Mendlesham Industrial Estate

Norwich Road // Mendlesham // Suffolk // **IP14 5NA**

Long Established
Strategic Logistics Estate
Investment For Sale

Investment Summary

- Opportunity to acquire a long-established logistics estate of approx. **50 acres** comprising **19 warehouses** with ancillary offices totalling approx. **81,050.30 sq m (872,417 sq ft)**
- **Strategically located** on the A140 with **easy access to the A14**, **serving the Port of Felixstowe** and the UK's national road and freight network
- The Port of Felixstowe handles c. 40% of all UK container trade (£60bn annually), making it the country's largest and most strategically vital port, underpinning key supply chains across multiple sectors
- The property produces a **net rent of £3,052,156 per annum** with a **WAULT of 3.52 years to expiries** and **3.44 years to breaks**
- 743,470 sq ft of the estate is let to **CEVA Logistics Limited** with a **guarantee from CEVA Group Plc**, for term of 20 years, expiring 19th May 2030. CEVA's passing rent is £2,551,365.55 (averaging **£3.43 per sq ft**). This increases annually fixed at 2.5%
- CEVA Logistics Limited and its predecessors' occupation of the site dates back c. 50 years
- The Lumipaper Building (128,947 sq ft) is let to **Commodity Centre UK Limited** for a term of 18 months from 22 September 2025 subject to tenant's breaks on 29 September 2026 and 31 December 2026 at a rent of £589,176 per annum (£4.57 per sq ft). There is a pay-away to CEVA of 15% netting the income back to £500,799.60 per annum
- CEVA sub-lets four units totalling 137,250 sq ft to two tenants, Trade Counter Distribution Limited (which have been in occupation of part of the site since 1988) and TruckEast Limited.
- **Freehold**
- CEVA Logistics Limited has a current **D&B rating of 4A1** representing 'lower than average risk of business failure and a tangible Net Worth of £33,648,000. Their guarantor, CEVA Group Plc has a **D&B rating of 5A2**
- Commodity Centre Limited has a **D&B rating of B1**
- Clear **asset management potential** underpinned by secure CEVA income, with routes to rental growth through the 2030 lease event.

VIEW DRONE VIDEO

Proposal

Offers are sought in excess of **£34,000,000 (Thirty Four Million Pounds)**, subject to contract and exclusive of VAT, equating to a **capital value of only £38.97 per sq ft** (£419.49 per sq m) overall

A purchase at this level will reflect a **Net Initial Yield of 8.41%** with a *running yield through to expiry of the Ceva lease as follows (assuming purchaser's costs of 6.77%).

2027/28	8.58%
2028/29	8.76%
2029/30	8.95%

*Running yield assumes continuity of income from Commodity Centre UK Ltd.

Location

The property occupies a highly strategic position fronting the A140 Norwich–Ipswich corridor, approximately 1.5 miles south-east of Mendlesham and 5.5 miles north-east of Stowmarket. This location places the asset within one of the UK's most established and resilient logistics markets, benefitting from strong road connectivity and proximity to key ports and distribution hubs.

Direct access to the A140 provides efficient north–south movement across the Eastern region, linking Norwich and Ipswich and facilitating rapid onward distribution. The A14 is located approximately 6 miles to the south and represents a critical national freight route, offering direct access to Ipswich and the Port of Felixstowe to the east, while also connecting westwards to Cambridge, the M11, A1(M) and the wider UK motorway network, including the M1 and M6.

The property is particularly well positioned for servicing the Port of Felixstowe, the UK's principal container port and a core gateway for international trade. Felixstowe's continued investment and expansion underpin strong occupier demand from logistics, port-centric and trade-related operators seeking efficient supply-chain connectivity. The Eastern region remains a key focus for national distribution given its access to major ports, established infrastructure and proximity to London and the South East.

Harwich International Port is approximately 44 miles to the south-east via the A14, A12 and A120, providing an additional deep-water port facility supporting ferry, bulk and containerised cargo operations. The combined accessibility to Felixstowe and Harwich enhances the property's suitability for logistics.

