COGENT
REAL ESTATE

ORBITAL FORTY SIX

The Ridgeway Trading Estate,
Iver, West London SL0 9HW

West London
Sale and Leaseback
Industrial Investment
Opportunity

COGENT REAL ESTATE

Investment Summary

OPPORTUNITY
Rare West London sale and leaseback industrial investment opportunity.

DESCRIPTION
Modern warehouse facility 57,348 sq ft GEA built in 2003 and extended in 2019/2020 with 8m eaves, 4 loading doors, 25m yard, and 66 car parking spaces.

LOCATION
Located in close proximity to the M4, M25, M40, Heathrow Airport, Uxbridge town centre and Elizabeth Line.

SECURITY OF INCOME
To be let to Warpaint Cosmetics (2014) Limited (08967038) scoring a "VERY LOW RISK" 96/100 credit safe rating with a 0.03% probability of default and a 3233/1 chance of business failure.

LEASE
The proposed lease term is flexible and can be for a term of 3, 5 or 10 years.

RENT
Initial Rent = £1,319,004 per annum exclusive equating to £23.00psf. This will be subject to an open market rent review in Year 5.

ASSET MANAGEMENT OPPORTUNITY
Further asset management opportunity with planning permission granted in October 2025 to extend current eaves from 8m to 14m while retaining the same pitched roofed design and external cladding finish.



GUIDE PRICE
£20,000,000 (Twenty Million Pounds) subject to contract and exclusive of VAT.

A purchase price at this level reflects a **Net Initial Yield of 6.12%** subject to typical sale and leaseback purchaser costs (non TOGC) of circa 7.74%, and a **Capital Value of £348 psf**.

REVERSIONARY
Prime rents currently stand at £28.00psf locally, demonstrating reversionary rental growth in one of the best performing industrial submarkets in the UK with Heathrow's 3rd runway operational by 2035.

ENVIRONMENTAL
Orbital Forty Six benefits from an EPC A-11 rating with a recently installed Photo Voltaic PV Solar Panel Roof System with 845 panels in total approx. saving 74 tons of CO_2 per year.

SITE AREA
On an overall freehold site area of 1.975 acres.

