

Industrial Investment For Sale



Boardman Road, Swadlincote, DE11 9DL

Investment summary

- Detached Steel Portal frame warehouse of 48,548 sq ft + canopy.
- Strategically situated on an established industrial Estate.
- Located midway between the A38 and A42 providing excellent connection to the wider road network.
- Freehold.
- New 10-year FR&I lease from 22nd August 2019.
- Let to Tosca Supply Chain Solutions Uk Ltd, a 100% owned subsidiary of Tosca Belgium BV, and a global leader in reusable plastic packaging and performance pooling solutions.
- Tosca Belgium are Guarantor to the lease.
- Current rent £225,000 per annum reflecting only £4.30 psf.
- A conservative ERV of £5.00psf provides a reversion to £261,650pa.
- Offers in excess of £2,700,000 (Two Million, Seven Hundred Thousand Pounds).
- A purchase at this level reflects an attractive net initial yield of 7.83%, with a potential reversion to 9.11% assuming usual purchaser's costs.
- Capital value of only £51.60psf applying half rate to the canopy.

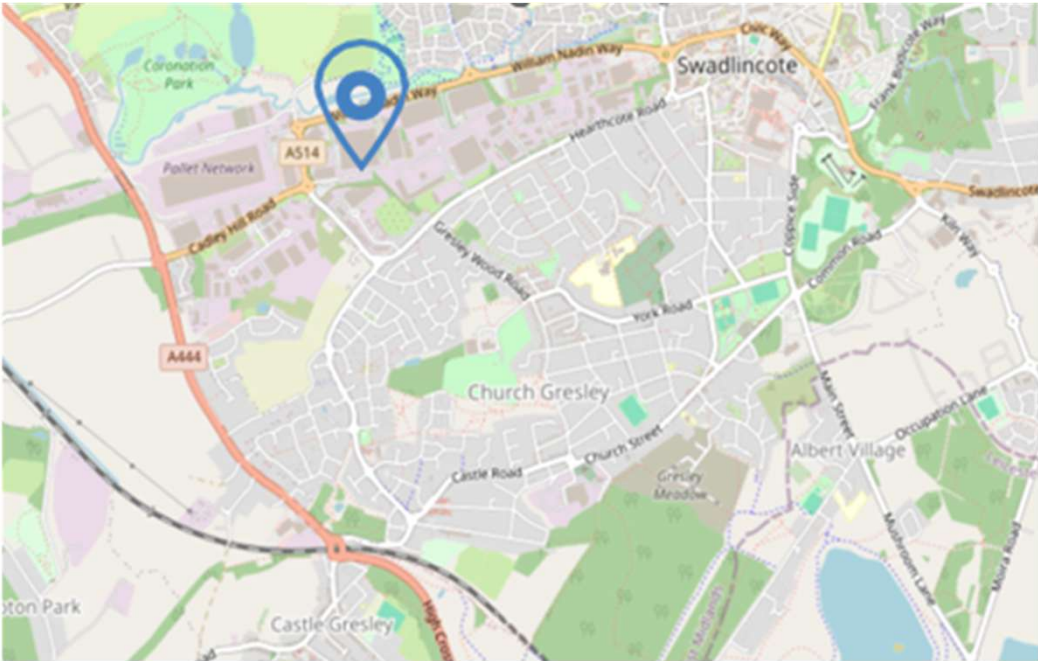


Location

The property is situated on Boardman Road within the Boardman Industrial Estate, positioned on the western edge of Swadlincote, a historic mining town in the District of South Derbyshire, nestled within the National Forest area.

Strategically located, the site lies approximately 5.4 miles south of Burton-upon-Trent and 6.4 miles west of Ashby-de-la-Zouch.

The property benefits from excellent transport links, with close proximity to the A42, and A38 providing direct access to the M45 to the south and the M1 to the north, facilitating efficient regional and national connectivity.



Description

The unit comprises of a 48,548 sq. ft warehouse of steel portal frame construction with profile metal cladding with brick infill and ancillary office building.

The unit has an eaves height of 8 metres and a canopy of 7,620 sq. ft to the front of the unit. The unit has a site area of approximately 2.25 acres.

Yard/hard standing is provided to the front and side of the property, along with 3 level roller shutter loading doors contained within the canopy, providing ample covered loading and enabling a one-way HGV access system as well as staff and visitor parking

The 2-storey office accommodation situated at the front elevation benefits from gas central heating, suspended ceilings, perimeter trunking, and Female, disabled and male WC's

Accommodation

The accommodation has been measured on a Gross internal area basis, and provides the approximate areas comprise:

Floor/Unit	Sq M	Sq Ft
Warehouse	4,425.00	47,631
Canopy	702.45	7,561
Office	85.20	917
Total	5,212.65	56,109

Tenancy information

Lease summary

The property is currently let to Tosca Supply Chain Solutions Uk Ltd (formally known as Contraload Conditioning Services Limited) by way of a 10-year lease from 1st April 2019 drafted on full repairing and insuring terms at a current rent of £225,000 per annum and subject to 5 yearly upward only rent reviews. The repairing obligation is subject to a Schedule of Condition.

Tosca Belgium (formerly Contraload NV) are Guarantor to the lease.

Covenant

Tosca Supply Chain Solutions Uk Ltd, a 100% owned subsidiary of Tosca Belgium BV, are a global leader in reusable plastic packaging and performance pooling solutions, optimising supply chains for a notable selection of brand partners.

Tosca Supply Chain Solutions Uk Ltd (3918217) most recent filed accounts provided the following:

Year	2021	2022	2023
Turnover	-	-	-
Pre-tax profit	-	-	-
Shareholders' Funds	£2,074,538	£2,823,907	£3,237,163

Tosca Belgium (463321092) most recently filed accounts provided the following:

Year	2022	2023	2024
Turnover	€53,432,559	€60,403,189	€69,827,701
Pre-Tax Profit	€-2,006,053	€7,542,,051	€6,942,650
Shareholders' Funds	€20,482,000	€26,918,072	€32,344,636



Further information

Tenure

Freehold

Rental Analysis

Assuming half rate in respect of the canopy, the passing rent reflects only £4.30psf. Assuming a conservative ERV of £5.00psf provides a reversion to £261,600 pa.

VAT

The property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

EPC

B(49) Expiry 29 January 2029

Proposal

We are instructed to seek offers in excess of **£2,700,000** for the freehold interest. A purchase at this level reflects a Net Initial Yield of approximately **7.83%**, with a potential reversion to **9.11%** assuming usual purchaser's costs and a capital value of **£51.60 psf** applying half rate to the canopy.

Contact us

Viewings by appointment only, to arrange a viewing, please contact:



Miles Youdan

07841804752

miles.youdan@fishergerman.co.uk



Jess Berry

07816264496

jess.berry@fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1.They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3.The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.