HAWKSHEAD
INDUSTRIAL ESTATE

HIGH YIELDING MULTI-LET INDUSTRIAL
INVESTMENT OPPORTUNITY

Leek Old Road, Sutton Macclesfield, Cheshire **SK11 0JB**

PROPOSAL

We are instructed to seek offers in excess of **£2,000,000 (Two Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 8.87%**, assuming standard purchasers costs.

EXECUTIVE SUMMARY

- **High yielding multi-let industrial investment opportunity** located in Macclesfield, Cheshire
- Located 3 miles south of Macclesfield town centre, just off Leek Old Road
- A **former quarry and family haulage yard on a usable site of 2.72 acres** (10.7-acres overall)
- Low site cover of **12.98%** (3.3% overall area)
- The site comprises 3 warehouses, one compound and a site office, as well as significant open storage land currently used for HGV parking.
- Multi-let to two main tenants, with WAULT of **3.36 years to expiry**.
- **Rent passing of £188,437 per annum**, with uncapped RPI rent reviews across the majority of the income.
- Opportunity to let out further land for parking and / or compounds, or build new industrial units, subject to planning
- Site offers longer term redevelopment potential to residential, subject to planning
- We are instructed to seek **offers in the region of £2,000,000 (Two Million Pounds)**, subject to contract and exclusive of VAT.
- A purchase at this level reflects a **Net Initial Yield of 8.87%**, assuming standard purchasers costs
- **Freehold**.

LOCATION

Macclesfield is an affluent and popular town in Cheshire located circa 16 miles south of Manchester and 32 miles east of Chester.

With the benefit of a West Coast Mainline Railway Station, Macclesfield is very easily accessible from Manchester (22 mins) and London (1hr 41 mins). It is also well located for road travel, with swift access to the North West motorway network via the M60 and M56 motorways, both being 12 miles distant. Connectivity is further enhanced by the A555 Manchester Airport relief road / Poynton bypass linking the M56 with the A6 and provides direct access to Macclesfield via the A523 Silk Road.

Manchester
20 mins
London
1 hr 49 mins

ROAD

Macclesfield Town Centre/ Station	3 miles	9 mins
Manchester Airport	15 miles	30 mins
M60	15 miles	32 mins
M56 Junction	17 miles	34 mins
Stoke-on-Trent	20 miles	41 mins

