



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Investment Summary

- Modern high specification 936 sq m (10,070 sq ft) office building
- Let to the strong covenant of Oliver Grace Ltd
- Located on Burntwood Business Park less than 1 mile from the M6 Toll
- 10 year lease from 18th July 2022 (Tenant break at the end of the 5th year)
- Rent £115,805 per annum (£11.50 per sq ft)

We are instructed to seek offers of **£1,150,000 (One Million One Hundred and Fifty Thousand Pounds)**, which reflects a net initial yield of 9.51% after purchaser's costs at 5.89%.



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Location

Burntwood Business Park is situated on the link road on the corner of Attwood Road and Miners Way (A5190 Burntwood Bypass). The Park is well positioned 4 miles east of Cannock and 5 miles west of Lichfield.

Junctions 11 and 12 of the M6 Motorway are 6 miles equidistant with junction 1 of the M54 8 miles to the west. Junction T6 of the M6 Toll is less than 1 mile distance via the Miners Way extension.

The park therefore has excellent access to Birmingham, the Black Country and conurbations of North Staffordshire and East Midlands.



MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Situation

Newlands Court is situated in Burntwood Business Park. Burntwood Business Park is a well located and popular business location comprising over 1,000,000 sq ft of accommodation.

The building is located on Newlands Court which together with the adjacent Crompton Court comprises over 5,388 sq m (58,000 sq ft) of office accommodation.



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Description

The property comprises a modern detached office building. The building is predominantly brick built with an attractive full height glazed entrance lobby under a pitched tiled roof.

Internally the accommodation is finished to a high standard including, suspended ceilings, recessed LED lighting, full access raised floors and air conditioning. The property is arranged over three floor and is served by an 8 person passenger lift.

The property includes the right to use 32 car parking spaces.

## Accommodation

The property comprises the following net internal floor area:

Floor	Sq m	Sq ft
Ground floor	311	3,345
First floor	311	3,360
Second	313	3,365
<b>Total</b>	<b>936</b>	<b>10,070</b>



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Tenure

The building is to be sold Freehold. The freeholder has the right to use 32 car parking spaces.

## Tenancy

The unit is let to **Oliver Grace Limited (09422776)** on a 10 year full repairing and insuring lease from 18th July 2022. The lease incorporates a tenant break option at the end of the 5th year.

The rent is stepped as follows:

- Year 1 £95,665 pa
- Year 2 £100,700 pa
- Year 3 £105,735 pa
- Year 4 £110,770 pa
- Year 5 £115,805 pa

It is the vendors intention to top up the rent to **£115,805 pa**.



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Covenant

**Oliver Grace Limited (09422776)** trade as RED Industries and provide a total waste management service to customers nationwide. RED Industries hold three separate ISO accreditations in and office industrial services and cleaning as well as waste management. They have been the recipients of numerous awards most recently including the London Stock Exchange 1000 Companies to Inspire Britain 2020.

**Oliver Grace Limited** last three years accounts are summarised as follows:

Year ending	Turnover	Pre-Tax Profit	Shareholders Funds
31st December 2022	£48,353,054	(£843,668)	£1,353,100
31st December 2021	£46,737,013	(£1,149,539)	£2,627,505
31st December 2020	£43,138,685	£2,808,194	£7,998,026



## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF

## Proposal

We are instructed to seek offers of **£1,150,000 (One Million One Hundred and Fifty Thousand Pounds)**, which reflects a net initial yield of 9.51% after purchaser's costs at 5.89%.

## 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).



MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF



## Contact

### **MHPI Limited**

MHPI Limited  
1st Floor West Wing  
City Quadrant  
Waterloo Square  
Newcastle upon Tyne  
NE1 4DP

### **Simon Harland**

simon@mhpi.co.uk

### **James Metcalf**

James@mhpi.co.uk  
0191 255 7770



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. October 2023.

## MODERN OFFICE INVESTMENT

UNIT 4 NEWLANDS COURT, BURNTWOOD BUSINESS PARK,  
BURNTWOOD, WS7 3GF