's most established and accessible commercial environments.

Positioned approximately **4 miles west of Manchester city centre**, the development benefits from outstanding transport connectivity, strong surrounding demographics, and close proximity to major employment zones.

The scheme lies immediately adjacent to the **M602 (J1)**, providing swift access to the **M60 (J11) motorway**, Manchester's orbital route, and onwards to the **M62 (J12)** and national motorway network. This strategic position supports efficient regional and national distribution while enabling efficient travel into central Manchester.

Eccles provides excellent public transport links, including **Eccles Metrolink** Line, local bus networks, and nearby **Eccles and Patricroft railway stations** providing swift access to Great Manchester conurbations, as well as Manchester Airport, the UK's third-largest; reachable within a 17-minute drive, further strengthening the area's appeal to businesses with regional and international reach.

The immediate location comprises a mix of established commercial uses, residential communities, and amenity provision, ensuring a deep and sustainable labour pool. Eccles town centre, Salford Quays/MediaCityUK, and Trafford Park, Europe's largest industrial estate, sit within a short distance, enhancing demand from a wide cross-section of occupiers, including light industrial, trade counter, logistics, and service-based businesses.

Admiral Business Park's position within Greater Manchester's western growth corridor places it at the heart of ongoing regeneration and investment. With Manchester's economic expansion continuing to radiate outward, the site is strategically placed to benefit from rising occupier demand, long-term rental resilience, and sustained capital performance.



### BEST IN CLASS CONNECTIVITY

Admiral Business Park offers **excellent connectivity**, making it highly attractive for occupiers and commuters wanting quick access to Great Manchester:

#### ROAD LINKS:

Immediate access to **M60 and M62 motorways**, providing fast routes across Greater Manchester and the North West.

#### Drive times:

- M60: 5 mins
- Trafford Park: 9 mins
- Manchester City Centre: 16 mins
- Manchester Airport: 17 mins

#### PUBLIC TRANSPORT:

- Close to **Patricroft Station (0.3 miles)** and **Eccles Station (1 mile)** for rail services.
- Eccles Tram Stop (0.9 miles) connects to the Metrolink network for easy access to MediaCityUK and central Manchester.

#### LOCAL AMENITIES:

- Eccles town centre is less than a mile away, and major hubs like **Salford Quays** and **The Trafford Centre** are within 10 minutes' drive.

This connectivity positions Admiral Business Park as a prime location for businesses needing regional and national reach.

The property is held freehold.

The property is let in accordance with the tenancy schedule below:

Unit No.	Tenant	GIA Sq Ft	Term (yrs)	Start	Review	Review Type	Break	Expiry	Rent per annum	Rent psf
1	Proximus Solutions Ltd.	1,550	9	10/02/25	01/01/28 01/01/31	Higher of OMR or Uncapped RPI	31/12/27 31/12/30	31/12/33	£25,000	£16.13
2	Ya Dubai	1,550	9	17/12/24	01/01/28 01/01/31	Higher of OMR or Uncapped RPI	01/01/28 01/01/31	31/12/33	£25,000	£16.13
3	Square One Floors Ltd.	1,550	9	17/12/24	01/01/28 01/01/31	Higher of OMR or Uncapped RPI	01/01/28 01/01/31	31/12/33	£25,000	£16.13
4	Radiocom Systems Ltd.	1,550	10	17/12/24	17/12/29	Higher of OMR or Uncapped RPI	17/12/29	16/12/34	£25,000	£16.13
5	Scan-Stick Ltd.	1,550	10	16/12/24	16/12/29	Higher of OMR or Uncapped RPI	16/12/25	15/12/34	£25,000	£16.13
6	The Dwelling Doctors Ltd.	1,550	10	01/08/25	01/08/27 01/08/29 01/08/31 01/08/33	Higher of OMR or Uncapped RPI	01/08/27 01/08/29 01/08/31 01/08/33	31/07/35	£25,000	£16.13
7	Admin Business Solutions Ltd.	1,550	9	01/05/25	01/05/28 01/05/31	Higher of OMR or Uncapped RPI	01/05/28 01/05/31	30/04/34	£25,000	£16.13
8	Shaws Commercial Laundry Solutions Ltd.	1,550	9	27/05/25	01/06/28 01/06/31	Higher of OMR or Uncapped RPI	01/06/28 01/06/31	31/05/34	£25,000	£16.13
9	Grafmarine Ltd.	1,550	9	01/11/25	Annual	2% fixed increase	01/10/28 01/10/31	30/09/34	£25,000	£16.13
10	Planetbloom Ltd.	1,550	9	01/12/25	Annual	3% fixed increase	01/12/28 01/12/31	30/11/34	£25,000	£16.13
11	Assured Pharmacy Ltd.	1,550	9	18/11/25	Annual	3% fixed increase	01/12/28 01/12/31	30/11/34	£25,000	£16.13
12	GPT Medical Services Ltd.	1,550	9	18/11/25	Annual	3% fixed increase	01/12/28 01/12/31	30/11/34	£25,000	£16.13
13	Xterior Lifestyle Ltd.	1,550	15	03/11/25	Annual	3% fixed increase	15/10/30 15/10/35	14/10/40	£25,000	£16.13
14	Fixglass	1,550	9	01/01/26	Annual	3% fixed increase	01/01/29 01/01/32	01/01/35	£25,000	£16.13
15	UK E Bike Masters Ltd.	4,575	9	02/12/25	Annual	3% fixed increase	01/01/29 01/01/32	31/12/34	£58,500	£12.79
Total		26,275							£408,500	

MARKET COMMENTARY

The North West multi-let industrial market remains one of the most robust and resilient locations in the UK. Vacancy rates for modern multi-let space remains low, take-up is running at or above pre-Covid norms and prime rents have consistently grown in core locations and key M6/M62 corridors. Independent forecasts point to rental growth of c.5–6% per annum over the next five years, the strongest of any English region outside London and underpinned by a diversified occupier base servicing the entire supply chain manufacturing with a critical shortage of availability for modern, well specified units.

