

FOR SALE
INDUSTRIAL INVESTMENT

UNIT 13 A & B
FOURTH AVENUE

ZONE 2, DEESIDE INDUSTRIAL PARK,
DEESIDE, CH5 2NS

LegatOwen
INVESTMENT





INVESTMENT SUMMARY

- ▶ Modern detached warehouse let to 2 tenants
- ▶ Extending to 89,513 Sq Ft
- ▶ Site area 3.17 Acres
- ▶ Let to Coffee King LTD and Wholeice LTD
- ▶ Tenants Capex costs combined in excess of £6,000,000
- ▶ Rent passing £621,700 (£6.95 PSF)
- ▶ Freehold
- ▶ Offers sought in excess of £8,000,000 (£89.73 PSF)



 **COFFEE KING**

PROPOSAL

Offers sought in excess of £8,000,000 (Eight Million Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of 7.29% (Assuming purchasers costs of 6.67%) reflecting a capital value of £89.73 psf.



SITUATION



Local occupiers include:



Mercedes-Benz



valspar





ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises a Gross Internal Area of:

	Sq Ft	Sq M
13A	34,950	3,246
13B	54,563	5,069
TOTAL	89,513	8,315

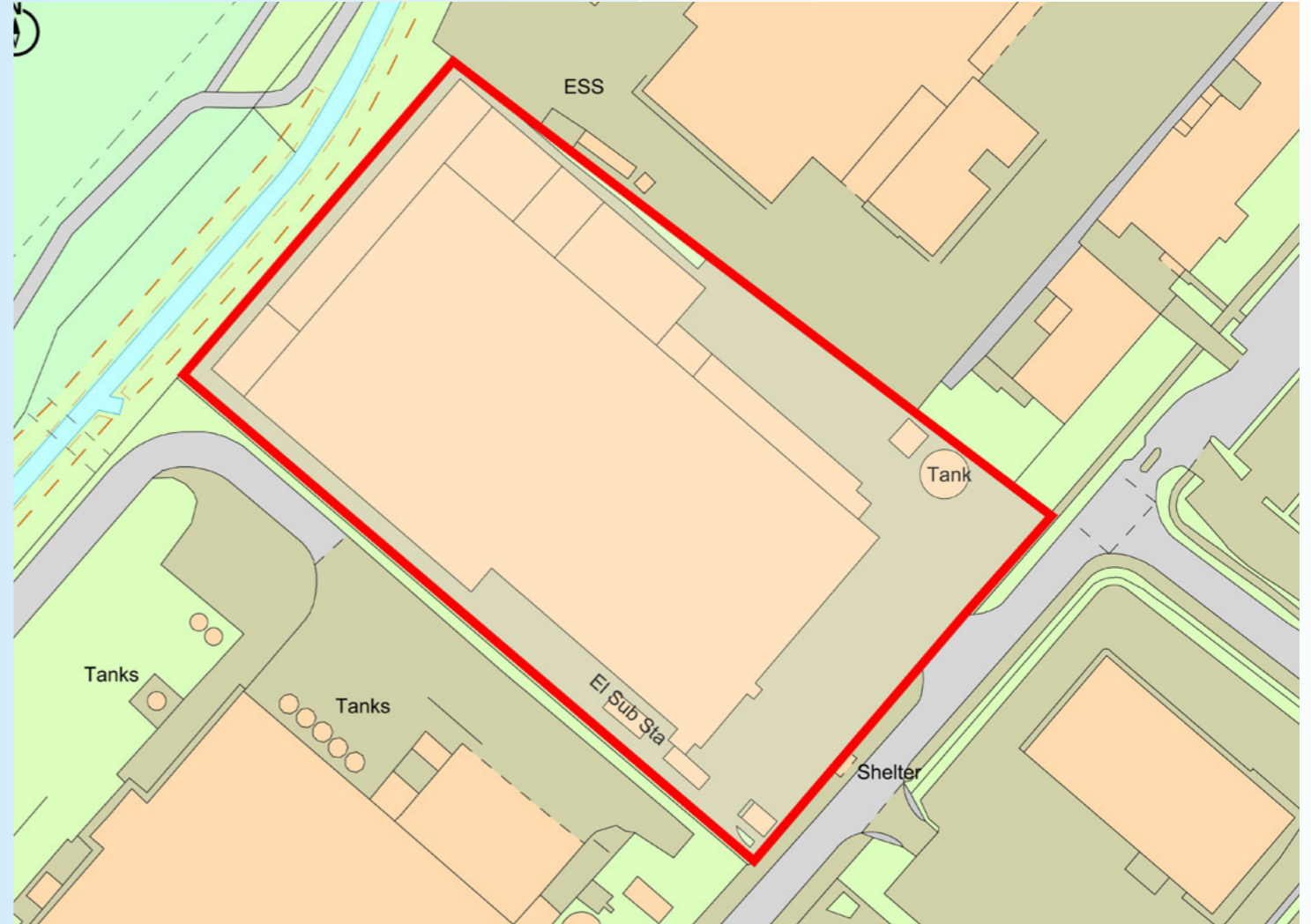


SITE AREA

3.17 Acres / 1.28 Hectares.

TENURE

The property is available freehold under title number WA674955.



Steel Portal Frame Construction



Dedicated car parking and yard space for both units



2 loading doors



2 storey office / staff facilities in both units





Profile metal sheet cladding



Eaves Height 5.73M – 9.59M



TENANCY

	Unit	Sq Ft	Tenant	Rent PAX	Rent PSF	ERV	Lease Start Date	Break Date	Lease End Date	Rent Review's	Comments
	A	34,950	Wholeice Limited	£297,050	£8.50	£297,050	12/12/2025	N/A	11/12/2035	Every 5th year, linked to higher of OMV or CPI Compounded on an annual basis.	Yr1 - £262,125 / Yr2 £288,337. Tenant received 3 months rent free followed by 6 months at 1/2 rent.
	B	54,563	Coffee King Limited	£324,650	£5.95	£355,000	10/03/2026	09/03/2036	09/03/2041	Every 5th year linked to higher of OMV or CPI Compounded on an annual basis. Cap and Collar of 2% and 4% on the CPI element only.	LL provided a capital contribution of £324,650 upon lease completion Plus 12 months rent free.
TOTAL		89,513		£621,700		£652,050					

*NB - Vendor will provide top ups on the rent free / reduce rents upto the headline rent.

Coffee King - <https://www.coffeekingcorp.com/>

