



MODERN OFFICE INVESTMENT

UNIT 6 WILKINSON BUSINESS PARK, WREXHAM LL13 9AE

Investment Summary

- Modern high specification 209.03 sq m (**2,250 sq ft**) office building
- Let to **Novus Property Solutions Limited**
- Located on the 5,575 sq m (60,000 sq ft) **Wrexham Business Park**
- New **10 year term** from 7th January 2019 with a tenant option to determine at the end of the 5th year.
- Rent **£24,750** per annum

We are instructed to seek offers of **£265,000** (Two Hundred and Sixty Five Thousand Pounds), which reflects a net initial yield of **9.08%** after purchaser's costs at 2.84%



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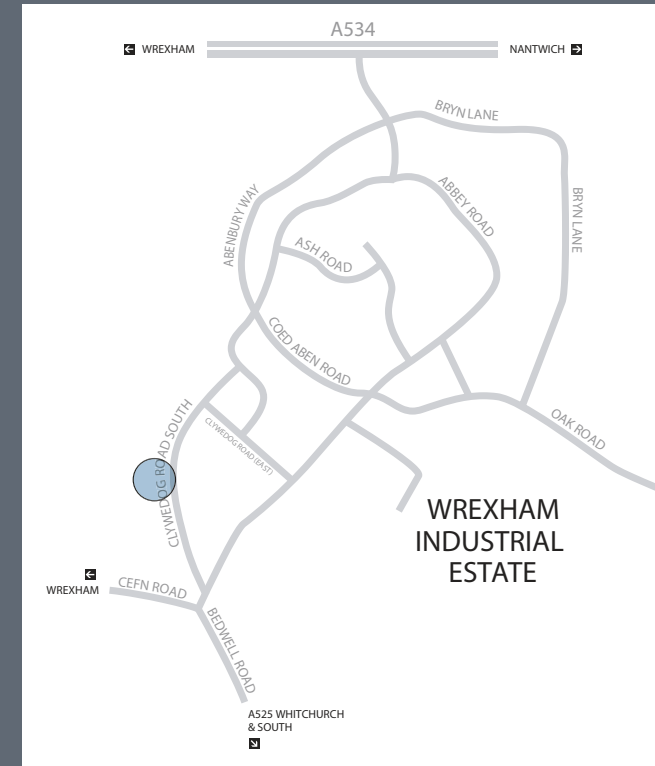
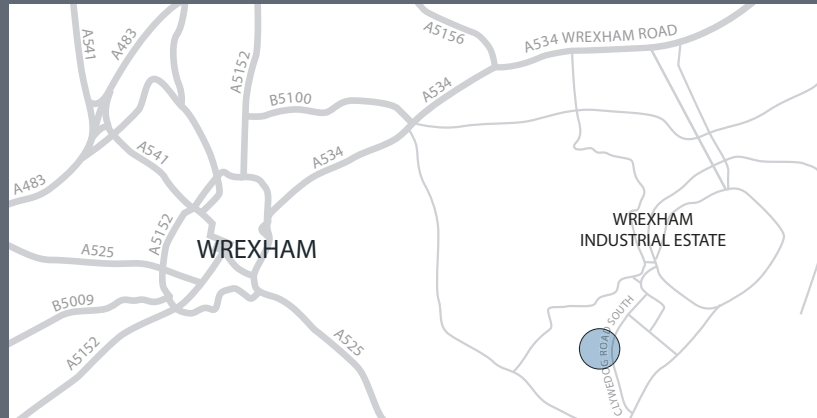
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Location

Wilkinson Business Park is located on the south western edge of Wrexham Industrial Estate on Clywedog Road South, approximately three miles to the east of Wrexham town centre. Wrexham Industrial estate is easily accessed via both the A534 and A525 both of which provide access to Wrexham town centre. In addition, the estate is soon to benefit from the new Wrexham Industrial Estate Link Road, further improving north and south access to the estate. The estate is approximately three miles from the A483 which provides access to Chester approximately 12 miles to the north and also to the A55 and in turn the M53. Further information on the estate can be found at www.wrexhamindustrialestate.co.uk.



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Situation

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, accommodating around 300 businesses and employing 7000 staff. Employers include JCB, Kelloggs and Tetra Pak. In addition, there are a number of retail outlets on the estate as well as an onsite management centre.

Although the estate started life catering for industrial occupiers there are now a wide range of business facilities occupying the park. The estate benefits from a co-ordination unit which oversees the general running of the estate along with encouraging business to business contact for occupiers mutual benefit.

Facilities run by the co-ordination unit include stationed police officers, CCTV coverage and various business forums.



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Description

The subject property forms part of the wider Wilkinson Business Park development comprising 19 units and totalling 5,575 sq m (60,000 sq ft) of office accommodation. The building comprises a semi-detached office and is predominantly brick built over two storeys with an attractive glazed entrance lobby under a pitched tiled roof. Internally the accommodation is finished to a high standard including, suspended ceilings, recessed lighting and full access raised floors.

The property includes the right to use 10 car parking spaces.

Tenure

The building is to be sold freehold. The freeholder has the right to use 10 car parking spaces.



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Accommodation

The property comprises the following net internal floor area:

Description	Sq m	Sq ft
Ground Floor	96.15	1,035
First Floor	112.90	1,215
Total	209.02	2,250

Tenancy

The building is let in its entirety to **Novus Property Solutions Limited** on a new 10 year lease from 7th January 2019 at a rent of **£24,750pa.** The lease incorporates a tenant's option to break at the expiry of the 5th year of the term.



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Covenant

Novus Property Solutions Limited

Novus are an award winning property maintenance company with its origins dating back to 1897. They offer a complete spectrum of single-service property maintenance solutions nationwide including planned maintenance, new build, refurbishment and reactive maintenance.

Their last 3 years accounts can be summarised as follows:

	31st Dec 2017	31st Dec 2016	31st Dec 2015
Turnover	£148,553,000	£130,281,000	£120,227,000
Pre-Tax Profit	£5,441,000	£4,299,000	£4,083,000
Shareholders Funds	£15,369,000	£15,520,000	£13,417,000



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Proposal

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VAT

We understand the property is elected for VAT purposes. It is anticipated that the sale will be treated as the Transfer of a Going Concern (TOGC).



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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2019.

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