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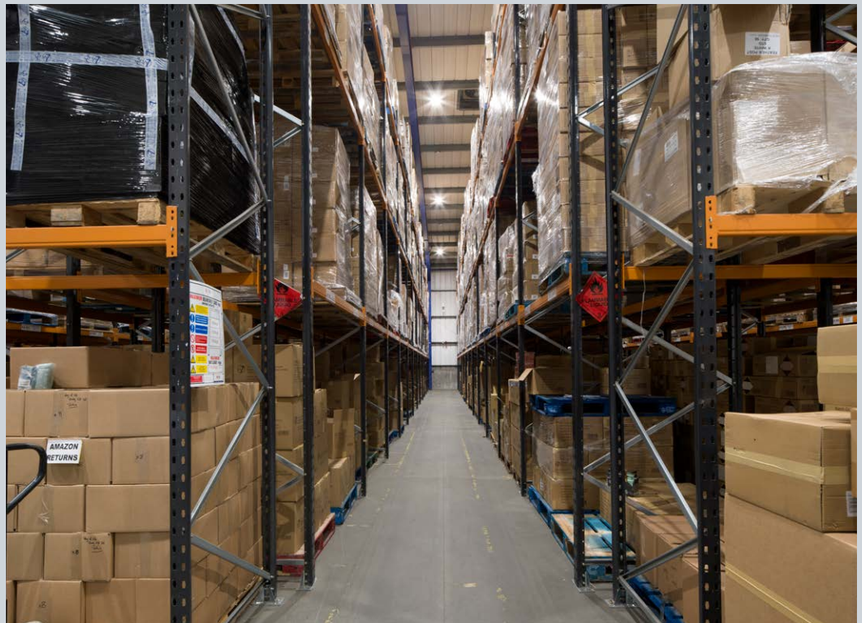
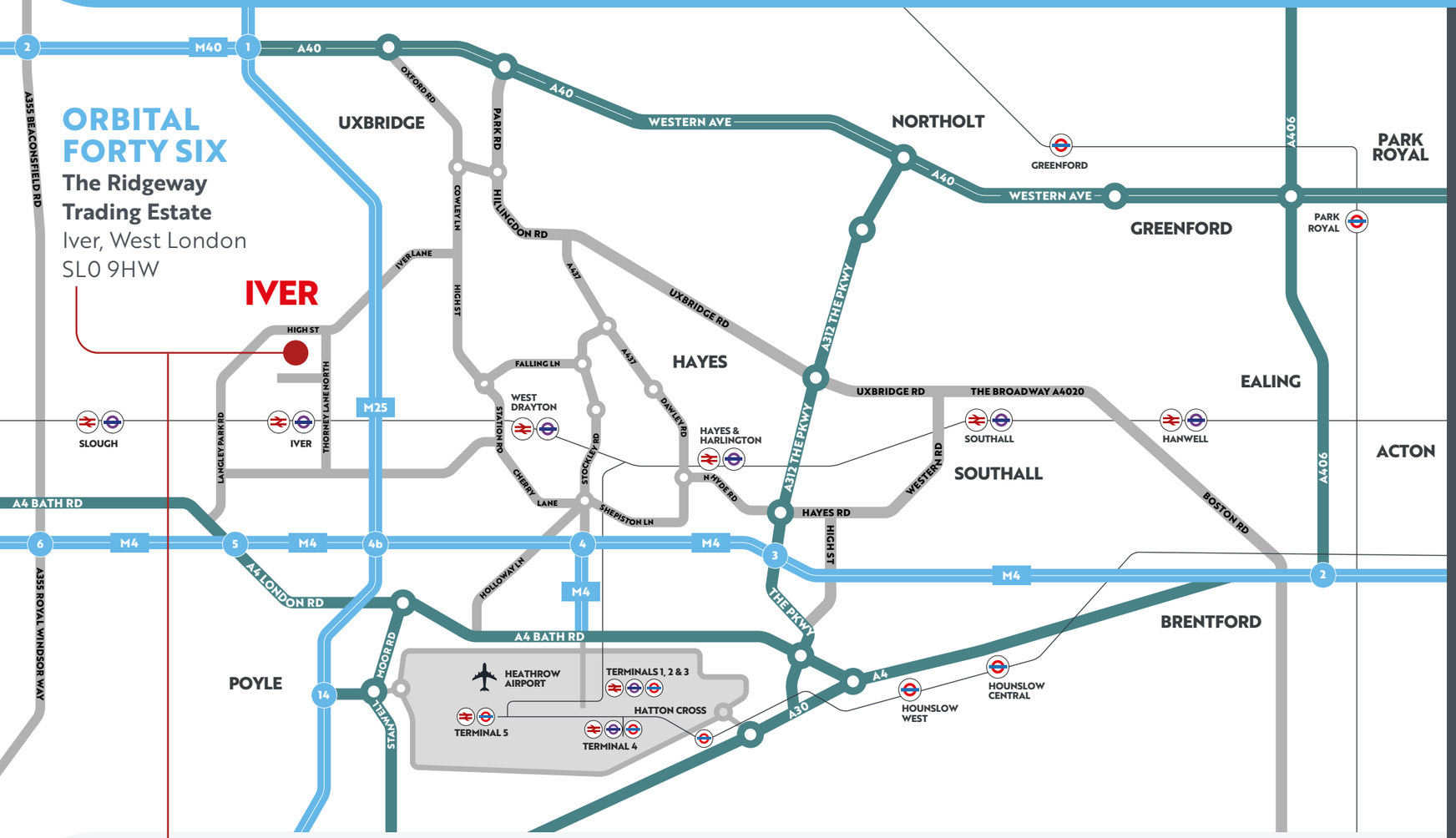
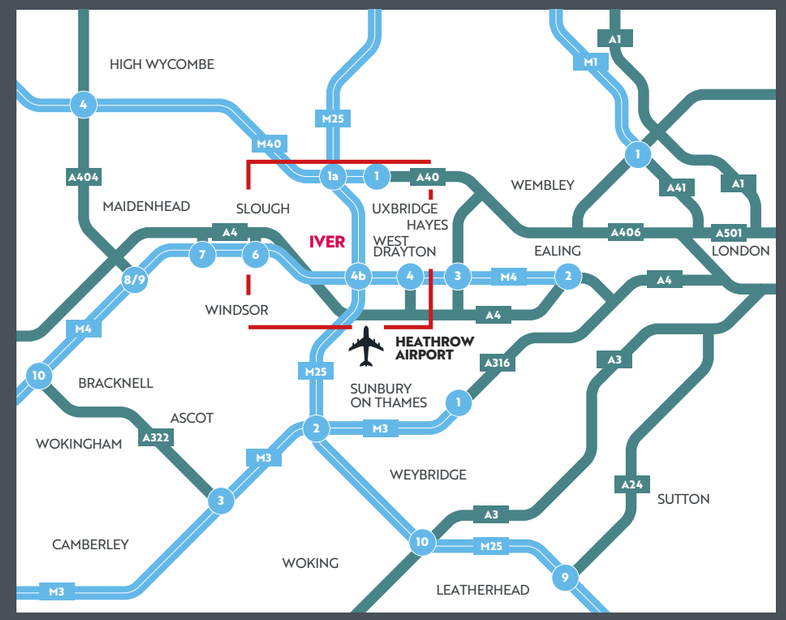