Coffee king are the UK's fastest growing coffee roastery. Operating out of Deeside the business services their own coffee shops and other franchises "White label" operations. The new site will bring together one of the largest coffee roasteries in Wales and the UK, alongside an experience and innovation centre, an artisan bakery, showroom, logistics hub and expanded coffee shop operations.

Whole Ice - <https://www.wholeice.com/>

Wholeice are owned by Procubitos – <https://procubitoseurope.com/en/> established in 1989 they are Europe's largest ice producer, servicing over 13,000 clients including Iceland, M&S, Aldi and Lidl.

Wholeice have a Dunn and Bradstreet rating of 3A2.

TENANT FITOUTS

Both tenants are currently undertaking extensive fitouts with an estimated Capital value in the region of £6M .

MARKET COMMENTARY

The Deeside industrial market has remained strong after seeing sustained growth over the past few years. Recent investment has seen developments by Threadneedle, Marshall CPD and FI Real Estate totaling 365,000 sq ft with headline rents pushing £9.00 p.s.f.

Flintshire has recently announced its Investment Zone status continuing its positive market presence in the advanced manufacturing sector.



FURTHER INFORMATION

ENERGY PERFORMANCE CERTIFICATES

The property has an EPC of C51.

VAT

The property is elected for VAT and it is the intention to treat this transaction as an Transfer of a Going Concern (TOGC).

PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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



INVESTMENT ZONE

The property is located within the Flintshire and Wrexham Investment Zone, a region-wide initiative supporting the growth of advanced manufacturing and high-value industrial businesses. The Investment Zone focuses on strengthening the local manufacturing ecosystem through skills and workforce development, business support for manufacturers and their supply chains, and continued investment in transport and enabling infrastructure. Together, these initiatives help create a well-connected, supportive environment for modern industrial occupiers, reinforcing Flintshire and Wrexham as an established and emerging centre for advanced manufacturing.

For more information:

Flintshire

E: investmentzone@flintshire.gov.uk

Wrexham

E: iz@wrexham.gov.uk

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