Roads

City	Miles	Drive Time
Ipswich	17 miles	20 mins
Norwich	30 miles	40 mins
Cambridge	50 miles	60 mins
London	90 miles	1 hr 50 mins
Birmingham	150 miles	2 hrs 30 mins

Ports

Port	Miles	Drive Time
Felixstowe	30 miles	40 mins
Harwich	40 miles	50 mins
London Gateway, Thurrock	90 miles	2 hrs

Airports

Airport	Distance	Drive Time
Norwich	34 miles	40 mins
Cambridge	47 miles	55 mins
London Stansted	55 miles	1 hr 30 mins

Situation

Mendlesham Industrial Estate occupies a prominent position fronting the A140, providing immediate trunk-road access for logistics and HGV operations. This connectivity underpins efficient regional and national distribution.

The estate is located on the former RAF Mendlesham airfield, situated between Stowmarket to the south and Diss and Eye to the north. The estate lies within the Ipswich–Norwich logistics corridor, benefiting from strong connectivity to the A14, key ports, the national motorway network and core infrastructure such as the rapid response 299MW gas-fired power plant at Eye Airfield Industrial Estate.


LUMIPAPER BUILDING


UNIT 15


UNIT 14


VMU

TC2

TC1

Overview

The overall low site coverage (circa 40%) enhances operational flexibility and long-term sustainability.

Mendlesham Industrial Estate extends to approximately 50 acres, providing 81,050.30 sq m (872,417 sq ft).

Sited on the former RAF Mendlesham airfield, the estate benefits from being a regular shape with wide internal roads and service yards, attributes that are increasingly scarce within supply-constrained logistics markets.

Built Accommodation

The estate comprises 19 warehouse units, together with ancillary offices. Buildings were developed over several phases from the 1960s through to the 1990s, and with one T2 Hangar, resulting in a varied and flexible accommodation mix capable of serving a wide range of logistics occupiers.

Unit sizes range from approximately 3,000 sq ft to c. 139,000 sq ft, providing both scale and optionality.

Construction is predominantly steel portal frame and concrete frame, with clear internal heights ranging from 5.00m - 10.50m. Loading provision is strong across the estate, including extensive ground-level and dock-level facilities.

Externally, the estate provides excellent operational infrastructure, including:

- **Extensive HGV circulation and turning areas**
- **Ample car parking and loading yards**
- **Secure, barrier-controlled entrance with on-site security hut**
- **Eaves Heights (5.00m - 10.50m)**

VIEW DRONE VIDEO

M

Site

The total site area extends to 21.1 hectares (49.6 acres). Providing a low-density of c. 40%.

The Mendlesham Transmitting Station is situated just to the north of the estate and one of its stay wires is anchored on the northwest corner of the site.

The area shaded black next to VMU is excluded from the site and denotes the location of a historic stay wire anchor.

Tenure

Freehold.

Indicative site plan.

Accommodation

The property has been measured by Lane & Frankham in accordance with the RICS Code at measuring practice (6th editions) on a gross internal area.

There is an assignable measured survey available in the data room.

Building Number	Sq m	Sq ft	EPC
Main Office	727.7	7,833	Exempt
UNIT 1	2,819.9	30,353	B48
UNIT 2	9,196.5	98,990	B44
UNIT 3	678.5	7,303	B45
UNIT 4	4,453.1	47,933	B45
UNIT 5	3,606.3	38,818	B45
UNIT 6	4,109.2	44,231	B45
UNIT 7	3,188.7	34,323	C74
UNIT 8	2,715.0	29,224	B41
UNIT 9	1,402.5	15,096	B45
UNIT 10	2,184.6	23,515	B45
UNIT 11	2,834.0	30,505	B48
UNIT 12	3,806.2	40,970	C57
UNIT 14	12,918.2	139,050	B46
UNIT 15	695.6	7,488	Exempt
UNIT 16	3,514.5	37,829	C69
TC1	6,331.9	68,156	Exempt
TC2	2,614.3	28,140	C59
Fleet Office	289.1	3,112	D95
Lumipaper Building	11,979.6	128,947	C59
VMU	984.9	10,601	C59
Total	81,050.3	872,417	


LUMIPAPER BUILDING/UNIT 14


LUMIPAPER BUILDING

MAIN OFFICE

Tenancy Information

The property is let to two tenants producing a combined gross rent of £3,140,532.55 per annum (reflecting a blended average of £3.60 psf) and a net rent of £3,052,156.