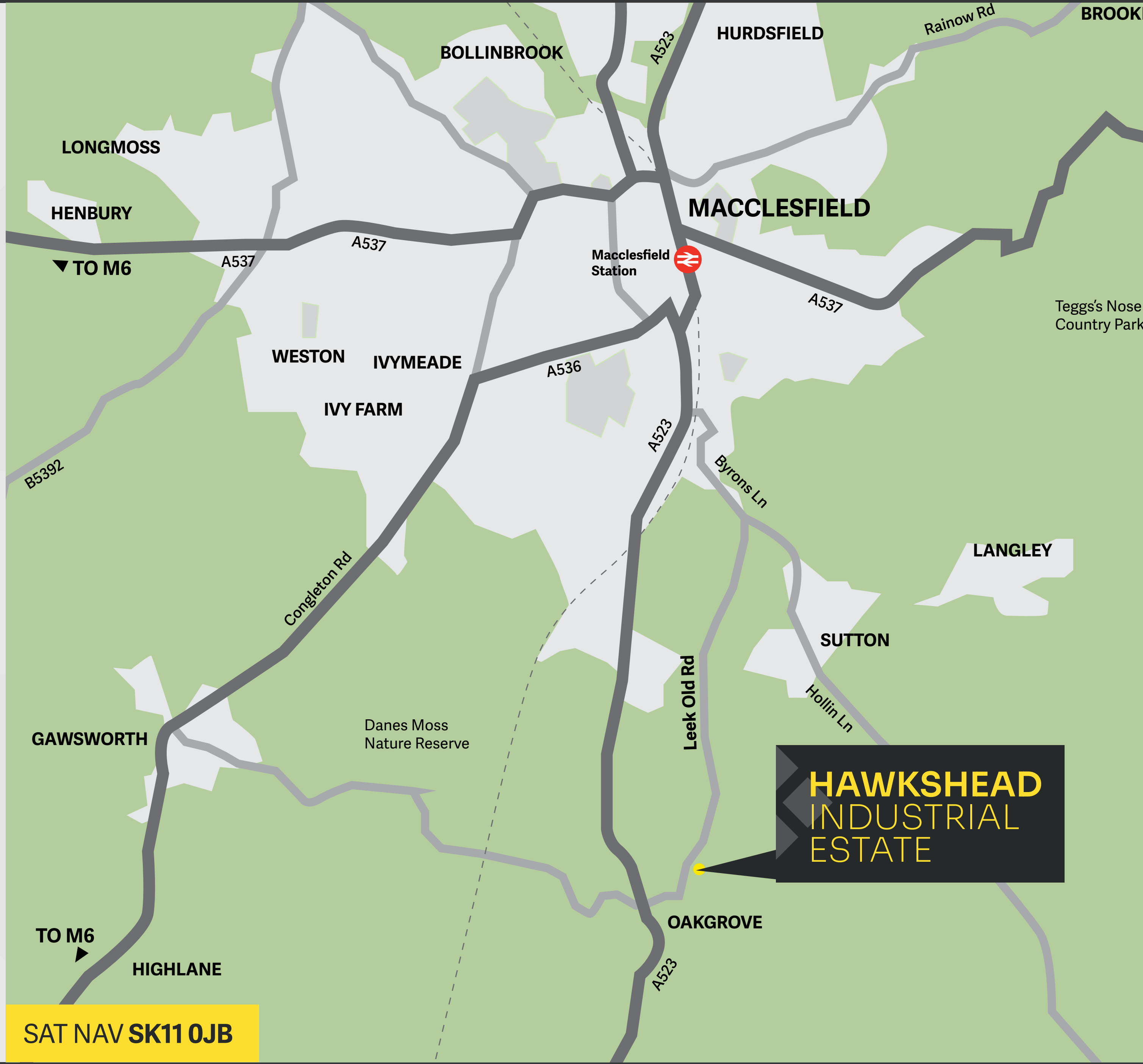
Manchester	22 miles	55 mins
Warrington	29 miles	54 mins
Liverpool	47 miles	1 hr 18 mins
Birmingham	65 miles	1 hr 34 mins
London	172 miles	3 hr 45 mins

SITUATION

The property is located in a rural location 3 miles south of Macclesfield town centre, just off Leek Old Road.

The immediate area is mixed with salvage yard, residential dwellings, former quarry sites and farmland.

The property is also close to Lyme Green Retail Park with occupiers such as Next, Currys, Pets at Home, Burger King and The Food Warehouse, together with modern VW and Vauxhall dealerships fronting the development. Further along London Road (A523) towards Hawkshead Quarry is a development of c. 400 new homes.



DESCRIPTION

The property comprises a former quarry which has been used for a long time as a family haulage yard. Following the sale of the haulage business, the site has been used as a multi-let industrial / transport site with open storage.

The site is arranged as follows:

