



2 Long Leasehold Light Industrial Estates on Norwich Airport Industrial Estate

A reversionary, active-management
investment opportunity

Norwich Airport

JAVELIN ROAD

HURRICANE WAY

METEOR CLOSE





Investment summary

- Rare opportunity to acquire 2 long leasehold light industrial estates located on the 92-acre, 1.1 million sq ft Norwich Airport Industrial Estate
- Situated 2.7 miles north of the city centre in the largest industrial area in the City
- The property comprises 2 opposing light industrial estates providing 36 units totalling 71,619 sq ft (Javelin Road 42,721 sq ft and Meteor Close 28,898 sq ft)
- Units ranging in size from 1,701 sq ft to 3,058 sq ft
- Units 1-22 Javelin Road held on a ground lease expiring December 2127 at a ground rent of £12,780 pa
- Units 1-16 Meteor Close held on a ground lease expiring December 2127 at a ground rent of £8,500 pa
- Javelin Road - 8 units held on occupational leases with ERVs of £7.25 psf, and 12 units sold on long leases
- Meteor Close - 7 units held on occupational leases with ERVs of £7.25 psf, and 9 units sold on long leases
- Highly reversionary - small units in the Norwich area are currently letting at up to £10.50 per sq ft
- Gross passing rent of £164,661 pa
- Total net income (less ground rent) of £143,381 pa
- We are instructed to seek offers in excess of £1,700,000 subject to contract and exclusive of VAT for the long leasehold interests, reflecting a net initial yield of 7.94% and a reversionary yield of 11.18% assuming purchasers costs of 1.8% plus SDLT

Location

The City of Norwich is the regional capital of East Anglia and Norfolk's administrative, commercial and cultural centre. Norwich is currently one of the UK's fastest-growing cities with a diverse and vibrant economy. It is home to an estimated 117,000 jobs and more than 8,000 companies with key sectors being business and financial services, advanced manufacturing and creative and digital industries.

Communications

By road, Norwich lies 118 miles to the north of London via the M11/A11, 45 miles to the north of Ipswich via the A140/A14, and 60 miles northeast of Cambridge via the A14/A11.



Distance and travel times

A11.....	4.2 miles
A47	6.7 miles
M11.....	68 miles
Ipswich	45 miles
Cambridge	60 miles



Rail:

Norwich Train Station is approximately 20 mins/5 miles from Javelin Road and Meteor Close:

Ipswich	40 mins
Cambridge	1 hr 20 mins
London Liverpool Street Station....	1 hr 50 mins

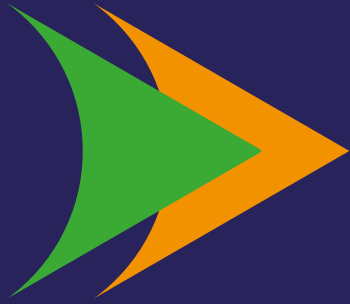


Air:

Norwich Airport.....	1.5 miles
Stansted Airport.....	86 miles

Click for map





Situation

Javelin Road and Meteor Close are accessed off Hurricane Way, the main spine road on Norwich Airport Industrial Estate, an established 92-acre industrial estate, which is situated approximately 2.7 miles north of the City centre. The Estates are well located being close to the A140, which connects directly with Norwich's outer ring road and the city centre, and the new Northern Distributor Road. Nearby occupiers include Anglian Home Improvements, KLM UK and Lotus Cars.

Description

The Estates comprise industrial/ warehouse units of concrete frame construction with pitched lined roofs, incorporating translucent light panels. The warehouse areas have concrete floors and fluorescent lighting with vehicular access via a loading door to the front. The properties benefit from an eaves height of approximately 4.9m and good-sized yards to the front. The units in Meteor Close also have small rear yards.

Internally, the units generally provide full height accommodation with W.C. facilities and 3-phase power. The units have been refurbished including the installation of new or improved roller shutter doors, double glazed UPVC Windows and personnel doors, new external cladding and redecoration.



JAVELIN ROAD OCCUPATIONAL TENANCIES - UNITS 1-22

Tenant	Unit No	Area (sq.ft)	Passing Rent (£ p.a)	Passing Rent per sq.ft (£)	ERV (£ p.a)	ERV per sq.ft (£)	Next Break	Next Review	Expiry	EPC	Comments
Isle of Man Containers Line (Uk) Ltd	Unit 1	1,701	10,206	6.00	12,332	7.25	N/A	N/A	10/04/2026	E(123)	
Secretary of State for Health	Unit 7	1,724	12,492	7.25	12,492	7.25	27.09.2026	27.09.2026	26.09.2029	D(82)	New Lease - 12 month half rent period at lease commencement
Secretary of State for Health	Unit 8	2,512	12,651	*5.04	12,651	5.04	27.09.2026	27.09.2026	26.09.2029	D(76)	New Lease - 6 month half rent period at lease commencement. *The net rent per square foot is inclusive of the first floor mezzanine and offices
Reeves Property Services Limited	Unit 9	2,665	16,560	6.21	19,322	7.25	N/A	N/A	23/03/2028	E(113)	
Lee Kinder	Unit 10	1,729	7,800	4.51	12,535	7.25	N/A	N/A	11/10/2020	E(122)	Holding Over
DL Retail Ltd	Unit 11	2,270	10,300	4.54	16,458	7.25	18/03/2025	N/A	17/03/2027	D(76)	
Jason Ivan Davey t/a Daveys	Unit 12	2,311	9,800	4.24	16,755	7.25	N/A	N/A	02/05/2018	D(95)	Holding Over
EFJ Holdings Ltd	Unit 20	2,305	10,400	4.51	16,711	7.25	N/A	N/A	30/05/2024	C(73)	
		17,217 sq.ft	£90,209	Reversionary	£119, 256						



