

MISSION CRITICAL
INDEX LINKED
INVESTMENT
OPPORTUNITY.

LET TO A €4.0 BILLION COVENANT



PARK HOUSE ROAD
LOW MOOR
BRADFORD
WEST YORKSHIRE
BD12 0QB



002.

Bekaert

INDUSTRIAL
INVESTMENT
OPPORTUNITY.

Bekaert

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INVESTMENT SUMMARY.

A rare opportunity to acquire a substantial single let industrial investment in Bradford, one of West Yorkshire's key manufacturing and distribution locations, with excellent connectivity via the M62 motorway corridor.

The property extends to **107,380 sq ft** and is entirely occupied by **Bekaert Bradford UK Limited**.

7.4 acres with 30% site cover.

The asset is let on a **Full Repairing and Insuring lease** to **Bekaert Bradford UK Limited**, with a guarantee from **NV Bekaert SA**, from **20 July 2022** until **19 July 2037**. There is a tenant break clause on **20 July 2032**.

The rent passing will be **£501,200 per annum**, equating to **£4.66 per sq ft**. The rent is topped up to the July 2027 rent review.

The site is mission critical with over £100M of bespoke machinery in the buildings.

Bekaert has invested **more than £3.5 million** into the property recently, underlining the operational importance of the asset.

Bekaert is a **global market and technology leader** in steel wire transformation and coating technologies. Founded in 1880 and headquartered in Belgium, the group generated **€3.7 billion of consolidated sales in 2025**, employs **21,000 people worldwide**, **25% of all tyres in the world** are reinforced with Bekaert steel cord.

Bekaert Bradford UK Limited has an Experian, **Very Low Risk** rating and a credit score of **100/100**.



We are instructed to seek offers in excess of **£6,500,000 (Six Million Five Hundred Thousand Pounds)** reflecting a **Net Initial Yield of 7.23%** after full purchaser's costs.

A low capital value of **£60.50 psf**.

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LOCATION.

Bradford is one of West Yorkshire's principal industrial and commercial centres, strategically positioned within close proximity to Leeds and the wider Yorkshire motorway network.

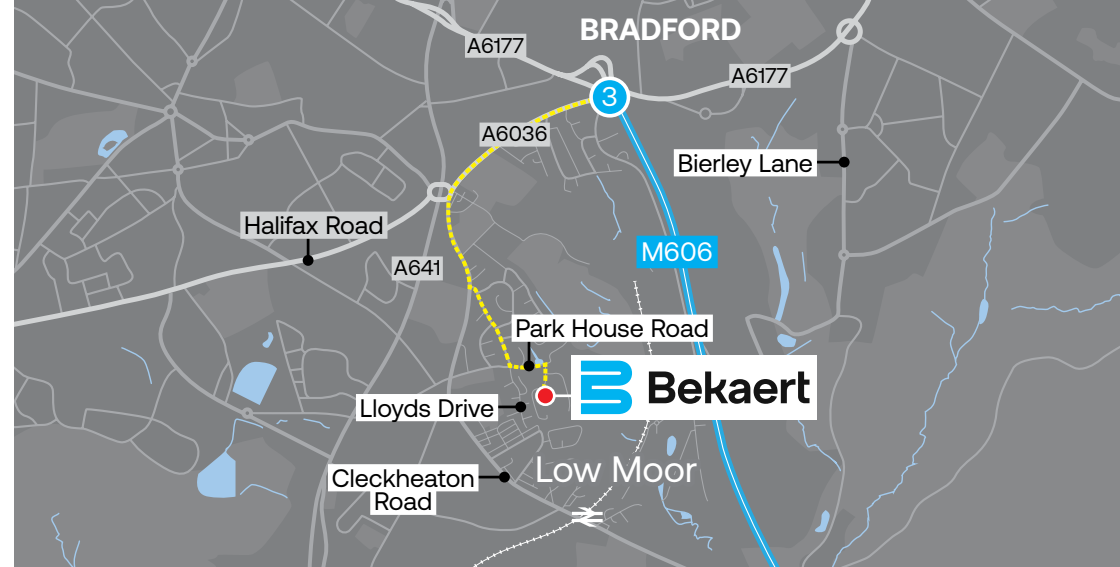
Park House Road is located in **Low Moor, Bradford**, with the property positioned **15 miles west of Leeds** and benefiting from excellent road access via the **M62**.

The location is well suited to industrial and manufacturing occupiers, offering strong access to the West Yorkshire conurbation and the wider North of England motorway network.