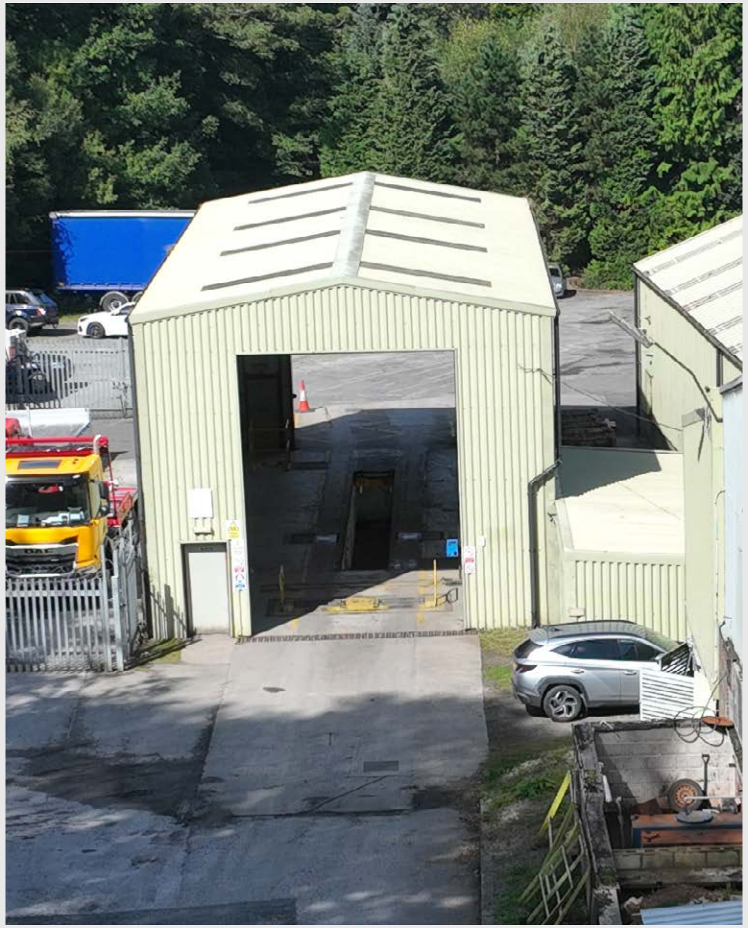
UNIT 1 - THE GARAGE

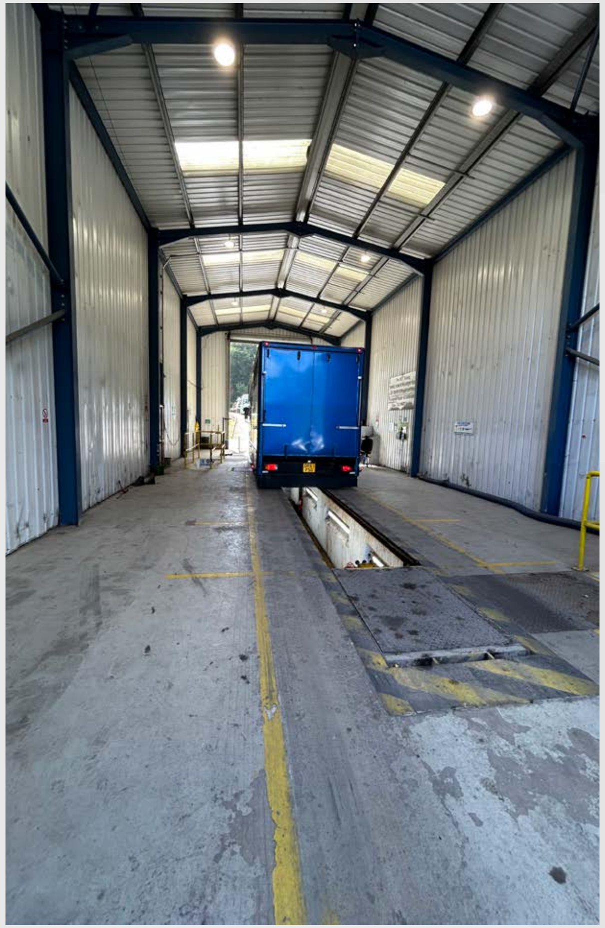
Two bay portal frame building with part brick and block elevations and part PVC coated metal elevations / roof with 10% roof lights. The bays are on two levels, with the lower level providing one vehicle inspection pit, two roller shutter doors and office and stores. The upper bay has two vehicle inspection pits and three roller shutter doors.

The unit has LED lights, oil fired warm air blowers, ceiling mounted fans and electric panel heaters to office / mess facilities. The building has an eaves height of 4.8m to the lower bay, with slightly lower eaves of 4.2m to the higher bay.