The North West market in particular, continues to stand out as a cornerstone of industrial real estate investment. With robust transaction volume levels, tight supply of high-quality stock and healthy rental momentum, the fundamentals remain compelling.

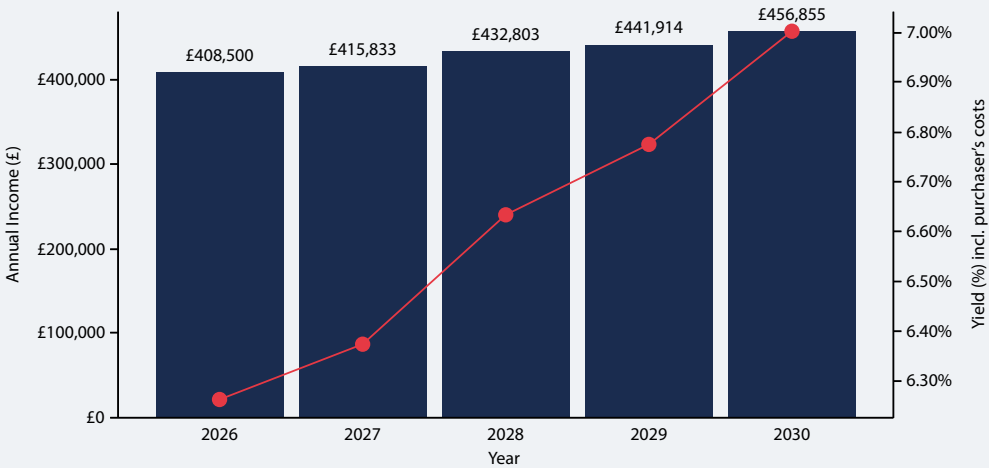
As a result MLI in the North West is extremely well positioned within the wider industrial sector to deliver attractive total returns through a combination of rental growth and yield compression. Even under a less benign macroeconomic scenario, structural supply/demand imbalance and regional industrial strength will preserve a solid income base and support long-term resilience.

KEY FACTS:

- Strong and rising rental income - Nationwide MLI rental growth near 5% p.a.; regional 'occupier' demand remains high 'and intensified by' limited new supply of good-quality units.
- Attractive yield-to-risk profile - Prime yields ~5.25% in regional markets with scope for further compression under favourable financing conditions.
- North West's advantages - Deep labour pool; strong manufacturing/supply-chain base; excellent transport links (M6/M62, proximity to ports, north–south logistic corridors).
- ESG / Sustainability tailwinds – Occupier demand increasing for modern, energy-efficient, well-specified estates
- Capital growth potential - Combination of rental growth, a tightening of prime yields and high levels of capital for the sector are set to drive total returns over 3–5 years.

Accommodating the fixed increases and RPI-linked reviews produces the example income and yield performance shown on the right.

Outperformance is available through targeting open market rent reviews on Units 1-8:



Address	Date	Size Sq Ft	Rent (psf)	WAULT	Price	NIY	ERV	ERV £ PA	RY	Purchaser
Parkgate, Haig Road, Knutsford	Q3 2025	23,352	£8.07	2.75	£4,450,000	3.97%	£15.00	£350,280	14.98%	Indurent
Unit 1-9 President Park, Sheffield	Q3 2025	83,735	£6.42	1.30	£8,120,000	6.21%	£8.50	£711,748	8.21%	Northwood
Sherwood Park, Nottingham	Q3 2025	132,813	£6.18	3.20	£13,000,000	5.92%	£8.00	£1,062,504	7.66%	CTI
Raylor Centre, York	Q3 2025	136,643	£8.42	2.00	£18,063,000	6.30%	£15.50	£2,117,967	10.98%	Brydell
Barleycastle Industrial Estate, Warrington	Q3 2025	41,381	£8.64	8.60	£5,700,000	5.90%	£10.75	£444,846	7.31%	Mileway
Metro Park, Leeds	Q3 2025	51,995	£8.20	4.50	£6,720,000	5.90%	£9.50	£493,953	6.89%	Caisson IO
Glossop Brook Business Park, Glossop	Q1 2025	80,556	£6.53	3.04	£7,300,000	6.80%	£8.55	£688,754	8.84%	Clearbell
Oakshott Business Park, Preston	Q1 2025	76,185	£6.37	2.75	£7,630,000	5.96%	£8.50	£647,573	7.95%	Theadneedle
Norse Trade Park, Congleton	Q1 2025	44,946	£9.86	6.60	£7,468,000	5.57%	£11.75	£528,116	6.62%	Indurent
Greenland Industrial Park, Sheffield	Q3 2024	172,944	£8.08	4.70	£20,700,000	6.33%	£9.50	£1,642,968	7.43%	Tristan/Harleyford

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### SERVICE CHARGE

A service charge is administered throughout the Estate. The service charge budget for the current year is £0.65 psf. More information is available upon request.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VAT

We understand the property has been elected for VAT and anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

### ENERGY PERFORMANCE CERTIFICATE (EPC)

All units benefit from an EPC 'A' rating. Full details can be provided upon request.

### DATA ROOM

Access to the data room will be made available upon request.

### PROPOSAL

We are instructed to seek offers in excess of **£6,130,000 (Six Million, One Hundred and Thirty Thousand pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 6.25%** after purchaser's costs of 6.63%.

### CONTACTS

For further information or to arrange a viewing please contact

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