Location







LOCATION

Forming part of The Ridgeway Trading Estate, an established freight and distribution location in Iver West London, Orbital Forty Six is located just 3.5 miles off the M4 between Heathrow and Slough. Uxbridge town centre is located just 4.0 miles away and West Drayton town centre is located just 2.4 miles away, both providing an array of amenities and local public transport services.

Heathrow Airport is located 3.5 miles away and the A40 Western Avenue is located just 5.2 miles away at Swakeleys Roundabout, providing fast access into Central London. Orbital Forty Six benefits from being in close proximity to the M4, M25, Heathrow Airport and the Elizabeth Line which is only a 17 minute walk away at Richings Park.

CONNECTIVITY

ROAD	Miles
West Drayton town centre	2.4
M4 J5	3.5
M4 J6	4.0
Uxbridge town centre	4.0
A40 Swakeleys Roundabout	5.2
Slough town centre	6.0
M40 J1	6.0
Central London	19.0

RAIL	Mins (walk)
Elizabeth Line Station Iver	17

AIR	Miles
Heathrow International Airport	3.5

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Description & Specification

The property comprises a single terrace of 4 industrial/warehouse units A–D which are identical in size, original base build configuration and interconnected throughout. Unit E has been constructed directly in front of Unit D and comprises a modern 3 storey office HQ building with passenger lift. See specification below.

WAREHOUSE – UNITS A–D

- Detached modern industrial/warehouse(s) with purpose built offices
- Eaves height 8.3m > 10.1m
- 4 x electrically operated recessed loading doors 3.78m (w) x 4.29m (h)
- Glazed personnel entrances with glazed canopies
- External security shutters
- Internal security shutters
- GF reception areas each with kitchenettes and DDA compliant WCs
- FF offices with undercroft areas below
- FF separate male and female WCs
- 4 x 3 phase 100 amp power supplies = 276kvA
- 4 x gas supplies
- Heating via radiators to offices/ancillary areas
- Wall mounted air conditioning to offices
- PV solar roof panel system
- Double glazing with solar glare tinted windows
- Fire, intruder alarms, CCTV
- LED lighting to warehouse & offices
- Yard depth 25m

THREE STOREY OFFICES – UNIT E

- Recently constructed with Grade A fit out / finishes
- Glazed personnel entrance with glazed canopy
- Ground floor reception area with main staircase
- DDA compliant passenger lift
- Separate male & female WCs on each floor
- Staff kitchenette facilities on each floor
- Arranged as 3 floors of offices, training room and test shop / market research area
- Separate car parking area with 8 x EV charging points

