Bestwood Business Park

Park Road, Nottingham NG6 8TQ

9% net initial yield / £38.75 psf

Highly Reversionary Multi-Let Industrial & Open Storage Investment Opportunity

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Investment Summary

- **Freehold**
- **Multi-let industrial and open storage investment**
- **Established Midlands industrial location**
- Strategically located **only 5 miles north of Nottingham city centre, with direct access to the M1 motorway via Junctions 26 and 27**
- **15.3 acres (6.12 hectares)** providing a very low site density of **26.4%**
- **176,131 sq ft** of multi-let industrial accommodation
- **3.98 acres of income-producing secure open storage**
- Multi-let to **20 tenants** across 23 lettable units / IOS compounds
- Current rent passing of **£770,207 per annum** reflecting a very low blended rent of **£3.91 per sq ft** (across the warehouse element)
- Fixed rental uplifts to **£818,761 per annum by 2028 taking the running yield to 9.60%**
- Significant reversionary potential with a headline **Estimated Rental Value of £1,000,760 per annum equating to a reversionary yield of 11.7%**
- All leases are contracted **outside the security of tenure provisions of the Landlord and Tenant Act 1954**
- **Potential for alternative use** (Subject to planning)

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Proposal

Offers are invited in excess of **£8,000,000** (Eight Million Pounds) and exclusive of VAT.

A purchase at this level reflects:

- **Net Initial Yield of 9.00%,**
- **Reversion to 11.70% within three years,**
- **Low capital value of £38.75 per sq ft** *(Buildings)*
- **£300,000 per acre** *(IOS)*

After allowing for standard purchaser's costs of 6.67%.

Location & Situation

The property is located off Park Road, 5 miles north of Nottingham city centre, adjacent to the B683. The estate benefits from excellent connectivity with access to the M1 motorway 4 miles away via Junctions 26 and 27, linking to the wider national motorway network and the key logistics corridors of the East Midlands.

Bulwell railway station lies less than two miles to the south, providing regular services into Nottingham city centre and the wider Midland Mainline network. East Midlands Airport, one of the UK's most important air-freight hubs, is located approximately 15 miles to the south.

Situated in Bestwood Village, the property is surrounded by a mixture of uses including light industrial, smaller scale distribution, leisure and residential. Nearby occupiers include a range of national and regional industrial, trade-counter and last-mile distribution operators.

Distance from Bestwood Business Park

Connectivity	Distance
M1 (Junction 26)	4 miles
M1 (Junction 27)	5 miles
Bulwell Railway Station	2 miles
East Midlands Airport	15 miles

Major Conurbations	
Nottingham	5 miles
Derby	20 miles
Mansfield	10 miles
Leicester	32 miles

Population of 4.85 million people within a 60 minute drive time

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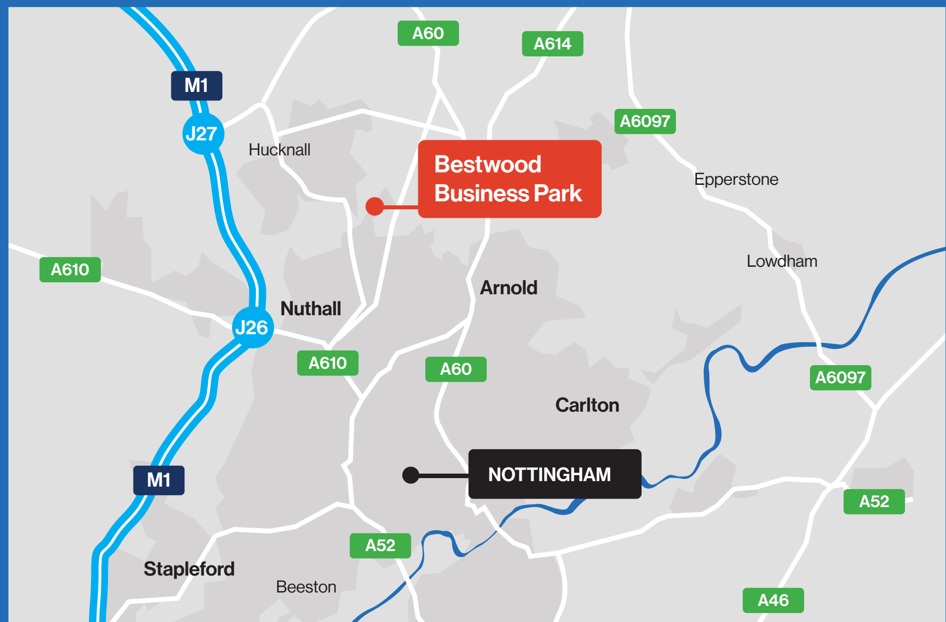

Description

Bestwood Business Park is a freehold, multi-let industrial estate, offering a mix of industrial units, ancillary offices and secure open storage. The estate has been developed in phases, with buildings primarily of steel truss frame construction and a combination of brick and steel-clad elevations. Units are finished to a traditional industrial specification, including three-phase power, roller shutter doors, WCs, yard areas and dedicated parking, with the wider site being fully surfaced, fenced and gated.

