

MULTI-LET FREEHOLD INDUSTRIAL INVESTMENT

Units 1-15 Linfit Court

Colliers Way • Clayton West • Huddersfield • HD8 9WL



Investment Summary

- The Property is located 10.5 miles to the southeast of Huddersfield town centre and 9 miles to the southwest of Wakefield city centre on Colliers Way, with other established industrial units just off the A636.
- Multi let hybrid industrial units with car parking, let to strong regional occupiers at a total passing rent of **£263,740 per annum** exclusive.
- Reversionary rents at the next rent reviews.
- The property is held Freehold.
- Total gross internal floor area of **26,236 sqft** (2,450.63 sq m).
- Secure gated estate road that loops around the estate for ease of access and egress with larger vehicles.
- We are instructed to seek offers in excess of **£3,800,000 (Three Million, Eight Hundred Thousand Pounds)** for the freehold interest, subject to contract and exclusive of VAT. An offer at this level would reflect a **net initial yield of 6.52%**, assuming usual purchaser's cost and a capital value of **£144.68 psf**.



Location

Clayton West is conveniently situated for access to other centres within the West Yorkshire conurbation, including Leeds, Huddersfield, Halifax and Wakefield. Leeds/Bradford Airport lies approximately 27.4 miles (53 minutes) to the north of the property with Manchester Airport only 39.8 miles (72 minutes) to the southwest. The M1 motorway can be accessed easily from the Clayton West from the A636 which leads directly to Junction 39. The M62 TransPennine motorway can be accessed from either Junction 25, 11.9 miles to the northwest or the M1/M62 motorway interchange at Lofthouse, which lies approximately 12 miles to the northeast.



By Road

The Property is located 10.5 miles to the southeast of Huddersfield town centre and 9 miles to the southwest of Wakefield city centre on Colliers Way, with other established industrial units just off the A636.



