

UNIT 1 Kingsbury Link Tamworth | B78 2EX

savills



Prime Warehouse Investment Opportunity with Significant Reversionary Potential

Investment Summary

- Located in Kingsbury, an established logistics destination to the south of Tamworth, in the heart of West Midlands region
- Highly strategic position only 1 mile south of Junction 10 of the M42 Motorway, providing direct connectivity to the wider national network
- The property provides approximately 74,443 sq ft (6,915.98 sq m) GIA of warehouse, manufacturing and two storey ancillary office accommodation
- Site benefits from full 360 HGV circulation and approximately 1 acre of additional land on which yard space could be extended (STC)
- Site area of 5.1 acres (2.06 ha) representing a low cover of 42% (reducing to c. 34% with an extended yard)
- Single-let to Parking Facilities Ltd on a 10-year lease expiring in June 2033
- Lease is subject to a tenant only break option on 1st July 2028
- Unexpired term of 7.08 years to expiry and 2.08 years to break
- Current passing rent of £410,000 per annum reflecting a highly reversionary £5.51 per sq ft
- Rent is subject to an open market review on 1st July 2028
- Freehold



Proposal

We are instructed to seek offers in excess of **£5,500,000 (Five Million Five Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **NIY of 6.99%**, assuming standard purchasers' costs, a **reversionary yield in excess of 9.00%** and a **low capital value of £74 per sq ft**.

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Location

Unit 1 Kingsbury Link is located in the heart of the West Midlands, one of the UK's most important industrial, logistics and manufacturing regions. The Midlands sits at the centre of the national motorway network and is widely regarded as the UK's primary logistics hub, enabling efficient nationwide distribution and next-day delivery to the majority of the population.

The property lies within the established Midlands logistics corridor, benefitting from close proximity to the M42, M6 and M5 Motorways, which together provide direct connections to London, the South East, the North West and South Wales. As a result, the location offers exceptional accessibility to the UK's key consumer and commercial markets, with over 90% of the population reachable within a four-hour HGV drive time.



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Situation

The property occupies a prime position on Trinity Road within the Kingsbury Link Business Park, a well-established Midlands industrial and logistics destination. Access to Junction 10 of the M42 Motorway is only 1 mile to the north providing swift access to the national motorway network and the wider Midlands and UK distribution corridors. This connectivity supports efficient regional and national distribution.

Tamworth town centre is approximately five miles to the west, while Birmingham, Lichfield and Nuneaton are all within a 16-mile radius. This places the property firmly within a strong commercial catchment, benefiting from access to a large, skilled labour pool and well-established supply-chain networks which in turn attracts national and international occupiers including TNT, UPS, Ocado, Volkswagen and Greencore.

Travel Times

Junction	Miles	Drive Time
J10 M42	1.9 miles	5 minutes
J9 M42 / M6 Toll	5.3 miles	10 minutes
J4 M6	9.7 miles	19 minutes
J8 M5	20.1 miles	31 minutes
J19 M1	32.9 miles	41 minutes

Location	Miles	Drive Time
Tamworth	6.2 miles	15 minutes
Birmingham	18.3 miles	34 minutes
Nottingham	37.4 miles	52 minutes
Manchester	90.8 miles	1 hr 40 minutes
London	119 miles	2 hr 20 minutes

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M42



Description

The property comprises a modern light-industrial facility with ancillary office accommodation extending to circa 74,443 sq ft. The property was constructed in the late 1990's, with significant extensions added over time, including a major addition completed in 2016/17.

It offers a blend of manufacturing space, warehouse accommodation, mezzanine levels and two-storey office suites positioned prominently at the front of the site. The configuration allows flexibility for both single-occupier use and multi-tenant arrangements.

Externally, the premises are constructed using factory-finished profiled metal sheet roofing across both pitched and lean-to sections, incorporating rooflights for improved natural lighting. The main structure is supported by a steel portal frame, with steel skeletal frames used for later extensions. Industrial elevations are clad in profiled metal sheeting with colour-coated cappings, while the office buildings feature high-quality facing brickwork, decorative steel stanchions and precast concrete windowsills.

The property sits on a mostly tarmac and concrete finished site however there remains a parcel forested land to the west of the property.



Accommodation Schedule

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), and provides the following Gross Internal Floor areas:

Area	Sq Ft	Sq M
Main Warehouse	47,491	4,412.02
Extension	15,671	1,455.87
Office (West)	4,349	404.03
Office (East)	6,932	644.00
Total	74,443	6,915.92



Tenure

Freehold

Site Plan

The property sits on a wider site of 5.1 acres (2.06 ha) representing a low cover of 34%.



Tenancy

The property is single-let to Parking Facilities Ltd on a 10-year lease from 1st July 2023. The lease includes an open-market rent review and tenant break option on 1st July 2028, with the break requiring six months' prior written notice.

The current passing rent is £410,000 per annum, reflecting a highly reversionary rate of £5.51 per sq ft.

The current lease terms provide for a remaining unexpired term of 7.08 years to expiry and 2.08 years to break.

Tenant Covenant

Parking Facilities Ltd is a well-established UK specialist in vehicular and pedestrian access management, with over 20 years' experience supplying, manufacturing, and installing high-quality parking and security infrastructure. The company is recognised for delivering robust, reliable, and fully engineered access solutions that protect sites, manage traffic flow, and enhance operational efficiency across a wide range of commercial, industrial, and public-sector environments.

Parking Facilities designs, engineers, and manufactures its products in the UK from its facility in the Midlands, using durable aluminium and galvanised steel construction to ensure long-term performance and resistance to harsh environmental conditions. The company offers a comprehensive range of access management solutions, including automatic and manual barriers, sliding, bifolding and swing gates, turnstiles, smart turnstiles incorporating biometric technology, bollards, rising kerbs, and fully integrated access control systems. All products are delivered assembled and ready for installation, with nationwide coverage providing consistent quality control, technical support, and dependable aftercare throughout the product lifecycle.



VAT

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

EPC

An EPC has been commissioned and available on request.

Data Site

Access to the data site is available on request.



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CONTACTS

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