



BOUNDARIES ARE INDICATIVE ONLY

# Addington Business Park

Verney Road | Winslow | MK18 2JX

**FOR SALE** Freehold Multi-let Industrial Investment



# Investment Summary

- Comprising 6 units with additional yard for potential future development.
- Immediate proximity to Winslow train station, serving the East/West Railway between Oxford and Cambridge.
- Opportunity for redevelopment of the standing steel structure at the rear of the site.
- B1/B2/B8 Planning Consent.
- Equidistant from both the M1 and M40 (17 miles); the county town of Buckingham is 5 miles away.
- Total warehouse area of 32,780 sq ft GIA on a site of 4.6 acres.
- Rent of £244,141 per annum, reflecting a net rent across the industrial space of £7.70 per sq ft.
- Vacant yard space at the front of the site (historically let to former tenants) offers potential for additional income.
- Freehold.
- Offers in excess of £2.75 million





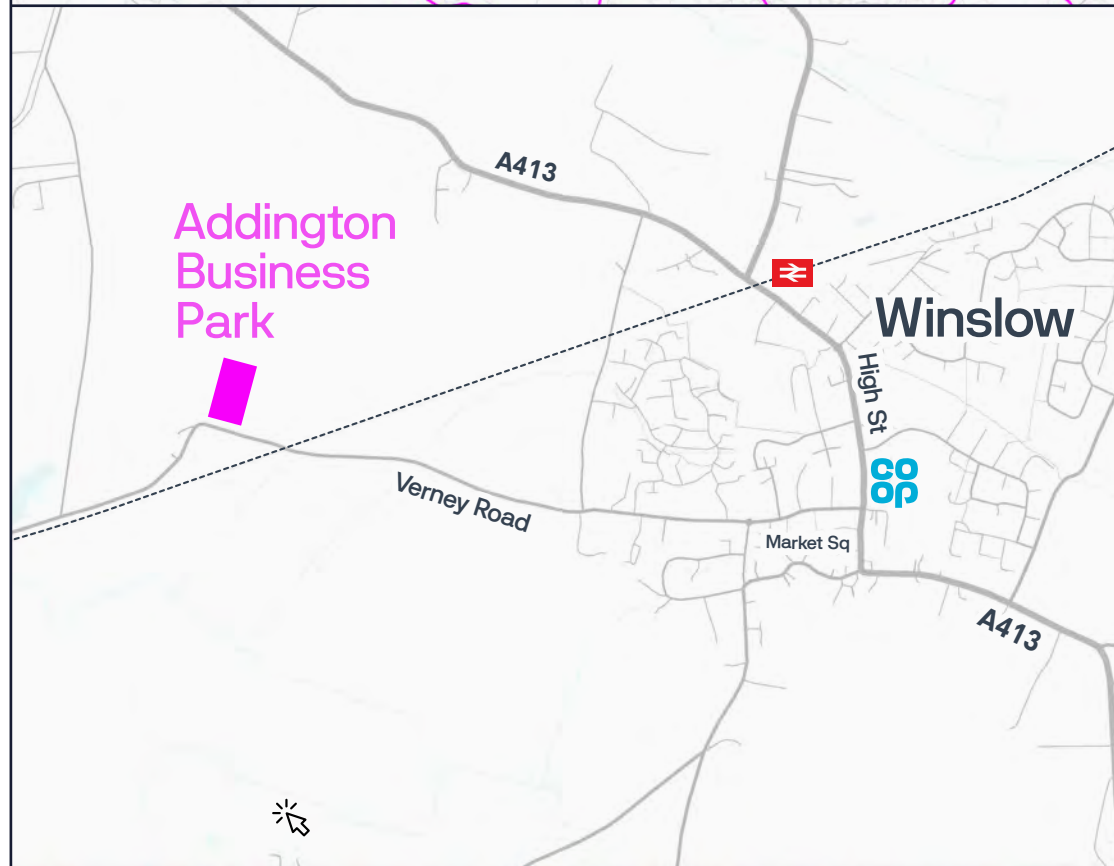
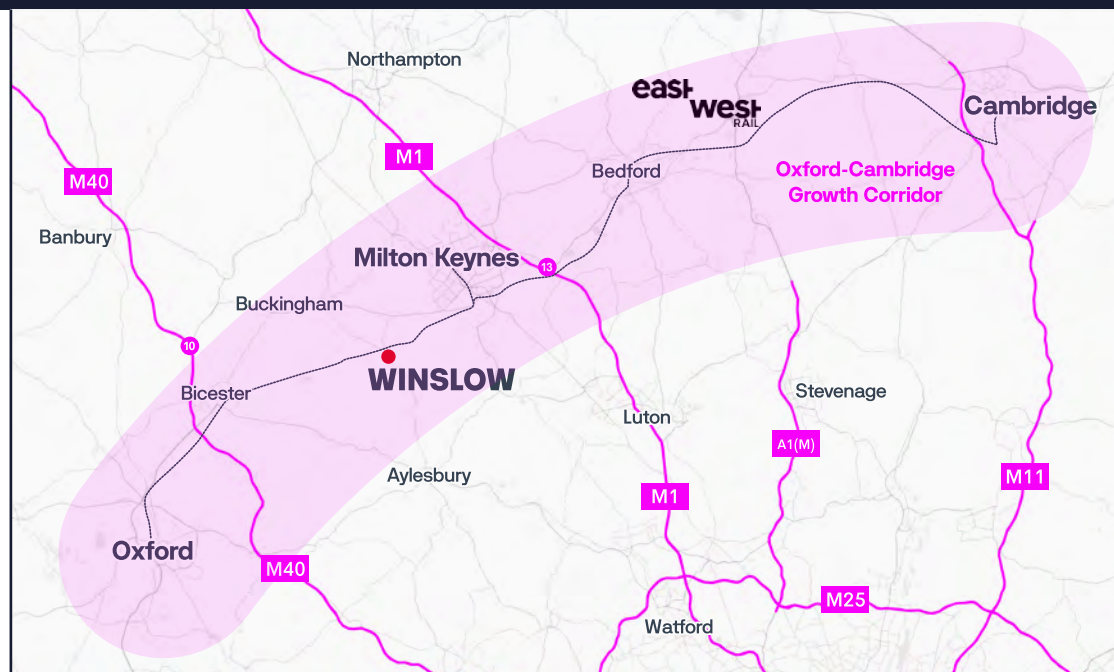
# At the Centre of a Thriving Growth Corridor