UNIT 2 - MOT BAY

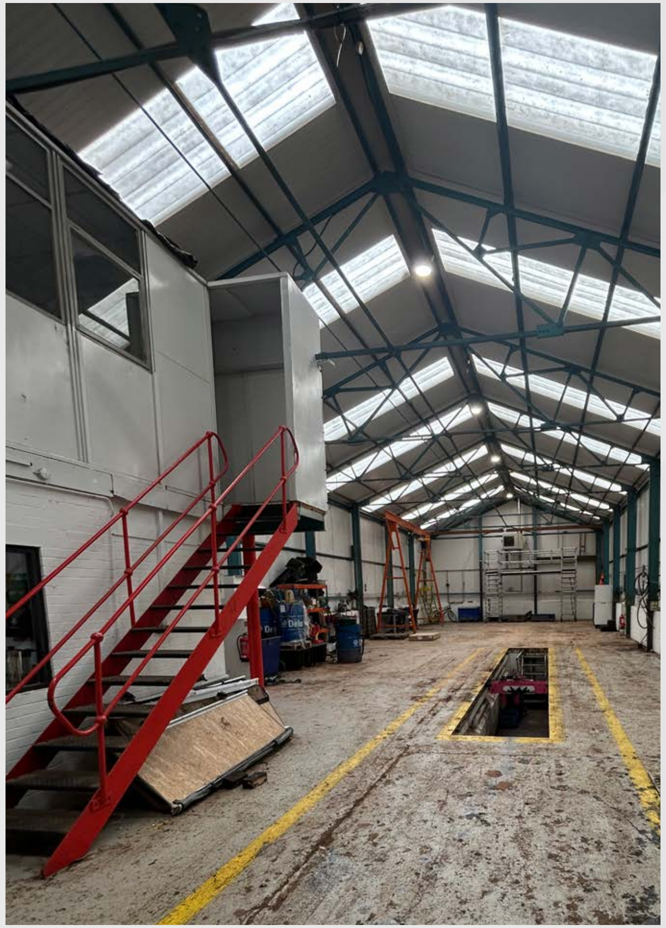
Steel portal frame building with plastic coated, insulated steel roof and elevations. The unit is currently used as an MOT / repair bay with vehicle inspection pit and has 2 x roller shutter doors, LED lights and also provides office / mess facilities and WC's. The unit has an approximate eaves height of 6.75m.





UNIT 3 - REPAIR BAY

Industrial unit with plastic coated metal roof of steel truss construction. The unit is currently used as a storage / repair bay, with vehicle inspection pit, and offices / mess facilities at ground and mezzanine levels. The property has one roller shutter door and an eaves height of 4.6m.



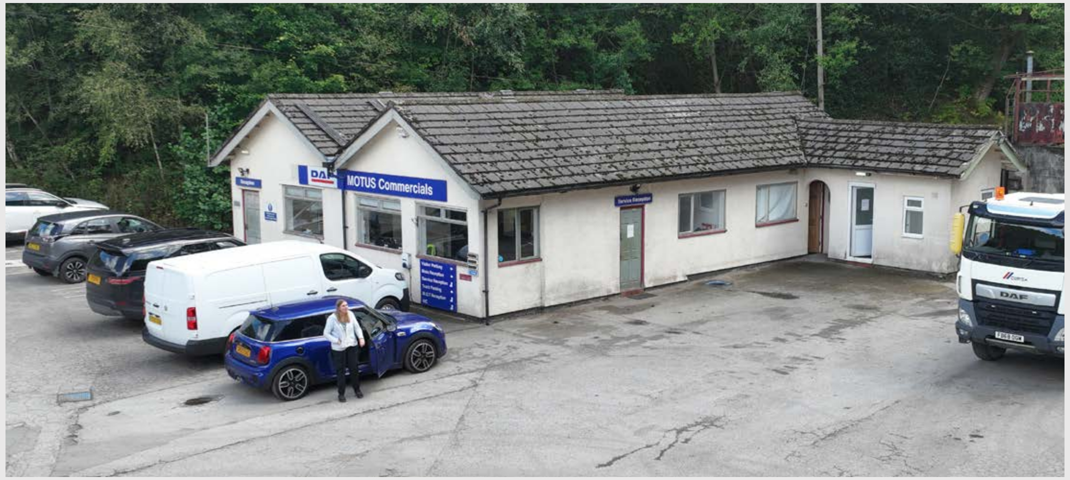
UNIT 4

Comprises a modern industrial building of portal frame beneath a metal roof with 10% translucent roof lights and solar panels. The warehouse has one roller shutter door and is heated by oil fired warm air blowers.

The unit provides ground floor office / mess facilities with fluorescent lights and electric panel heater.