GENERAL SPECIFICATION

- With 66 car parking spaces in total
- EPC rating A – 11





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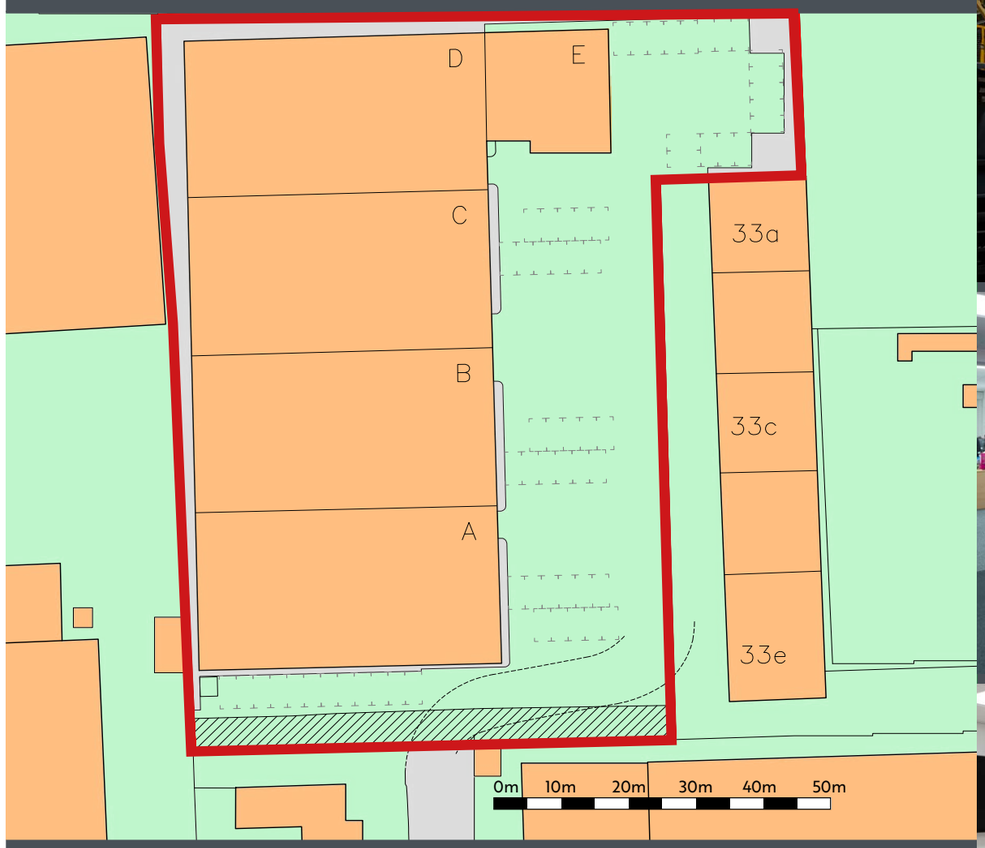
Site Area, Floor Plan & Accommodation





ACCOMMODATION

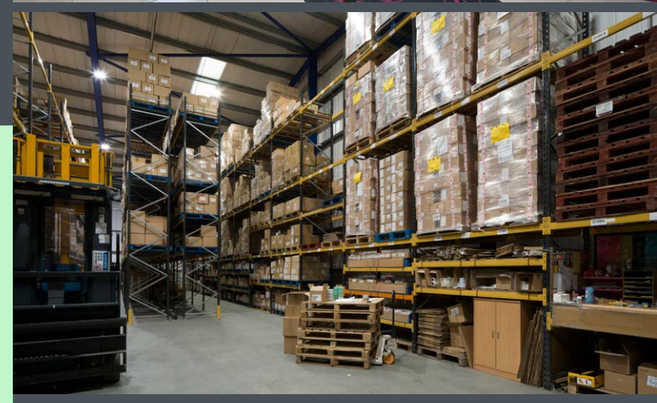
	SQ M	SQ FT
Units A–D Warehouse / Ancillary	3,977	42,808
First Floor Offices	411	4,423
Unit E Offices	940	10,117
TOTAL GEA	**5,328**	**57,348**



SITE AREA

The total site area is 1.975 acres.









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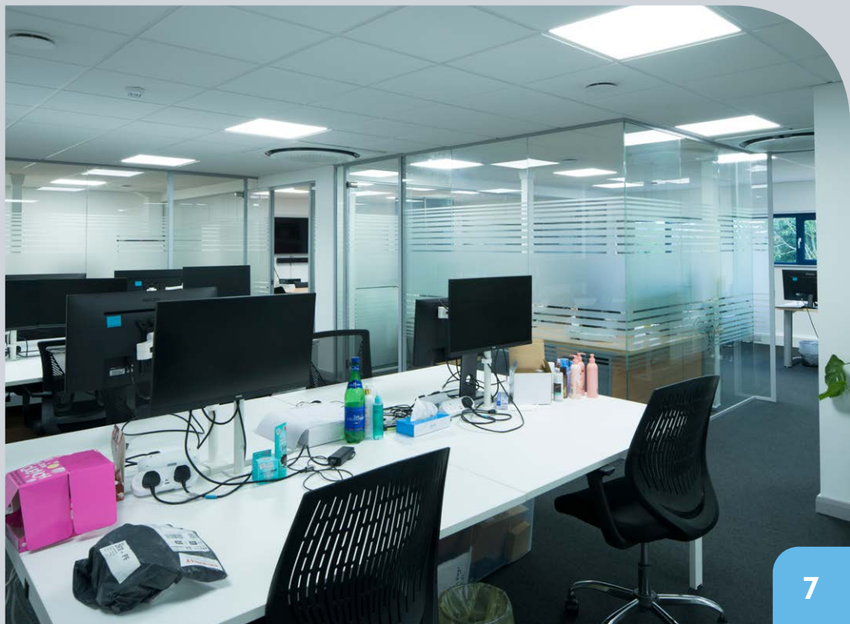