Addington Business Park is strategically located on Verney Road, Winslow, just 6 miles west of Milton Keynes and accessed directly from the A421. The site sits within Aylesbury Vale, ideally positioned between the M1 (J13) and M40 (J9), both within 17 miles.

The nearby village of Winslow is less than a mile from the estate and offers everyday amenities including a supermarket, local shops, community facilities and a traditional market square. Winslow's new train station, part of the Oxford–Cambridge East–West Rail project, is now operational and will deliver direct rail connections across the region and into London by 2030.

## Oxford to Cambridge Arc

The Arc currently supports over two million jobs and contributes over £110 billion to the economy last year. The A421 dual carriageway which follows the arc is due completion to Cambridge in 2027. Universal Studios will open the largest theme park in Europe by 2032 south of Bedford. It is anticipated that new businesses in the arc will contribute a further £78 billion by 2035 and an additional 1 million homes will be built along this corridor by 2050.



	M1 (J13)	17 miles	28 mins
	M40 (J10)	17 miles	28 mins
	Milton Keynes Central	12 miles	23 mins
	Winslow Station (East–West Rail)	1 mile	3 mins
	London Luton Airport	30 miles	45 mins
	London Heathrow Airport	50 miles	60 mins
	Birmingham International Airport	60 miles	75 mins
	Central Milton Keynes	12 miles	22 mins
	Central London	55 miles	100 mins
	Birmingham City Centre	73 miles	90 mins



# Established Multi-Let Industrial Estate

The estate comprises detached industrial units of steel and concrete frame construction with dado block and profiled metal cladding. Units benefit from secure gated access via Verney Road, with sitewide CCTV operated by the landlord.

Communal facilities include a shared yard to the front of Units 1 and 4, additional vehicle access to the rear, and communal WCs adjacent to Unit 1. Unit 4 offers a level access loading door.

Further parking land at Units 11,12 and 13 is currently vacant, providing scope for additional income. Unit 13 is a derelict steel-framed agricultural building located at the rear of the site and offers redevelopment potential subject to planning.