UNIT 5 - SITE OFFICE

Comprises ground floor office arranged in a mix of open plan and private offices with WC and shower facilities. The property has oil fired central heating, fluorescent strip lighting and carpet tiled floors.

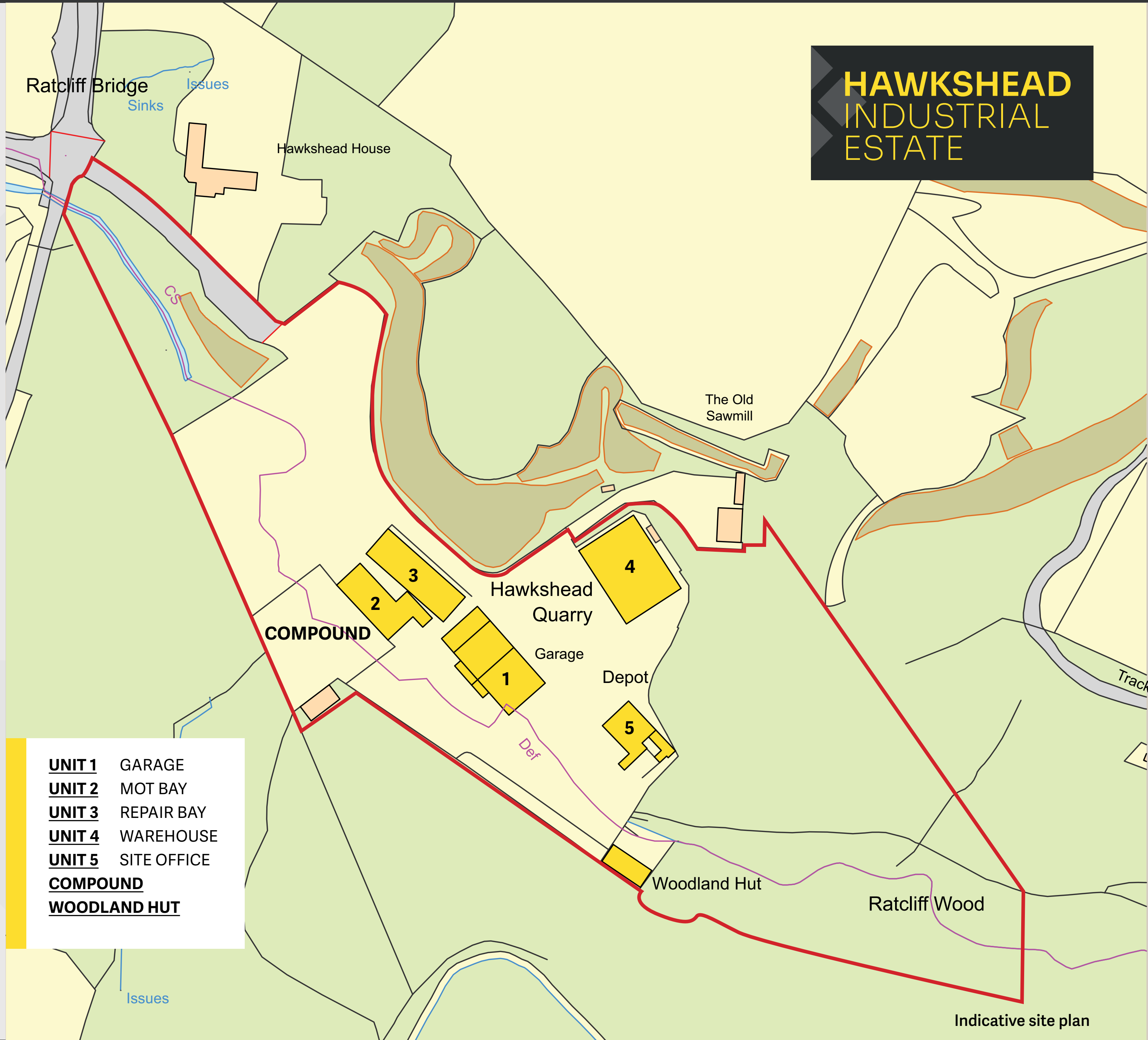


COMPOUND

An open storage compound extending to approximately 0.22 acres. The area is fenced, has lighting / power and is fully concreted.