The principal warehouse buildings range in size from 1,000 sq ft to 34,000 sq ft, with some of the units combining to create larger overall demises catering to a broad range of SME occupiers.

The remainder of the site comprises approximately 4 acres of secure, surfaced and fenced open storage compounds currently let to a range of regional logistics, recycling and storage operators.

Bestwood Business Park comprises a freehold 15.3 acre industrial estate

The principal warehouse buildings range in size from **1,000 sq ft** to **34,000 sq ft**

- Low Site Cover
- Secure Site
- Secure Open Storage
- 3 Phase Power
- Roller Shutter Doors
- Dedicated Parking

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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition). Interested parties are invited to satisfy themselves as to the floor areas through their own due diligence.

Warehouse / Office Accommodation

Unit	GIA (sq ft)
Units 4A, 4B, C8 & 6 + Pt Joy House	81,446
Unit 5A & 5B	34,107
Unit 5C	16,600
Unit 5D	18,913
Unit 5E (A) & Areas A&B	3,626
Unit 5E (B)	1,743
Unit 5E (C)	3,196
Unit 5E (D)	1,011
Unit 5F (Industrial)	2,915
Unit 5F (Office)	1,564
Unit 5G	4,590
Unit 5H	1,210
5H(A) (Office)	1,573
Unit 5I & Compound 7A	1,717
Units 5J & 5J (A)	1,178
Pt Joy House Ground (Office)	742
TOTAL WAREHOUSE GIA	176,131

Open Storage Compounds

Compound	Area (Acres)
Compounds C1 & 6B	1.25
Compound C2	0.30
Compound C4	0.30
Compound C5	0.60
Compound C6	0.20
Compound 7B	0.25
Compound 7C	0.50
Compound 7A (let with Unit 5I)	0.08
Compound 8 (let with Unit 4A/4B)	0.40
TOTAL COMPOUND AREA	3.98

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Site Area

The site area extends to approximately 15.3 acres (6.12 hectares), providing a low site density of 26.4%.

Tenure

The property is held Freehold.

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Tenancy Schedule

The estate is let in accordance with the below tenancy schedule.