Tenancy Schedule

TENURE

Orbital Forty Six will be let on a new FRI lease to Warpaint Cosmetics (2014) Limited.

Unit	SQ FT (GEA)	Tenant	Passing Rent	Rent (psf)	Term	Rent Review	Comments	EPC
Orbital Forty Six	57,348	Warpaint Cosmetics (2014) Limited (08967038)	£1,319,004 pax	£23.00 psf	3, 5 or 10 year lease options	OMV	FRI Lease	A - 11





Covenant Information

WARPAINT COSMETICS (2014) LIMITED (08967038)

Warpaint Cosmetics (2014) Limited is a subsidiary of Warpaint London PLC – warpaintlondonplc.com, a UK based specialist supplier of colour cosmetics. Established in 1992, Warpaint sells branded cosmetics under the lead brand names of W7 and Technic.

W7 is sold in the UK primarily to major retailers and internationally to local distributors or retail chains. The Technic brand is sold in the UK and continental Europe with a significant focus on the gifting market, principally for high street retailers and supermarkets. In addition, Warpaint supplies cosmetics under its other brand names of Man'stuff, Body Collection and Chit Chat, each targeting a different demographic.

Additionally, in February 2025, Warpaint acquired a number of leading health, beauty and personal care brands that complement its existing cosmetics brands, including Skin & Tan, Super Facialist, Dirty Works, Root Perfect and Fish Soho.

Warpaint Cosmetics (2014) Limited (08967038) scores an A 99/100 "Very Low Risk" Creditsafe rating with summary comments below:

- This company has been treated as a Large company in terms of the score/limit that has been generated.
- This company's latest Pre-tax Profit figure shows a very high profit for the trading period.
- This company has a high amount of capital available for re-investment.
- This company has a high amount of Equity within the business.
- This company's latest Pre-Tax Profit shows an increase in profitability in comparison to the previous year.

This credit score places the company in the top 25% of 4,717 companies sampled from the same industry.

Warpaint Cosmetics (2014) Limited (08967038) has a 0.03% probability of default and a 3233/1 chance of business failure.



Below is a table of the company's most recent financials:

Date	Turnover	Gross Profits	Net Current Assets
31/12/2025	£61,138,218	£28,528,384	£17,013,995
31/12/2024	£61,095,296	£26,598,250	£17,118,078
31/12/2023	£55,376,412	£22,794,272	£9,583,762
31/12/2022	£35,566,536	£13,728,785	£6,282,984

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PLANNING FOR EXTENDING ROOF LINE

Further asset management opportunity with planning permission granted in October 2025 to extend current eaves from 8m to 14m while retaining the same pitched roofed design and external cladding finish.

SUSTAINABILITY & CARBON REDUCTION

Orbital Forty Six benefits from an EPC A-11 rating with a recently installed Photo Voltaic PV Solar Panel Roof System with 845 panels in total approx. saving 74 tons of CO2 per year.

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TENURE

Freehold held under Title Numbers: BM281223, BM289512, BM292303, BM280619, BM453174, BM60092 & BM279029.

VAT

The property has been elected for VAT. The proposed transaction structure, a sale and leaseback, means the sale cannot be treated as a transfer of a going concern (TOGC) therefore VAT will be payable on the purchase price.

ASSIGNABLE SURVEYS

A full set of assignable Building, Measured, Environmental and Drainage surveys have been prepared and can be provided upon request.

EPC

Available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification together with confirmation of source funding will be required from the successful purchaser when Heads of Terms are agreed.

GUIDE PRICE

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FURTHER INFORMATION

For further information, access to the data room or to arrange an inspection please contact:

DAVID PECK
07976 423 611
dp@cogentre.co.uk

TOM LOWTHER
07939 836 117
tl@cogentre.co.uk

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