CEVA Logistics Limited

CEVA account for 84% of the income. CEVA's lease demise covers 743,470 sq ft of the 872,417 sq ft on site. Of this, they sub-let 137,250 sq ft and occupy 606,220 sq ft themselves.

Tenant	CEVA Logistics Limited
Guarantor	CEVA Group Limited
Term Commencement Date	20 May 2010
Lease Term	20 years
Lease Expiry	19 May 2030
Current Rent	£2,551,356.55 per annum (£3.43 psf)
Rent Review	Fixed annual uplift of 2.5% each year on 20 May
Final Year Rent 2029/30	£2,748,608.84 per annum
Repairing Basis	FRI, subject to a Schedule of Condition
Security of Tenure	Inside the Landlord & Tenant Act 1954

The rent is subject to annual uplifts of 2.5% in accordance with the following table:

Year	Increase	Rent PA	Average Rent PSF
May 2027/28	2.50%	£2,615,165.46	£3.52
May 2028/29	2.50%	£2,680,569.60	£3.61
May 2029/30	2.50%	£2,747,608.84	£3.70

Commodity Centre UK Limited

Commodity Centre UK Limited account for 16% of the income and occupy The Lumipaper Building totalling 128,947 sq ft.

Tenant	Commodity Centre UK Limited
Term Commencement Date	22 September 2025
Lease Term	18 months
Lease Expiry	21 March 2027
Gross Rent	£589,176 per annum (£4.57 psf) payable monthly in advance
Net Rent (less 15% pay-away to CEVA)	£500,799.60 per annum
Break Options	29 September 2026 & 31 December 2026
Repairing Basis	FRI, subject to Schedule of Condition
Security of Tenure	Contracted out of the Landlord & Tenant Act 1954


UNIT 10


LUMIPAPER BUILDING

Sub Tenancy Information

CEVA Logistics Limited sub-let four units to two sub-tenants. The total income from these received by CEVA is £532,000 pa, reflecting c. 21% of their total liability and approximately 17.5% of the total rent roll receivable by the landlord.

Recently re-geared sub-leases at c. £4.00 psf demonstrate immediate reversion on existing space when compared to CEVA's headline rental level of £3.43 psf.

Sticky sub-tenants, one of which has been in occupation as far back as 1988, demonstrates commitment to the location and a strong likelihood of future tenant retention.

Trade Counter Distribution Limited - TC1, TC2 & Unit 1

TRADE COUNTER DISTRIBUTION

Unit	Annual Rent (pa)	Area (sq ft)	Rent psf	Lease Commencement	Lease Expiry	LTA 1954	Repair Basis
TC1 & TC2	£377,292	96,296	£3.92	1st April 2025	18 May 2030	Inside	FRI with Schedule of Condition
UNIT 1	£120,824	30,353	£3.98	1st April 2025	31 March 2030	Contracted out	FRI with Schedule of Condition
Total Rent	**£498,116**	**126,649**	**£3.93**				

TruckEast keeping your business moving

TruckEast Limited — Vehicle Maintenance Unit (VMU)

Unit	Annual Rent (pa)	Area (sq ft)	Rent psf	Lease Commencement	Lease Expiry	LTA 1954	Repair Basis
Vehicle Maintenance Unit (VMU)	£33,884	10,601	£3.20	12th June 2023	1 May 2030	Contracted out	FRI with Schedule of Condition

*TruckEast have made an application to assign the underlease to Scania (Great Britain) Limited (company number 00831017).

CEVA Logistics is a third-party logistics provider offering a broad range of end-to-end, customised solutions in contract logistics and air, ocean, ground and finished vehicle transport worldwide.

Originating in Australia in 1946, CEVA Logistics has evolved into a leading global logistics provider employing 110,000 employees, operating over 1,700 facilities in more than 170 countries.

CEVA Logistics (and its predecessors) have operated from this site for over 50 years. It is one of the company's largest UK employment locations, with in excess of 100 employees on site.