 [Click here for Google Maps link](#)

 [What3words link epic.offer.fonts](https://www.what3words.com/epic.offer.fonts)

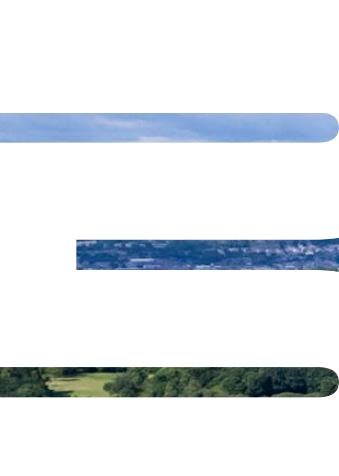


BRADFORD / WEST YORKSHIRE

Bradford forms part of the wider West Yorkshire conurbation, one of the UK's most established industrial and manufacturing regions.

The city has a long industrial heritage and remains an important base for manufacturing, engineering and distribution occupiers. Its position within West Yorkshire, together with strong regional road connectivity, continues to support occupational demand from businesses seeking access to a deep labour pool and established infrastructure.

The subject property is situated within the Low Moor district, an established commercial area south of Bradford City Centre and benefits from frontage to Park House Road which runs on to Cleckheaton Road which connects to the Bradford Ring Road to the north and the M606/M62 (junction 26), 2 miles to the south.



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[Click here to view the drone video.](#)

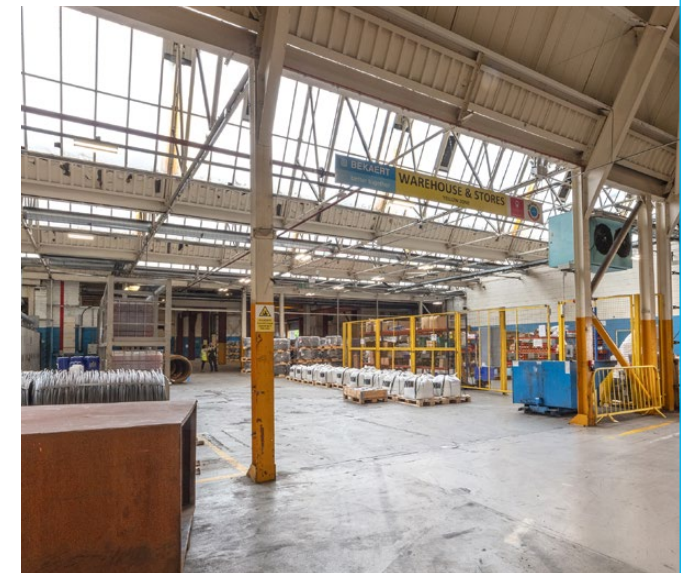
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DESCRIPTION.

The asset comprises three detached industrial buildings and substantial open storage.

The tenant has occupied the site continuously since 1780 and operates a highly specialised, mission-critical manufacturing facility from the property. The site produces armoured cable for sub-sea oil and gas pipelines for supply to global infrastructure markets, underpinning its strategic importance within the tenant's wider international operations. The facility is supported by bespoke in-house production lines and machinery, with each production line understood to have a replacement cost of £18 million. With six production lines on site and total plant and machinery investment understood to exceed £100 million, the scale of capital committed clearly demonstrates the property's critical importance to the tenant's business.



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SPECIFICATION.

Commercial Unit

- Twin-span steel portal frame unit with insulated steel-clad walls and roof
- Multiple loading doors, concrete floors, traveling cranes, gas-fired warm air blowers, and LED/sodium lighting
- Eaves height of approx. 5.0m

Huddersfield Valves Building

- Substantial central building dating from around the 1970s
- Brick built with insulated steel cladding and a north light roof
- Extended to the north with steel portal frame additions
- Includes secure lower ground storage accessed from the rear yard
- Eaves height of approx. 5.0m to 6.0m
- Main offices at the western entrance, with additional office accommodation within the southern part of the main building

