



MULTI-LET INDUSTRIAL INVESTMENT

STERLING INDUSTRIAL PARK · CARR WOOD ROAD · GLASSHOUGHTON · CASTLEFORD · WF10 4PS

An aerial photograph of a commercial and industrial area. In the top left, there's a green 'ASDA' logo. Below it, a blue 'junction 32' logo with 'OUTLET SHOPPING VILLAGE' underneath. To the right, a blue box contains the text 'STERLING INDUSTRIAL ESTATE' with a blue outline of a building complex. In the center, there's a green 'XScape' logo. Below that, a yellow 'McDonald's' logo and a red 'Pizza Hut' logo. To the left of the Pizza Hut, there's an orange 'B&Q' logo. Below the Pizza Hut, there's a blue 'Ford' logo. To the right of the Ford, there's a green 'Harvester Salad & Grill' logo. Further right, there's a silver 'V/S' logo and a red 'KIA' logo. At the bottom, a blue box contains the text 'M62'. The background shows a mix of industrial buildings, parking lots, and residential areas.

ASDA

STERLING
INDUSTRIAL
ESTATE

junction 32
OUTLET SHOPPING VILLAGE

XScape

B&Q



Pizza Hut



M62

INVESTMENT HIGHLIGHTS

- **Excellent Location** off Junction 32 of the M62
- Situated in a **retail** and **trade** location adjacent to **Xscape** and **Junction 32 Outlet Shopping Village**
- **17 industrial units** in a range of different sizes
- **Proven strong demand** with trade orientated tenants including **Timpsons** and **Dyno-Rod**

We are instructed to seek offers in excess of **£1,465,000**, which reflects a Net Initial Yield of **8.65%** after purchaser's costs of 5.80%.



LOCATION

Castleford is located 186 miles (297km) north of London, 10 miles (16km) west of Wakefield and 11 miles (17km) south east of Leeds. The town has excellent access to the motorway network via the M62 (Junction 32) which provides a quick link to the M1 Motorway 8 miles (12km) to the west. The A1(M) is also easily accessible being 1 mile (1.6km) to the east.

The subject property is located off Junction 32 of the M62 in Glasshoughton immediately south of Castleford.



SITUATION

Sterling Industrial Park is located off Carr Wood Road in Glasshoughton. Road communications are excellent being situated at Junction 32 of the M62 close to the intersection with the A1(M). Xscape and Junction 32 Outlet Shopping Village are situated immediately south of Sterling Industrial Park.

The 39,950 sq m (430,000 sq ft) Xscape development, built in 2003 at a cost of £56m, comprises the country's biggest indoor real snow slope, 2 rock climbing walls, indoor skate park, 4D golf course, bowling alley, multiplex cinema together with 17 bars and restaurants and 10 retail outlets.

Junction 32 Outlet Shopping Village comprises 96 shops with retailers including M&S, Nike, GAP and Next.

The area surrounding Sterling Industrial Park is heavily trade and leisure orientated. In addition to the Xscape and Junction 32 Village there are a number of trade park users including Jewsons. Car dealerships include Ford, Kia and Vauxhall. Restaurants include McDonalds, Pizza Hut and KFC. The area also contains Premier Inn, B&Q and ASDA.





DESCRIPTION

The property comprises 17 industrial units in five separate parades. The units are a mix of age and construction with the majority being of steel portal framed construction with a combination of facing brickwork and profile cladding. The majority of units have profile clad roofing incorporating roof lighting.

The freehold estate sits on a landscaped site of approximately 0.66 hectares (1.63 acres).

The estate offers unit sizes ranging from 52 sq m (560 sq ft) to 358 sq m (3,850 sq ft) which are rare in a location this well connected to the motorway network and as a result is dominated by large distribution facilities such as Wakefield Europort just 2 miles (3 km) to the west. Demand is therefore high as demonstrated by the seven lettings which have taken place on the estate in the last 12 months alone.

TENANCY

Unit	Tenant	Sq ft	Sq m	Lease Start	Lease Exp	Rent	Rent psf	Comments
1	Specialist Tooling Technologies LLP	2,419	224.73	21 Dec 2012	19 Jun 2015	£10,500	£4.34	
2 & 3	B&R Anderson	3,014	280.01	28 Nov 1997	27 Nov 2012	£16,150	£5.36	In discussion for new lease
4	PTSG Access and Saftey Ltd	1,647	153.01	18 Aug 2013	17 Aug 2016	£8,750	£5.31	
5 & 15	SSP (Yorkshire) Limited	1,802	167.41	15 Oct 2012	14 Oct 2017	£9,000	£4.99	Rolling break
6	Specialist Tooling Technologies LLP	3,873	359.81	20 Jun 2010	19 Jun 2015	£19,000	£4.91	
7	C&N Control Systems Ltd	1,904	176.89	26 Feb 1989	25 Sep 2011	£12,000	£6.30	3 year lease renewal with tenant
8	C&N Control Systems Ltd	2,001	185.90	26 Feb 1989	04 Sep 2011	£12,000	£6.00	As above
9	Relentless Engineering Ltd	723	67.17	17 Dec 2013	16 Dec 2014	£5,000	£6.92	
10	CMB Logix Ltd	716	66.52	18 Jul 2013	17 Jul 2014	£5,000	£6.98	
11	Master Manufacturing	716	66.52	02 Dec 2013	01 Dec 2016	£5,500	£7.68	
12	D Wright	563	52.30	01 Sep 2013	31 Aug 2016	£4,472	£7.94	
13	J Verkoost-Silk	566	52.58	01 Feb 2014	31 Jan 2017	£3,800	£6.71	
14	AC-SYS Ltd	563	52.30	28 Jul 2011	27 Jul 2014	£4,464	£7.93	
16	Timpson Limited	1,553	144.28	22 Apr 2014	21 Apr 2024	£8,500	£5.47	Break 22 Apr 2017 & 2020
17	SSP (Yorkshire) Limited	1,550	144.00	14 Sep 2013	14 Oct 2017	£10,000	£6.45	Rolling break
		23,610	2,193.42			£134,136		

TENURE

Freehold.

ACCOMMODATION

The property provides a total area of 2,193.42 sq m (23,610 sq ft).
The site extends to approximately 0.66 hectares (1.63 acres).

EPC

Individual EPC ratings available on request.

PROPOSAL

We are instructed to seek offers in excess of **£1,465,000**, which reflects a Net Initial Yield of **8.65%** after purchaser's costs of 5.80%.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a TOGC.

CONTACT

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