Demise	Tenant	Lease Start	Break Clause	Expiry	Rent Passing (pa)	Rent Passing (psf/acre)	ERV (pa)	ERV (psf/acre)	Comments
Units 4A, 4B & 6 & pt Joy House	Shredall (East Midlands) Ltd*	20/02/2019		15/03/2029	£295,000	£3.62	£386,869	£4.75	2024 break not exercised. Includes compound 8 of c. 0.4 Acres.
Joy Hse Pt Grd	PWP Building Services Ltd*	16/03/2024	Rolling	15/03/2029	£4,250	£5.73	£4,823	£6.50	2027 rent review to OMV.
Units 5A & 5B	Crazy Price Beds Ltd	23/10/2025	23/10/2026	22/10/2028	£136,428	£4.00	£170,535	£5.00	Rental deposit held (£13,642). Areas A&B c. 0.1 Acres
Unit 5C	Crazy Price Beds Ltd	23/12/2025	13/12/2026	22/12/2028	£74,700	£4.50	£91,300	£5.50	The tenant is paying half rent until 23rd Aug 2026. The vendor to top this up.
Unit 5D	Recycle Shop Ltd*	20/10/2023		19/10/2026	£85,240	£4.51	£104,022	£5.50	Rental deposit held (£21,310).
Unit 5E (A) & Areas A&B	L.C.S. (Nottingham) Ltd*	01/04/2019	01/04/2028	31/03/2029	£15,600	£4.30	£19,037	£5.25	Tenant did not exercise a break clause in 2025.
Unit 5E (B)	Vacant				£-	£ -	£8,279	£4.75	
Unit 5E (C)	Access Service & Repair Ltd	01/04/2019	1/04/2027	31/03/2029	£11,200	£3.50	£16,779	£5.25	2027 break clause not exercised (12 months notice).
Unit 5E (D)	Daniel Belfield	01/04/2024		31/03/2027	£5,358	£5.30	£5,813	£5.75	
Unit 5F (Industrial)	Mufaddal Zakir and Farida Zakir*	17/07/2024	17/07/2027	16/07/2029	£10,353	£3.55	£12,389	£4.25	Rental deposit held (£2,623.20). Fixed rental increase to £10,663, £10,983 & £11,312 (Aug 2026/2027/2028).
Unit 5F (Office)	Taher Zakir T/A Silvadore*	17/07/2024	17/07/2027	16/07/2029	£5,923	£3.79	£6,647	£4.25	Rental deposit held (£1,411). Fixed rental increase to £6,100, £6,283 & £6,472 (Jul 2026/2027/2028)
Unit 5G	Jason Faloon and Andrew Parr*	09/03/2024		08/03/2027	£20,600	£4.49	£22,950	£5.00	Rental deposit held (£2,667).
Unit 5H	Gary Sansom*	26/02/2024	Rolling	25/02/2027	£5,500	£4.55	£6,050	£5.00	Rental deposit held (£1,211).
5H(A) (Office)	Vacant				£-	£-	£8,258	£5.25	
Unit 5I & Compound 7A	Craven Environmental Ltd*	10/08/2024	01/06/2027	01/03/2029	£12,472	£7.26	£13,736	£8.00	Rental deposit held (£3,000). Fixed rental increase to £12,846, £13,232 & £13,269 (Jun 2026/2027/2028) Compound area of c. 0.08 Acres.
Units 5J & 5J (A)	ALMNS Ltd*	04/12/2024	04/12/2027	01/03/2029	£6,386	£5.42	£6,774	£5.75	Rental deposit held (£1,281). Fixed rental increase to £6,578, £6,775 & £6,978 (Dec 2026/2027/2028).
Compounds C1 & 6B	G S COURIERS (NOTTINGHAM) Ltd	23/06/2023		22/06/2026	£32,725	£26,180	£43,750	£35,000	
Compound C2	Access Service and Repair Ltd	12/03/2019		11/03/2029	£5,000	£16,667	£13,500	£45,000	2027 break clause not exercised (12 months notice).
Compound C4	TROMPY CLEAN Ltd	28/10/2025		01/03/2029	£9,100	£30,333	£10,500	£35,000	Rental deposit held (£2,730). Fixed rental increase to £9,373, £9,654 & £9,944 (Oct 2026/2027/2028)
Compound C5	Thomas & Son Grab Hire Ltd	23/06/2023		22/06/2026	£15,000	£25,000	£21,000	£35,000	
Compound C6	Nottingham Heritage Vehicles Charity*	22/01/2024		21/01/2027	£4,500	£22,500	£9,000	£45,000	
Compound 7B	Trans Continental Recyclers Ltd	01/07/2023		30/06/2026	£7,250	£29,000	£8,750	£35,000	
Compound 7C	GEDA Logistics Ltd	06/03/2026	01/02/2027	05/03/2029	£7,623	£16,300	£10,000	£20,000	Rental deposit held (£2,730). Fixed rental increase to £15,246, £15,703 & £16,174 (Sept 2026/ Feb 2027/2028)
					£770,207		**£1,000,760**		

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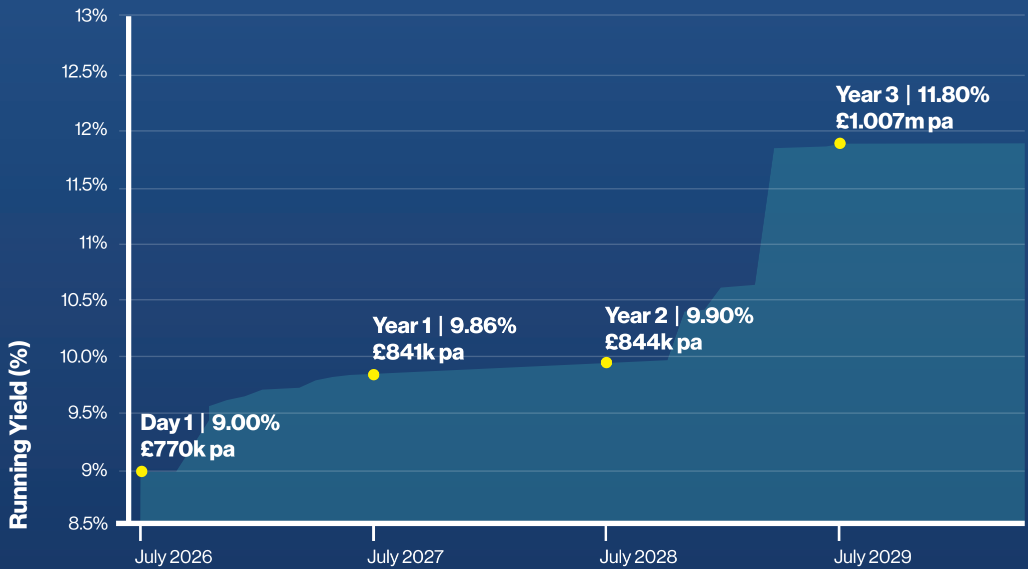
** Lease is subject to a Schedule of Condition.*
All of the leases have been contracted out of the Landlord and Tenant Act 1954.