Units 2, 5, 7 and 8 are positioned towards the rear, with Unit 3 comprising a secure palisade-fenced yard.

The wider site extends to open countryside, enhancing the setting and future potential.



## 32,780 sq ft

Multi-let industrial space

## 4.6 acres

Secure, gated site with CCTV

## 8,000 sq ft

Landscaped pond & open space

## 6 units

Flexible accommodation with future potential



# Diverse Tenants – Stable Income

**Addington Business Park** is multi-let, providing a diverse income profile and minimising risk for investors. The current passing rent totals £244,141 per annum. Across the estate this equates to a net rent of just £7.70 per sq ft, offering excellent prospects for growth.

A tenancy schedule is available in the data room, with leases structured on standard institutional terms and outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Additional asset management opportunities exist through the letting of the vacant yard space to the front of the site, historically occupied by former tenants.

UNIT	TENANT	SQ FT	SQ M	LEASE START	LEASE EXPIRY	RENT REVIEW	RENT (P.A)	BREAK OPTION	FRI
STORAGE CONTAINER 1	MR J MARQUISS (licence agreement)			14/06/2017			£1,140		NO
SUBSTATION	WESTERN POWER DISTRIBUTION (WEST MIDLANDS) PLC			01/08/2019	31/07/2118		£1		
UNIT 1 - WAREHOUSE/ OPEN STORAGE	BETTER CALL JOHN LTD	3,869	359.4	15/04/2025	14/04/2030		£28,000		YES
UNIT 2 - WAREHOUSE	SIGNATURE MAINTENANCE 100 LIMITED	1,469	136.5	30/07/2024	29/07/2026		£14,000		YES
UNIT 3 - REAR YARD/OPEN STORAGE	HARDLIFE (UK) LIMITED	52,399	4,868	23/08/2024	22/08/2029		£60,000		YES
UNIT 4 & 10 - WAREHOUSE/OPEN STORAGE	OAKPARK ALARMS SECURITY SERVICES	12,003	1,115.1	06/02/2020	05/02/2027		£45,000		YES
UNIT 5 - WAREHOUSE	PULSUS LIMITED	11,368	1,056.1	05/07/2023	04/07/2028		£60,000		YES (subject to Schedule of Condition)
UNIT 6 & 8 - WAREHOUSE/OPEN STORAGE	SPARERYB LOGISTICS LIMITED	9,860	916	06/10/2022	05/10/2027		£23,000	05/10/2025	YES
UNIT 7 - WAREHOUSE/STORAGE	AUTOWRAPPS & PPF LIMITED	2,303	214	02/03/2022	01/03/2027		£13,000		YES
UNIT 11 - OPEN STORAGE		2,500	232.25						
UNIT 12 - OPEN STORAGE		1,250	116.13						
UNIT 13 - BUILDING STRUCTURE		9,450	877.9						

**TOTAL ANNUAL INCOME**

**£244,140**



# Accommodation

(Areas measured Gross Internal Area unless otherwise stated)

Unit	Description	Sq m	Sq ft
Unit 1	Office & Workshop	359.4	3,869
Unit 2	Warehouse (not inspected)	136.5	1,469
Unit 3	Rear Yard / Open Storage	4,868	52,399
Unit 4 & 10	Workshop & Office	1,115.1	12,003
Unit 5	Workshop	1,056.1	11,368
Unit 6 & 8	Warehouse / Open Storage	916	9,860
Unit 7	Workshop	214	2,303
Unit 11	Open Storage	232.25	2,500
Unit 12	Open Storage	116.13	1,250
Unit 13	Building Structure	877.9	9,450

## Right of Way

There is an established right of way across the front yard in favour of the neighbouring residential property.

## VAT

The property has been elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

## Data Room

A secure online data room containing further information is available upon request.

## Anti Money Laundering

In accordance with current regulations, the successful purchaser will be required to provide the necessary identification and verification documents to satisfy Anti-Money Laundering requirements at the point of agreeing Heads of Terms.





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## Proposal

We are instructed to seek offers in excess of **£2.75m** (subject to contract and exclusive of VAT).

A purchase at this level reflects:

- **A net initial yield of 8.49% (assuming purchaser's costs of 6.25%)**
- **A low capital value of £84 per sq ft**
- **A site value of £598,000 per acre**

## Viewing & Further Information



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