SITE

The current ownership extends to approximately 10.7 acres, with 2.72 acres of currently usable land. There is therefore a low site coverage of 12.98% based on usable land and 3.3% based on the whole site.



UNIT 1	GARAGE
UNIT 2	MOT BAY
UNIT 3	REPAIR BAY
UNIT 4	WAREHOUSE
UNIT 5	SITE OFFICE
COMPOUND	
WOODLAND HUT	

Indicative site plan

TENANCY

The property is let in accordance with the below tenancy schedule with a WAULT of 3.36 years to expiry.

	24.06.2025		LEASE				RENT		
Unit	**Tenant Name**	**Size Sq Ft**	**Start**	**Break**	**Expiry**	**Review**	**P.A**	**PSF / per acre**	**Comments**
Unit 1 - Garage	Motus	4,080	31/08/2018	N/A	31/08/2028	31/08/2027	£67,428	£8.60	Subject to SOC, 3 year RPI rent reviews (NO CAP). Office IRI, industrial FRI.
Unit 5 - Office		1,311							
Unit 2 - MOT Bay		2,453							
Unit 3 - Repair Bay	Motus	2,798	22/06/2023	N/A	30/08/2028	30/08/2027	£20,571	£7.35	RPI rent review (uncapped). Subject to SOC.
Unit 4	Extruded Plastics	4,741	01/08/2018	N/A	31/03/2033	01/08/2028	£36,663	£7.73	RPI rent review (uncapped), 5 yearly.
COMPOUND	Motus	0.22	01/08/2024	N/A	30/08/2028	30/08/2027	£21,000	£95,455	RPI rent review (uncapped)
HGV Parking	Various Occupiers						£42,775		24 HGV / LGV parking bays
Total		**15,383**					**£188,437***		

* The rent is expected to increase to c. £189,637 in January 2026 when one small office suite is let. Further information on request.

ASSET MANAGEMENT ANGLES

The property is well secure to two principal occupiers with relatively long unexpired terms. However, there are a number of further angles to add value:

- Let remaining vacant office space (c.120 sq ft)
- Create additional compounds or HGV parking bays onsite
- Build additional industrial units onsite, subject to planning
- Explore residential development angles, subject to planning

COVENANT

Motus Group (UK) Ltd (Co. No. 00653665)

Motus Group (UK) Ltd manages the automotive retail interests of Motus Holdings Limited in the United Kingdom. These encompass 106 vehicle franchise outlets at 70 locations.

In addition, the business operates specialist commercial vehicle body shops and has further interests in parts and service facilities and commercial vehicle equipment supply.

Motus Group (UK) Ltd. encompasses the UK's largest independent commercial vehicle dealer group and, with its passenger vehicle interests included, ranks inside the Top 20 of all UK automotive dealer groups. The company has annual revenues of over £1 billion and employs almost 3000 people across its operations.

The company posted the following financial results:

Year ending	June 2024	June 2023	June 2022
Turnover	£1.4bn	£1.28bn	£1.12bn
Pre-tax Profits	£14.44m	£15.81m	£17.22m
Shareholders Funds	£50.95m	£51.64m	£41.92m

Extruded Plastics Ltd (Co. No. 02066129)

Extruded Plastics Ltd are manufacturers and suppliers of tube and monofilament to all industries since 1972. The company are specialist manufacturers of clear Polycarbonate tube and monofilament in Nylon, PVDF, PPS and other high spec thermoplastic materials.

In the financial year ending Dec 2024, the company recorded shareholders funds of £869,883.

FURTHER INFORMATION

Tenure

Freehold.

Estates Charge / Insurance

Motus and Extruded plastics pay a fixed contribution to the maintenance and upkeep of the industrial estate.

Motus pays 3.75% of the annual rent (£2,529) and Extruded Plastics pay £1,000 p.a so a total service charge received of £3,529 p.a (£0.23psf).

Building insurance is recovered separately from each tenant on a proportion of occupancy basis.

VAT

We understand the properties have been elected for VAT and we anticipate any sale will be treated as a Transfer of a Going Concern.

EPC

Various certificates are available on request.

Data Room

Dataroom access can be provided on request.

Anti-Money Laundering

The successful purchaser will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

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

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