

WEST PARK TRADE CENTRE

COVENTRY CV4 9AP



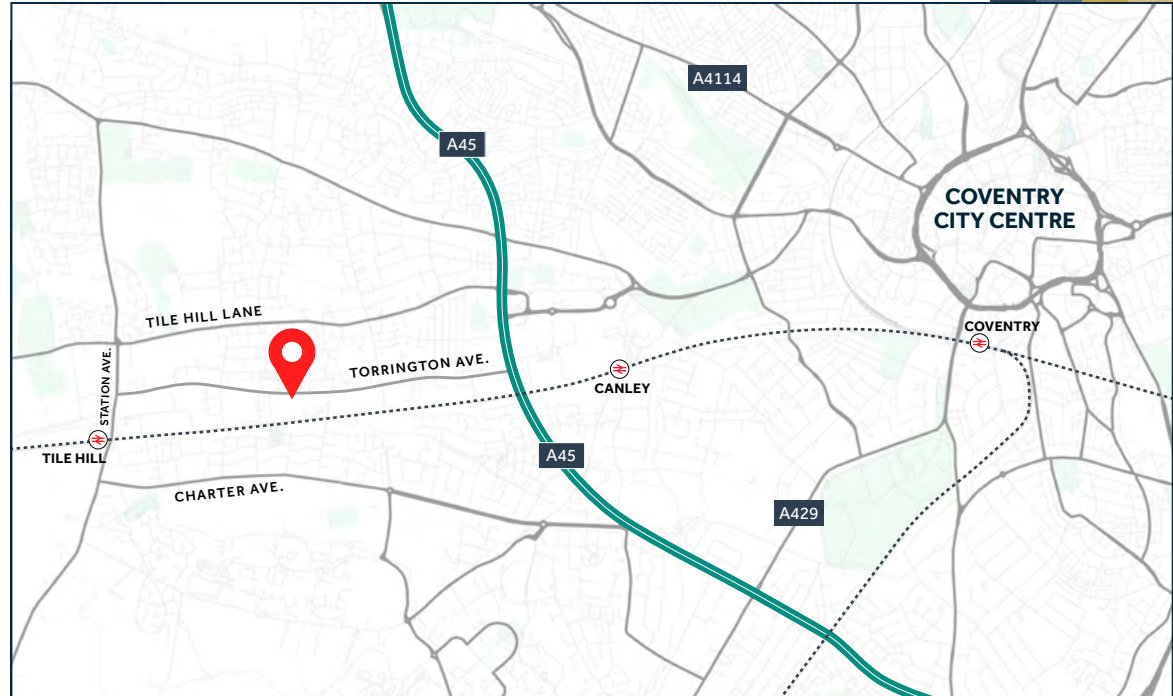
REVERSIONARY MULTI-LET INDUSTRIAL INVESTMENT



INVESTMENT SUMMARY

- Multi let industrial / trade counter estate in an established location to the west of Coventry City centre.
- Situated in West Park Trade Centre, approx. 3 miles from Coventry city centre and benefiting from excellent access to the A45, A46 and wider Midlands motorway network.
- The estate extends to 60,433 sq ft across 17 industrial units, 3 office buildings and a café and a retail unit.
- 97% let to 28 tenants.
- 75% of the income secured against industrial occupiers.
- Site coverage of approximately 45% across a site of circa 3 acres, offering strong underlying real estate fundamentals.
- Current income of **£510,663 per annum**.

We are instructed to seek **offers in excess of £5,750,000**, subject to contract and exclusive of VAT, reflecting a net initial yield of 8.33% and a reversionary yield of **9.25%**. This represents a capital value of **£95 per sq ft**.



LOCATION

West Park Trade Centre is located within the established Industrial Area of Torrington Avenue to the west side of Coventry, approximately 3 miles west of Coventry city centre.

The estate is located on Torrington Avenue, providing excellent access to the A45, A46 and in turn the M6 and M42. Birmingham is located approximately 20 miles to the northwest, with London approximately 100 miles to the south.

Coventry benefits from strong transport connectivity, with nearby mainline rail services from Coventry Station to Birmingham, Leamington Spa, London Euston and other major UK cities.

The surrounding area is characterised by a mix of industrial, trade counter and roadside occupiers. Notable nearby occupiers include Amco, ALS Laboratories and Kite Packaging.

ROADS

A45	0.9 miles
M6 (J3)	8 miles
M42 (J6)	9 miles
M69	12 miles

AIRPORTS

Coventry Airport	6 miles
Birmingham Airport	10 miles
East Midlands Airport	45 miles

RAIL FREIGHT

Hams Hall	16 miles
DIRFT	22 miles

CITIES

Coventry	4 miles
Birmingham	21 miles
Leicester	31 miles
Northampton	41 miles
London	108 miles

ESTATE ENTRANCE: ///CROWNED.BREATH.WANTED

DESCRIPTION

West Park Trade Centre extends to 60,433 sq ft GIA across 17 industrial units, 3 offices and a café.

The estate comprises a mix of industrial and trade counter units, which have been developed over a number of years. The units are predominantly constructed of steel portal frame with profile metal cladding and brick elevations.