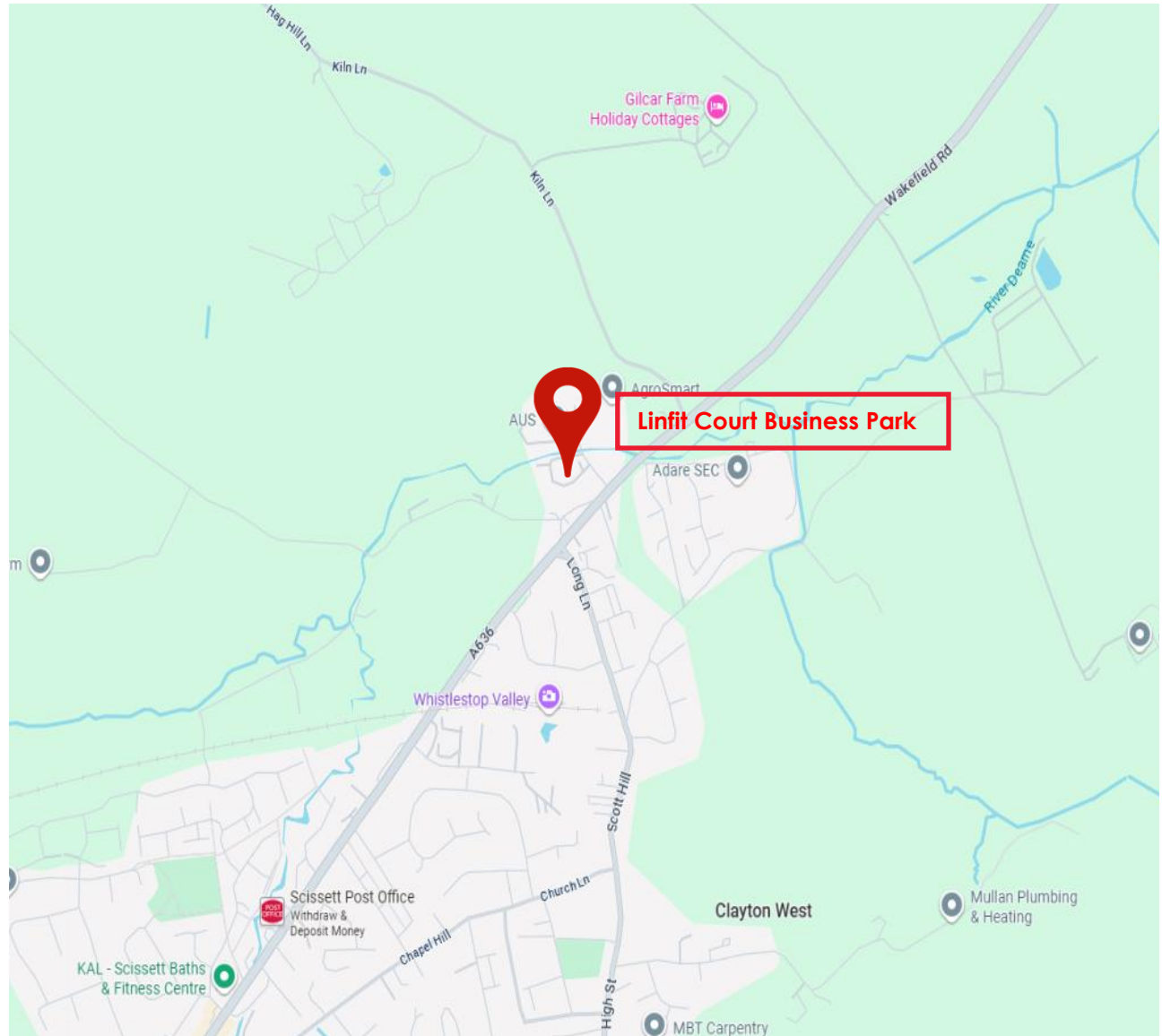
By Rail

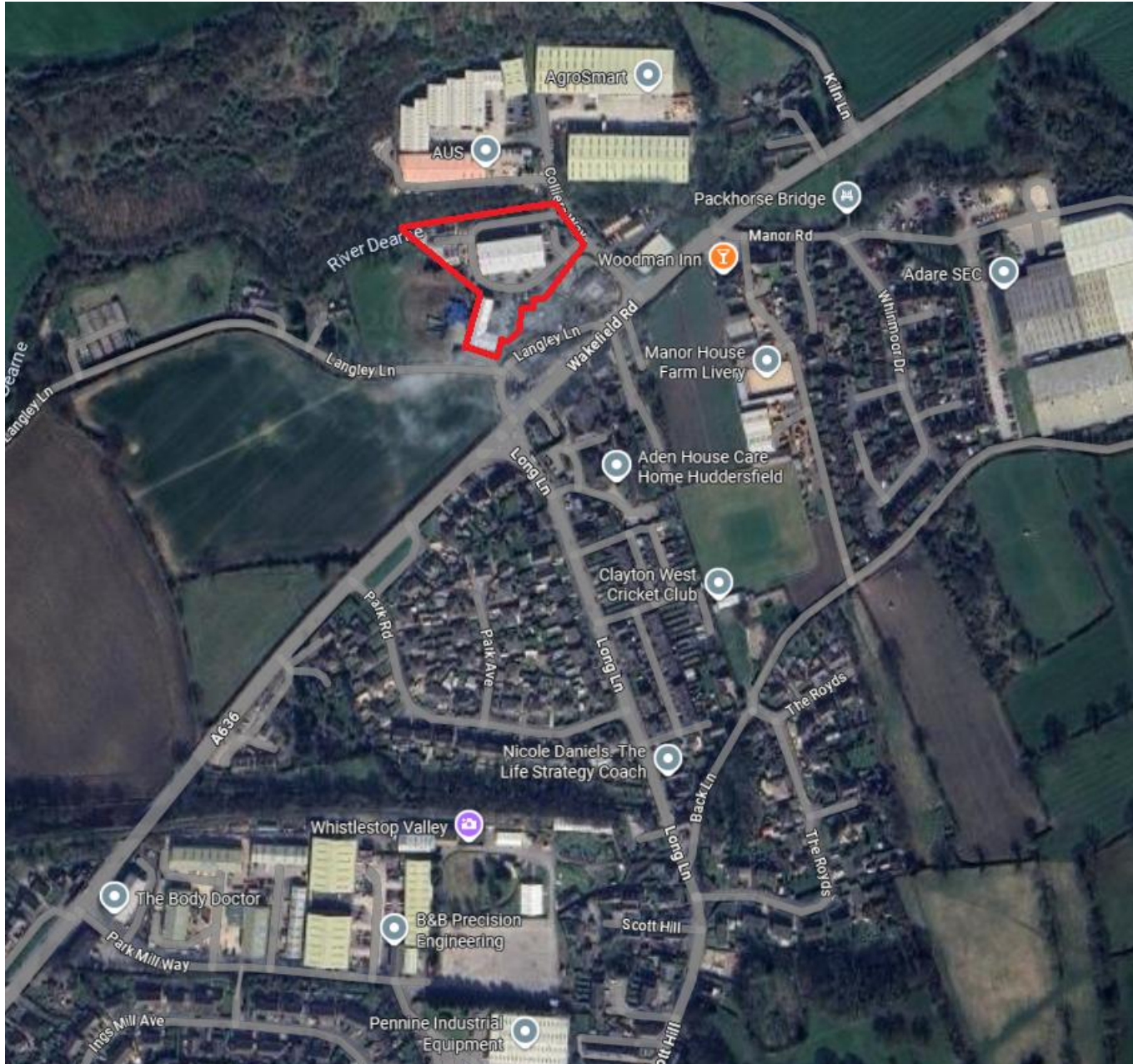
The closest train station to Linfit Court is Denby Dale station 3.2 miles to the southwest. Wakefield Westgate station is approximately 8.2 miles to the northeast of the property. The drive time is 18 minutes by car. The station offers regular trains to London Kings Cross, Leeds and Manchester.



By Bus

Huddersfield Bus station offers the D1, X1 and the 232S services, which all run to Clayton West and stop at the bus stop on Long Lane which is less than a 5-minute walk to the property.





Situation

The Property is located in Clayton West, which is situated approximately 10.0 miles southeast of Huddersfield town centre, 8.0 miles south west of Wakefield city centre and 7 miles northwest of Barnsley. The property is positioned just north of Wakefield Road, approximately 5 miles west of Junction 39 of the M1 motorway.

Tenure

The site will be sold on a freehold basis to include everything within the red line boundary below.



Description

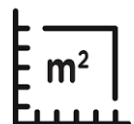
Construction & Specification



Purpose-built
hybrid
industrial units



Freehold



2,450.63 sqm
(26,236 sq ft)



Planning
permission
for light
industrial



0.599
hectares
(1.479 acres)



Concrete
floors

Building Specification



Steel portal
frame



Stone &
profile steel
cladding



Male &
Female
WC's



Air Con



Open plan
or cellular
offices

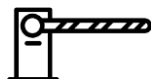


Roller shutte
loading
access



Security
Alarms

Site Features



Fully Secure
Perimeter



CCTV



Large
parking
provision



HGV
accessible



Secure
access



Well
maintained



Tenancy and Accommodation Schedule

All areas stated have been measured in accordance with the RICS property measurement (2nd Edition) using a conversion rate of 1.00 sq m to 10.7639 sq ft.