METEOR CLOSE - OCCUPATIONAL TENANCIES

Tenant	Unit No	Area (sq.ft)	Passing Rent (£ p.a.)	Passing Rent per sq.ft (£)	ERV (£ p.a.)	ERV per sq.ft (£)	Next Break	Next Review	Expiry	EPC	Comments
Catton Home Improvements Ltd	Unit 1	1,767	8,031	4.54	12,811	7.25	N/A	N/A	08/03/2027	E(101)	Unit 1,3,5 and 7 under one lease
Catton Home Improvements Ltd	Unit 3	1,736	7,890	4.54	12,586	7.25	N/A	N/A	08/03/2027	E(101)	
Catton Home Improvements Ltd	Unit 5	1,734	7,881	4.54	12,571	7.25	N/A	N/A	08/03/2027	E(101)	
Catton Home Improvements Ltd	Unit 7	2,024	9,199	4.54	14,674	7.25	N/A	N/A	08/03/2027	D(76)	
Hertz (UK) Ltd	Unit 10	1,744	9,156	5.25	12,644	7.25	N/A	N/A	14/02/2025	D(78)	
Vinosangre Ltd	Unit 11	1,841	8,750	4.75	13,347	7.25	N/A	N/A	08/03/2025	D(77)	
Payday Vintage Limited	Unit 14	1,741	11,000	6.32	12,622	7.25	07/10/2025	N/A	06/10/2028	E(124)	
		12,587 sq.ft	£61,906	Reversionary	£91,255						



JAVELIN ROAD - LONG LEASEHOLD TENANCIES

Tenant	Unit No	Area (sq.ft)	Passing Rent (£ p.a.)	Passing Rent per sq.ft (£)	Summary of rent and rent review provisions	Next Review	Expiry
ITradersHouse Ltd	Unit 2	1,731	510	0.29	Initial rent £510 + VAT. Fixed proportion of 6.25% of the rent payable under the head lease. Review dates consistent with head lease.	2033	27/12/2127
Homelea Enterprises Ltd	Unit 3	1,725	1	0.00	Rent fixed at £1 pa	No Review	31/12/2127
I.p.m Personal Pension Trustees Limited	Unit 4	1,756	550	0.31	Initial rent £550 + VAT. Review dates and terms consistent with head lease.	2033	21/12/2127
Flowline Plastics Ltd	Unit 5	1,725	506	0.29	Initial rent £506 + VAT. Revised rent to be 3.82% or other fair and reasonable proportion of the revised head lease rent. Review dates consistent with head lease.	2033	29/09/2127
Homelea Enterprises Ltd	Unit 6	1,733	488	0.28	Initial rent £488.20 + VAT. Revised rent to be fair and reasonable proportion of the revised head lease rent. Review dates consistent with head lease.	2033	21/12/2127
Andrew Charles Smith	Unit 13	2,302	920	0.40	Rent fixed at £920 + VAT with no review.	No Review	28/12/2127
CASLP Ltd	Unit 14	2,305	694	0.30	Initial rent £693.95 + VAT. Fixed proportion of 5.43% of the rent payable under the head lease. Review dates consistent with head lease.	2033	18/12/2127
Wensum General Trading Limited	Unit 15	2,298	687	0.30	Initial rent £684.77 + VAT. Review dates consistent with head lease.	2033	21/12/2127
TM Trustees Limited and Nicholas John Kent Ashford	Unit 16	2,271	1	0.00	Rent fixed at £1 + VAT if demanded. No review.	No Review	30/12/2127
Andrew James Arthurton	Unit 17	3,058	920	0.30	Rent fixed at £920 + VAT with no review.	No Review	30/12/2127
Paul Walker and Amanda Smith	Unit 18	2,301	920	0.40	Initial Rent £920 + VAT. Fixed proportion of 11% of the rent payable under the head lease. Review dates consistent with head lease.	2033	18/12/2127
Benz Autos Ltd	Unit 22	2,299	965	0.42	Initial rent £965 + VAT. Fixed proportion of 7.55% of the rent payable under the head lease. Review dates consistent with head lease.	2033	28/12/2127
		25,504 sq.ft	£7,163				