The three office buildings situated at the front of the estate are constructed of brick elevations under flat roofs.

Benefits include:

- **Loading doors**
- **Secure site with gated access**
- **Fully refurbished toilet block**
- **Central service yard**
- **Parking provision**
- **24/7 access**

The estate occupies a site of approximately 3 acres, providing low site coverage and future asset management potential.





TENANCIES

The estate is let to 11 industrial tenants, a café, a retailer, 3 conventional office leases and 12 flexible office tenants across 60,433 sq ft in total.

The total passing rent is £510,663 per annum with a WAULT of approximately 3.3 years to expiry and 2.95 years to break.

42% of the income is secured by Screwfix, Toolstation, Clements Tool Hire. 80 % of the income designated "Very Low Risk" by Credit Safe.

The landlord will provide a 12 months rent, rates and service charge guarantee on the vacant flexible office suites.

£510,663

TOTAL PASSING RENT PER ANNUM

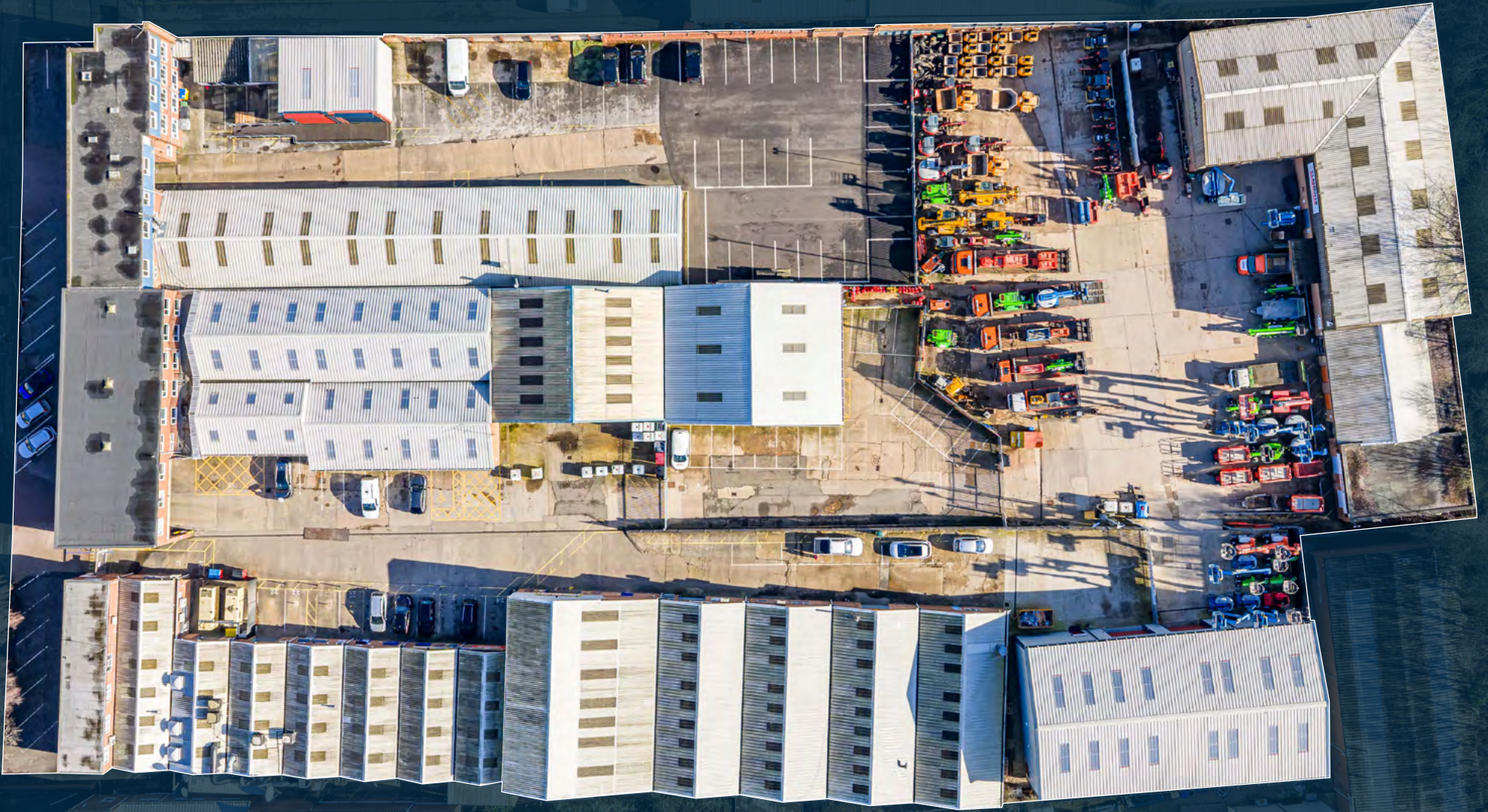
Unit No	Tenant	Use	Sq ft	Lease Start	Lease Expiry	Term (yrs)	Break Clause	Passing Rent	Rent psf	EPC Rating
Unit 1	Screwfix	Industrial	7,705	23/04/2018	22/04/2028	10	-	£60,000	£7.79	B
Units 3, 6 & 7	Motoverde	Industrial	5,807	01/06/2022	31/05/2027	5	-	£40,000	£6.89	C
Unit 4c	Clements Plant & Tool Hire Ltd	Industrial	2,713	01/10/2022	30/09/2032	10	-	£84,000	£7.53	B
Unit 4d	Clements Plant & Tool Hire Ltd	Industrial	8,448	01/10/2022	30/09/2032	-	-		-	B
Unit 8	WCS Commercial Ltd	Industrial	3,094	27/03/2025	26/03/2030	5	27/03/2028	£23,500	£7.60	C
Modular Unit 9	PPL Event Services Ltd	Industrial	831	01/03/2025	28/02/2027	2	-	£9,000	£10.83	A
Modular Unit 10	Volpone Ventures Ltd	Industrial	831	01/05/2025	30/04/2027	2	01/05/2026	£9,000	£10.83	A
Units 21 & 22	UK Servers	Industrial	3,610	13/06/2025	31/10/2027	2.4	-	£31,091	£5.54	B
Unit 23 & 24	Toolstation	Industrial	5,990	29/10/2018	28/10/2028	10	-	£44,137	£7.37	D
Unit 24a	DRE Solutions	Industrial	1,908	10/04/2025	09/04/2030	5	-	£6,500	£3.41	E
Unit 25	Brigade Clothing Ltd	Industrial	5,935	01/01/2024	31/12/2026	3	-	£30,000	£5.05	E
Units 26	Krasi Fire Protection Ltd	Industrial	2,119	05/07/2024	04/07/2029	5	05/07/2027	£20,774	£9.80	B
Units 27	Clements Plant and Tool Hire Ltd	Industrial	2,119	22/05/2024	30/09/2032	8.4	-	£20,780	£9.81	B
West Park House, 207 Torrington Ave	Alexandra House Diamond Life Healthcare Ltd	Offices	2,578	04/10/2024	03/10/2029	5	04/10/2027	£18,000	£6.98	D
William House, 209 Torrington Ave	Sonia Deenadayalan	Café	817	11/12/2024	10/12/2034	10	10/12/2029	£6,000	£7.34	B
William House, 209 Torrington Ave	Kerry Goddin	Retail	229	27/03/2025	26/03/2030	5	27/03/2028	£1,100	£4.80	n/a
Unit 20 – GF Office, 211 Torrington Ave	A&L Enablement Services	Offices	577	01/05/2025	30/04/2030	5	-	£5,276	£9.14	E
Unit 20 – FF Office, 211 Torrington Ave	KCLS Ltd	Offices	859	01/09/2023	31/08/2028	5	-	£11,340	£13.20	D
William House, 209 Torrington Ave*	Multi-let	Flexible Offices	4,263	-	-	-	-	£90,165	-	B
TOTAL			60,433					£510,663		