Unit No/Tenant	Rent PAX	Lease End Date (T/O Break Clause)	Rent Review	Use	Sq Metres	Sq Feet
1 -Linfit Investments Ltd	£15,000	22.12.26		Hybrid/Office	174.83	1,882
2 – Forward Security Services Ltd	£23,000	08.10.28 (18.10.26)		Hybrid	252.10	2,714
3 - Juice Board Sports Ltd	£15,600	30.06.27		Hybrid	180.31	1,941
4 – Car Enhancements UK Ltd	£14,500	08.09.30	09.09.28	Hybrid	142.09	1,530
5 – Hoof Design Ltd	£13,500	09.12.26		Hybrid	133.90	1,441
6 – The Clean Group (Yorks) Ltd	£14,000	30.11.30 (30.11.27)		Hybrid	134.74	1,442
7 - Ocean Print Ltd	£13,500	28.02.28		Hybrid	133.91	1,441
8/9 - AVK Ltd	£29,000	26.06.28		Hybrid	297.11	3,198
10 – QM Roofing Ltd	£13,440	18.12.26		Hybrid	158.16	1,702
11/12 – United Coffee Ltd	£27,500	24.12.26		Hybrid	348.39	3,617
13 - MIA Sport Solutions Ltd	£14,500	29.05.27		Hybrid	136.97	1,474
14 - The Clean Group (Yorks) Ltd	£40,000	23.10.30 (23.10.27)		Hybrid	257.63	2,773
15 - Vacant	£15,000	TBC		Hybrid	93.34	1,005
Gatehouse – Wendy's	£2,600	28.03.27		Café/Sandwich Shop	7.15	77
21 Additional Car Parking Spaces	£12,600	Rolling		Car Parking (21 spaces)		
Total Rent:	£263,740			Gross Internal Area:	2,450.63	26,236

Covenant Strength

We have made brief status enquiries about a few of the Tenants and have assumed that they are financially sound and capable of meeting their rental and other responsibilities under the lease terms.

AVK/SEG (UK) Limited	2023	2022	2021	Shareholder's Funds	2023	2022	2021
Turnover	£141,926,863	£66,937,557	£39,375,401	Linfit Investments Ltd	£4,514,094	£3,951,652	£2,882,291
Pre Tax Profit	£7,428,821	£4,620,950	£5,816,842	Juice Boardsports Ltd	£52,811	£40,041	£17,090
Shareholder's Funds	£32,043,509	£25,816,625	£21,962,794	Q M Roofing Limited	£341,131	£380,018	£339,633
Number of Employees	175	140	104				

EPC Performance

The Minimum Energy Efficiency Standards (MEES) risk of Linfit Court is considered to be low, with the building offering opportunities to mitigate against future regulation change. Opportunity to improve on this score through the installation of air or ground source heating is easily possible. The current ratings are as follows

Unit No/Tenant	EPC Rating	EPC Expiry Date
1 - Linfit Investments Ltd	B (47)	07.11.35
2 – Forward Security Services Ltd	C (56)	05.06.34
3 - Juice Board Sports Ltd	B (45)	07.11.35
4 – Car Enhancements UK Ltd	C (70)	28.03.35
5 – Hoof Design Ltd	A (21)	07.11.35
6 – The Clean Group (Yorks) Ltd	C (65)	03.10.33
7 - Ocean Print Ltd	C (57)	07.11.35
8/9 - AVK Ltd	B (31)	07.11.35
10 – QM Roofing Ltd	C (62)	07.11.35
11/12 – United Coffee Ltd	B (44)	07.11.35
13 - MIA Sport Solutions Ltd	C (55)	07.11.35
14 - The Clean Group (Yorks) Ltd	B (37)	05.11.35
15 - Vacant	TBC	TBC

Reversionary Potential



Lowest current passing rent is **£7.60psf** versus a blended average ERV of **£11.29psf**

VAT

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

Anti – Money Laundering

A successful bidder must provide information to satisfy HMRC AML requirements

Service Charge

There is currently a service charge in place which runs at 8% of the annual rent. Further information is available for this on request.



Proposal

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Further Information/Viewing Arrangements

For further information and to discuss in more detail please contact.



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Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is an employee of or has an association with WSB Property Consultants LLP.

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