METEOR CLOSE - LONG LEASEHOLD TENANCIES

Tenant	Unit No	Area (sq.ft)	Passing Rent (£ p.a.)	Passing Rent per sq.ft (£)	Summary of rent and rent review provisions	Next Review	Expiry
David John Graham t/a Autotest	Unit 2	1,798	531	0.30	Initial rent £531 + VAT. Fixed proportion of 6.25% of rent payable under the head lease. Review dates consistent with head lease.	2034	28/12/2127
David John Graham t/a Autotest	Unit 4	1,798	531	0.30	Initial rent £531 + VAT. Fixed proportion of 6.25% of rent payable under the head lease. Review dates consistent with head lease.	2034	28/12/2127
Pearson Hydraulics Ltd	Unit 6	1,798	531	0.30	Initial rent £531 + VAT. Fixed proportion of 6.25% of rent payable under the head lease. Review dates consistent with head lease.	2034	28/12/2127
Pearson Hydraulics Ltd	Unit 8	1,798	571	0.32	Initial rent £571 + VAT. Fixed proportion of 6.74% of rent payable under the head lease. Review dates consistent with head lease.	2034	27/12/2127
Bradley Terrence Jordan	Unit 9	1,998	571	0.29	Initial rent £571 + VAT. Fixed proportion of 6.25% of rent payable under the head lease. Review dates consistent with head lease.	No Review	07/09/2127
MOT Shop (Norfolk) Ltd	Unit 12	1,798	571	0.32	Rent fixed at £571 + VAT with no review.	2034	28/12/2127
G Sign Ltd	Unit 13	1,777	779	0.44	Initial rent £778.73 + VAT. Review dates and terms consistent with head lease.	2034	31/12/2127
G Sign Ltd	Unit 15	1,777	779	0.44	Initial rent £778.73 + VAT. Review dates and terms consistent with head lease.	2034	31/12/2127
Shaun Knowles trading as Knowles Manufacturing	Unit 16	1,769	520	0.29	Initial rent £520.33 + VAT. Review dates and terms consistent with head lease.	2034	31/12/2127
		16,311 sq.ft	£5,384				

Total passing rent Meteor £67,290

Total passing rent Javelin £97,372

Total £164,662



Tenure

Javelin Road:

The property is held long leasehold until 31st December 2127 at a current annual rent of £12,780. The rent is payable half yearly on 1st April and 1st October. The next rent review is on 1st October 2032, with the rent to be reviewed to 11% of the then current open market rental value, assuming a term of no less than 21 years.

Meteor Close:

The property is held long leasehold until 31 December 2127 at a current annual rent of £8,500 p.a. The rent is payable half yearly on 1st April and 1st October. The next rent review is 1st October 2034, with the rent to be reviewed to 9.738% of the current open market rental value, assuming a 21 year term.



GROSS PASSING INCOME

£164,662

Total Ground rent payable Meteor	£8,500
Total Ground rent payable Javelin	£12,780
Net passing Income (less ground rent)	£143,381
Sale Price	£1,700,000
Plus Purchasers costs 1.8% plus SDLT (6.18%)	£1,805,060
Net Initial Yield	7.94% (allowing for purchasers costs and SDLT)

GROSS REVERSIONARY INCOME

£223,057

Total Ground rent payable Meteor	£8,500
Total Ground rent payable Javelin	£12,780
Net Reversionary Income (less ground rent)	£201,777
Sale Price	£1,700,000
Plus Purchasers costs 1.8% plus SDLT (6.18%)	£1,805,060
Net Reversionary Yield	11.18% (allowing for purchasers costs and SDLT)



Occupational Market Commentary

The industrial market in Norfolk has seen take up of 145,000 sq ft during Q1 and Q2 in 2023. Demand for industrial space across Norwich remains strong with total requirements of 660,000 sq ft at mid-2023. There continues to be a shortage of available industrial property in the city below 3,000 sq ft which has resulted in rents of up to £10.50 per sq ft being achieved on smaller secondary units. The total of fully available conventional industrial/warehouse units in August 2023 was estimated to be 150,000 sq ft. The strong market has been the catalyst for new industrial developments including a six unit scheme at White Lodge Trading Estate which is expected to be fully let on completion. The larger development of Diamond Point on Vulcan Road has provided 17 new units which as seen lettings to occupiers including Smurfit Kappa and Medequip at rents in excess of £9 per sq ft, demonstrating the increased popularity of the north side of the city following the opening of the Northern Distributor Road.

Additional information:

VAT

We understand the property has been elected for VAT. It is envisaged a sale will be treated as a transfer of a going concern (TOGC) for VAT purposes.

EPCs

Are available on request and in the data room.

AML/KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to satisfy Money Laundering Regulations.

Proposal

We are instructed to seek offers in excess of £1,700,000 subject to contract and exclusive of VAT for the long leasehold interests, reflecting a net initial yield of 7.94% and a reversionary yield of 11.18% assuming purchasers costs of 1.8% plus SDLT.

Further information:

For further information or to arrange an inspection, please contact:



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