Ceva Logistics Limited (co. number 01291251) has a **Dun and Bradstreet rating of 4A2**. Summary financials are as follows:

CEVA Logistics Limited	31.12.2024 (£000s)	31.12.2023 (£000s)	31.12.2022 (£000s)
Sales Turnover	418,910	427,686	407,182
Profit / (Loss Before Taxes)	2,713	16,580	(5,421)
Tangible Net Worth	33,648	33,998	22,108
Net Current Assets (Liabilities)	(4,101)	(15,993)	(14,633)

The lease is guaranteed by Ceva Group Limited which has a **Dun and Bradstreet rating of 5A2**. Summary financials are as follows:

CEVA Group Limited	31.12.2024 ($000s)	31.12.2023 ($000s)	31.12.2022 ($000s)
Profit / (Loss Before Taxes)	(2,510,000)	(86,000)	225,000
Tangible Net Worth	3,217,000	5,720,000	5,801,000
Net Current Assets (Liabilities)	(242,000)	(698,000)	(616,000)

Commodity Centre

Commodity Centre UK Limited is a specialist logistics operator and the Mendlesham operation aligns with bulk and food-related logistics, which typically value space, access, and long-term site continuity. The location fits Commodity Centre's stated model of port-supported inland warehousing. It has a Dun & Bradstreet rating of B1.

Sub Tenants

TRADE COUNTER DISTRIBUTION

Trade Counter Distribution Limited operates its principal warehousing, head office and fulfilment centre from Mendlesham Industrial Estate, providing third-party logistics, order fulfilment and distribution services to trade and manufacturing clients.

Public sources indicate a core on-site workforce of approximately 50–100 employees and a long-established operational presence, supporting stable, repeat-volume logistics activity.

Trade Counter Distribution Limited have occupied part of their premises at Mendlesham since 1988.

TruckEast keeping your business moving

TruckEast Limited operates an established commercial vehicle servicing and specialist support facility at Mendlesham Industrial Estate, providing HGV maintenance, MOTs, accident repair and fleet services, alongside a dedicated recycled parts operation.

The depot supports a permanent workforce typical of a regional vehicle service centre and services a broad base of logistics, haulage and commercial fleet customers.

TruckEast have made an application to assign the underlease to Scania (Great Britain) Limited (company number 00831017).

Leasing Market Commentary

Immediate Occupational Market

Mendlesham Industrial Estate is located within the Mid Suffolk, Stowmarket, Ipswich industrial corridor, which benefits from sustained occupier demand driven by logistics, trade counter, manufacturing and port serving sectors.

The immediate occupational market is characterised by:

Structurally constrained supply, a shortage of Grade A and refurbished Grade B stock and strong take up from 3PLs, trade counter operators and regional distribution occupiers. According to Bidwells' Norfolk & Suffolk Industrial Databook (March 2026), the second half of 2025 experienced a revival in larger industrial lettings. The availability rate rose slightly to 5.6% but is still well below the 11.1% peak of the pandemic. Industrial demand across the region also increased to 665k sq ft, rebounding substantially from the previous year.

Wider East Anglia Logistics Market

The wider East Anglia logistics market is underpinned by The Port of Felixstowe, the UK's dominant container port, the A14 logistics spine, linking the East Coast to the Midlands inland distribution hubs benefiting from lower occupational costs than port side locations.

Industrial demand across Suffolk is increasingly port led but also inland focused, with occupiers willing to locate further from Felixstowe itself to secure larger, more cost efficient accommodation while retaining rapid access to the strategic road and rail network.

The construction of a new nuclear power station at Sizewell will increase demand for industrial space in Norfolk and Suffolk. The project which is being funded by a consortium of the government, EDF and other investors is expected to take over a decade to complete and will support an average of 8,800 jobs per year, including on-site workers and in the supply chain.

The project has already awarded contracts worth £2.8 billion to 400 UK companies. According to Oxford Economics the project will boost the Suffolk economy by 22% by 2050 and the county will be one of the fastest growing parts of the UK over the next decade.