Ebnor Casting Warehouse

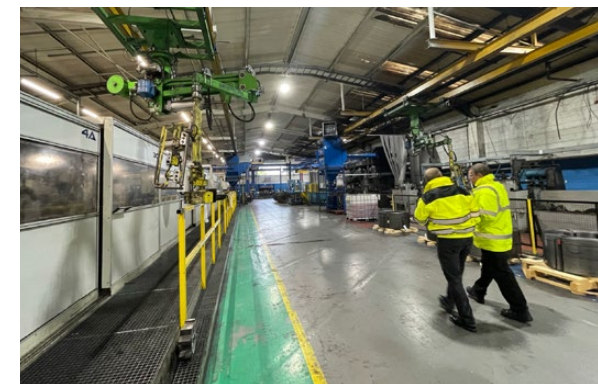
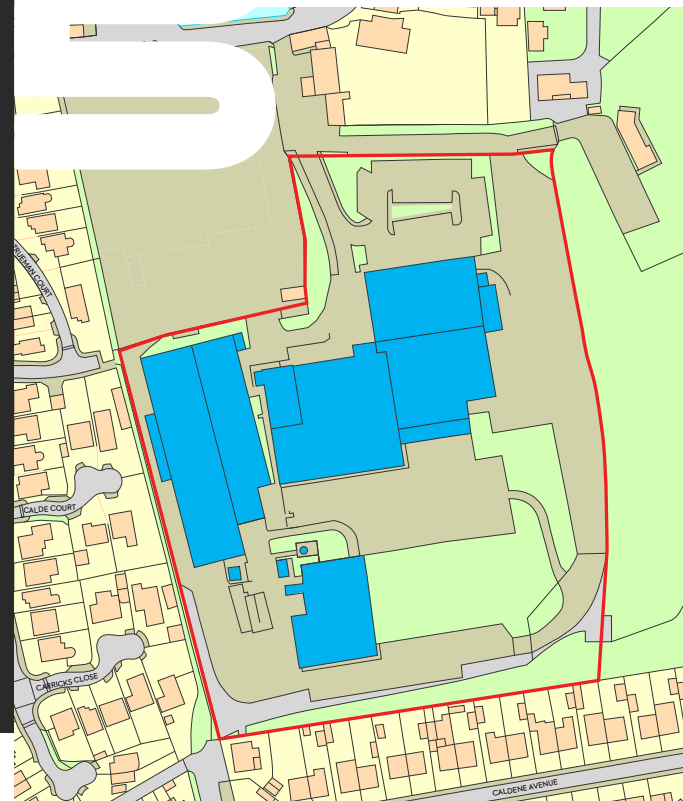
- Twin-span steel portal frame construction with insulated profile metal panel cladding
- High eaves of approx. 11.0m to 12.5m

External Areas

- Extensive yards for open storage of finished product
- Hard-surfaced parking inc EV

ACCOMMODATION

Building	Floor	GIA Sq Ft
Main Warehouse	Industrial	60,457
Office/Welfare	Industrial	5,242
Ebnor	Industrial	11,169
Commercial cold rolling	Offices	30,512
TOTAL		107,380

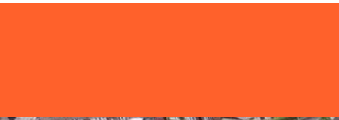


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TENURE.

Freehold.

TENANCY.

The property is let in its entirety to **Bekaert Bradford UK Limited** on a **full repairing and insuring lease** from **20 July 2022** until **19 July 2037**.

The lease benefits from a **parent company guarantee from NV Bekaert SA**. Experian identifies **NV Bekaert SA** as both the parent and ultimate holding company of Bekaert Bradford UK Limited.

There is a tenant break clause on **20 July 2032**.

The current passing rent is **£501,200 per annum**, which is topped up to the 2027 rent review. There is a further rent review in 2032, linked to RPI uplifts subject to a 2%-5% cap and collar per annum.



COVENANT INFORMATION.

Bekaert group is an established international industrial business founded in 1880 and is a global market and technology leader in material science of steel wire transformation and coating technologies. In 2024, the group generated €4.00 billion of consolidated sales and employed 21,000 people worldwide. 25% of all tyres in the world are reinforced with Bekaert's steel cord, underlining the scale and market position of the business.

Bekaert Bradford UK Limited benefits from a strong standalone covenant, with turnover of £46.97 million, pre-tax profit of £10.90 million and net worth of £27.90 million for the year ended 31 December 2024. Bekaert Bradford UK Limited has an Experian Very Low Risk rating and a credit score of 100/100.

The lease is further underpinned by a parent company guarantee from NV Bekaert SA, a substantial international industrial group with turnover of €3.71 billion and net worth of €2.10 billion in 2025.

www.bekaert.com

Bekaert Bradford UK Limited (Tenant)  **Bekaert**

	31 Dec 2024	31 Dec 2023	31 Dec 2022
Turnover (£)	46,965,900	46,807,388	39,911,730
Pre-Tax Profit (£)	10,901,354	6,144,685	1,700,854
Net Worth (£)	27,903,136	17,165,103	11,135,989

NV Bekaert SA (Guarantor)

	2025	2024	2023
Turnover (€)	3.71 billion	3.96 billion	4.33 billion
Net Profit (€)	67.36 million	238.90 million	254.60 million
Net Worth (€)	2.10 billion	2.10 billion	2.00 billion



FURTHER INFORMATION.

VAT

The property is understood to be elected for VAT and the sale is expected to be treated as a Transfer of a Going Concern (TOGC), subject to contract.

ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, identification and source of funding will be required from the successful purchaser.

EPC

EPC rating C.

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A low capital value of **£60.50 per sq.ft.**

CONTACT.

For further information or to arrange a viewing, please contact:

Steve Carrick

sc@carrickre.com

07711 042 584

CARRICK

REAL ESTATE //

carrickre.com

NO.1 ST MICHAEL'S
38 JACKSON'S ROW
MANCHESTER / M2 5WD



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