Projected Yield Performance

'Assumptions: contracted fixed rental uplifts applied; Rent reviews held flat;
tenants assumed to renew at lease expiry at the higher of passing rent or ERV (no void)'



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Asset Management & Alternative Use

Active Asset Management Opportunities

- Capture of contractual fixed rental uplifts across multiple lease events through to 2028.
- Letting of the two existing voids at Units 5E (B) and 5H(A), reflecting an aggregate ERV of c. £16,500 per annum.
- Re-gearing of leases with imminent expiries / breaks in 2026 and 2027 to capture rental reversion towards the headline ERV of £1,000,760 per annum.
- Refurbishment and / or sub-division of larger units to drive rental tone and diversify the income.
- Continued rental growth across the IOS / open storage element, where rental tones in the wider East Midlands continue to evidence material growth.
- Long-term break-up sales of individual units to owner-occupiers.

Alternative Use

Bestwood Business Park benefits from a lapsed planning consent for residential redevelopment of 220 homes (including a 7.5% provision for affordable housing). The local planning authority remains, in principle, supportive of residential redevelopment of the site and is currently progressing its emerging Local Plan.

There is also potential scope for a future temporary planning consent for an extended open storage, which could form part of an interim asset management strategy ahead of any wider redevelopment.

(All prospective purchasers to make their own enquiries with the local authority)

Occupational Market

In Nottingham, rents for smaller industrial units have continued to grow, with good refurbished space achieving c. £10 per sq ft and good secondary space now reaching £7–£8 per sq ft on well-located estates. Demand for open storage is also particularly strong, driven by logistics, recycling and trade occupiers seeking secure, serviced sites.

This combination of constrained supply and diverse occupier demand continues to underpin rental growth and support long-term occupational stability.

Supporting comparable transactions are referenced below:

Date	Type	Address	Size (sq ft)	Grade	Tenant	Rent (psf)
Apr 26	New Letting	Swinstead Close, Nottingham	13,024	C	Exel Group	£7.30
Dec 25	New Letting	Robin Hood Street, Nottingham	6,625	B	Crossfit	£9.25
Dec 25	New Letting	Lenton Lane, Nottingham	7,983	B	Rexel UK	£10.00
Dec 25	New Letting	Vale Road, Nottingham	18,701	C	Burton Roofing	£7.00
Oct 25	New Letting	Caton Road, Arnold, Nottingham	2,359	D	IMA Martial Arts	£8.75
Oct 25	New Letting	Milnay Industrial Park, Langley Mill	2,247	D	Rennova Campers	£7.85

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Stable income with asset management upside

Investment Market

The UK multi-let industrial sector continues to see strong investor demand, particularly for well-diversified regional estates with solid income and asset management potential.

We would highlight the below industrial comparable transactions:

Date	Property	GIA (sq ft)	Price	NIY	Comment
Mar-25	Wharf Road, Mexborough	177,000	£5.70m	9.00%	Inferior location, similar build quality.
Jan-26	Carnaby Industrial Estate, Bridlington	103,551	£5.045m	8.50%	12-acre site / IOS heavy. Inferior location.
Dec-25	Greenside Trading Centre, Droylsden	100,000	£3.00m	8.00%	Older mill / manufacturing buildings.
Nov-25	Toll Point Industrial Estate, Brownhill	126,514	£4.40m	9.00%	Similar Midlands location & build quality. High site cover.
Jul-25	Oak Park Industrial Estate, Droitwich	190,000	£6.30m	7.95%	Similar Midlands estate; weaker location.
Mar-25	Tyseley Business Park, Birmingham	134,000	£6.70m	10.00%	BizSpace-style multi-let with c. 100 small units.

Further Information

Service Charge
Full service charge provisions are contained within the leases and cost recovery is currently administered by the vendor. The current service charge equates to approximately £0.78 per sq ft.

VAT
The property has been elected for VAT and we anticipate that the sale will be treated as a Transfer of a Going Concern (TOGC).

EPC
Energy Performance Certificates are 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.

Data Room
Access to a comprehensive data room can be made available upon request.

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- **Low capital value of £38.75 per sq ft** *(Buildings)*
- **£300,000 per acre** *(IOS)*

After allowing for standard purchaser's costs of 6.67%.

Contacts

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