Rental Tone

Rental evidence reflects these supply / demand dynamics with prime industrial rents in Norwich rising 4% in 2025 to £12.50 psf. We expect that trend to continue over the next five years (3.7% p.a.), taking prime rents to £15.00 psf by end-2030. Prime Grade A logistics along the A14 / Felixstowe corridor is typically achieving c. £10.00–£12.00 per sq ft, while modern regional distribution units in Ipswich and Stowmarket command c. £8.50–£10.50 per sq ft. Established estates and trade counter accommodation generally achieve c. £7.00–£9.00 per sq ft, with refurbished space at the upper end of the range.


UNIT 16


UNIT 16


UNITS 4&5


UNIT 1


UNIT 12


UNIT 16

Investment Market Commentary

UK Logistics Investment Market

Despite a challenging macroeconomic backdrop in 2025, the UK industrial and logistics sector demonstrated notable resilience. Investment volumes reached £8.7 billion, a 4% increase on 2024 and the third strongest annual total on record, underscoring the sector's continued appeal amid geopolitical and economic uncertainty.

A standout final quarter, with Q4 volumes of £3.7 billion marking the strongest quarterly performance in four years, driven by landmark transactions including Tritax Big Box REIT's £1.0 billion acquisition of the Project Centurion portfolio. While overall deal numbers softened slightly, industrial and logistics continued to outperform other commercial sectors, accounting for 34% of total UK commercial property investment, well above its long-term average, reinforcing its position as a core focus for investors.

Norfolk/Suffolk Industrial Market

Although there were no major industrial investment transactions in Norfolk and Suffolk during the second half of 2025, activity at the smaller end of the market remained resilient. Demand was supported by continued sales to both owner-occupiers and investors, contributing to total industrial investment volumes of £62.4 million over the course of the year.

With a limited number of large-scale deals coming to market, prime industrial yields in Norwich and Ipswich moved out slightly by 0.25% to 6.5% in the second half of the year. Now sitting around 2% above their 2022 low, we believe this repricing presents an attractive entry point for investors, particularly given the strong fundamentals and positive outlook for future rental growth.

Sources: Bidwells – Norfolk & Suffolk Industrial Databook, Lambert Smith Hampton – UK Industrial & Logistics Investment Market Overview (2026).

Asset Management

Mendlesham Industrial Estate offers a compelling value enhancement opportunity, underpinned by secure income benefiting from scale, 40% site density and an identifiable lease event in 2030.

The estate, provides multiple asset management opportunities that can be delivered independently or together, allowing capital to be selectively deployed.

1

Re Gear & Capture Reversion Pre & Post 2030

- Use the defined 2030 lease expiry event to potentially regear the lease to CEVA Logistics and secure extended income on enhanced terms or reposition the estate as a multi let logistics park
- CEVA's average rent is currently £3.43 per sq ft. Market tone for refurbished / mid quality logistics in Suffolk is £7.00–£9.00 per sq ft for established estates

2

Targeted Refurbishment Programme

- Implement a selective refurbishment programme to achieve higher rents

3

Yard Extensions & Industrial Open Storage (IOS)

- Utilise 'green' spaces to develop Industrial Outdoor Storage (IOS) compounds, addressing the undersupply in Suffolk and Norfolk and meeting demand driven by port-related overspill.

4

Redevelopment

- Mid box supply in Suffolk is constrained, with development viability supported by rising ERVs and strong demand from port related occupiers.
- New build inland logistics rents of £8.50–£10.50 per sq ft

5

Estate Management & ESG

- Implement estate wide management initiatives such as LED lighting, solar power and estate re-branding
- Low capex relative to leasing benefit, supports longer WAULT and improves occupational demand and institutional appeal

EPCs

Further information is available in the data room.

VAT

The estate is elected for VAT and it is envisaged that the transaction will be treated as a TOGC.

Data Room

Access to legal data room on request.

AML / KYC

Purchasers will need to provide appropriate documentation and identification of the purchasing entity capable of satisfying the requirements of the Anti-Money Laundering Regulations. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

Proposal

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*Running yield assumes continuity of income from Commodity Centre UK Ltd.

Further Information

Should you have any queries or wish to make inspection arrangements please contact:

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