* Separate tenancy schedule available on request.

60,433 SQ FT

17 industrial units • 3 office buildings • 1 café

TORRINGTON AVENUE



ASSET MANAGEMENT

Opportunities include:

- **Re-gearing leases and securing longer income**
- **Letting remaining offices in William House**
- **Driving rental growth towards an ERV of £570,000 per annum**
- **Refurbishment of units upon lease events to improve the rental tone**
- **Build out previously secured planning consent for 2 new units totalling 4,300 sq ft on the east side of the estate.**

EPC

Please refer to the Tenancy Schedule. Copies of the EPC certificates can be provided in request.

CAPITAL ALLOWANCES

Any available capital allowances will be retained by the vendor (subject to confirmation).

TENURE

Freehold.

INDUSTRIAL MARKET ACTIVITY

Multi let industrial estates significantly outperformed in 2025, as investors targeted reversionary rental growth.

Stabilising debt costs and expectations of 2026 rate cuts encouraged capital back into the sector, supported by policy driven pension reforms set to unlock new investment flows. Overall, strengthening fundamentals, rising rents and returning investor confidence have firmly re established industrial as the UK's top performing commercial real estate asset class

The subject estate has benefitted from significant rental growth over the years, which is expected to continue amongst a backdrop of limited supply of smaller units.

Other notable transactions include:

Address	Date	Sq Ft	Price	NIY	Cap Val psf
Units A&B, Dodwell Trading Estate, Hinkley	May 2025	50,477	5,089,000	6.00%	£100.82
Units 6-9 Easter Park, Kidderminster	March 2025	34,550	£4,460,000	5.79%	£134.38
Blue Ribbon Park, the Stampings, Coventry	Sept 2024	73,070	£10,725,000	4.89%	£146.78
Miller Street, Octogan Business Centre Birmingham	Aug 2024	52,647	£6,800,000	4.72%	£129.16



We are instructed to seek **offers in excess of £5,750,000**, subject to contract and exclusive of VAT, reflecting:

Net initial yield:	8.33%
Reversionary yield:	9.25%
Capital value:	£95 per sq ft

ANTI-MONEY LAUNDERING

The purchaser will be required to provide the necessary information to satisfy AML regulations.

For further information please contact:



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