

FOR SALE

REVERSIONARY SINGLE LET PRIME INVESTMENT OPPORTUNITY

45,113 SQ FT (4,191 SQ M) ON A SITE AREA OF 2.1 ACRES

dh DAVIES HARRISON
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**HYVA (U.K.) LIMITED, UNIT 1, CHURCHILL POINT, TRAFFORD PARK ROAD,
TRAFFORD PARK, MANCHESTER, M17 1BL**

INVESTMENT SUMMARY

- **Located in the heart of Trafford Park, the North West's premier industrial location**
- **High quality detached manufacturing / distribution unit**
- Demised area of approximately **45,113 sq ft (4,191 sq m)**
- Site area of approximately **2.1 acres (0.85 hectares)**
- **Freehold**
- **Leased to HYVA (U.K.) Limited** who has a Dun & Bradstreet Rating of 2A2
- **Guaranteed by HYVA Global B.V** who reported a sales / turnover on 31/12/2023 of £571,068,000 and gross profit of £129,024,000.
- **Jost Werke SE** have recently acquired HYVA, including its direct and indirect subsidiaries worldwide, for \$398m on the 31st January 2025. Jost have a Dun & Bradstreet rating of 5A1 and Tangible Net Worth of €382m.
- The tenant occupies the property by way of a **10 year lease from 26th June 2023, outside the Landlord & Tenant 1954 Act**
- **8 years, 4 months unexpired** lease term
- Current **annual rental of £420,000 per annum** equates to a low passing rental of **£9.30 per sq ft**
- Reversionary opportunity – **estimated rental value of £12.50 per sq ft**
- Offers are 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 4.92%**, after costs of 6.671%, which equates to £177.25 per sq ft
- **Reversionary yield of 6.61%**



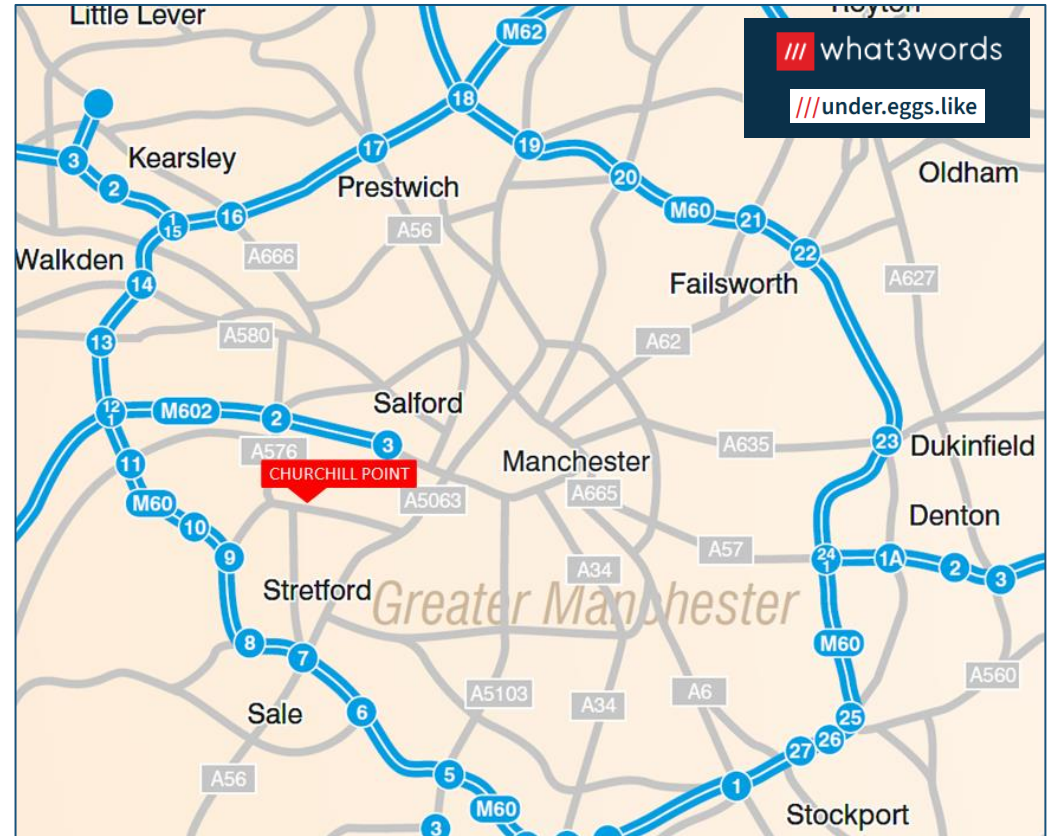
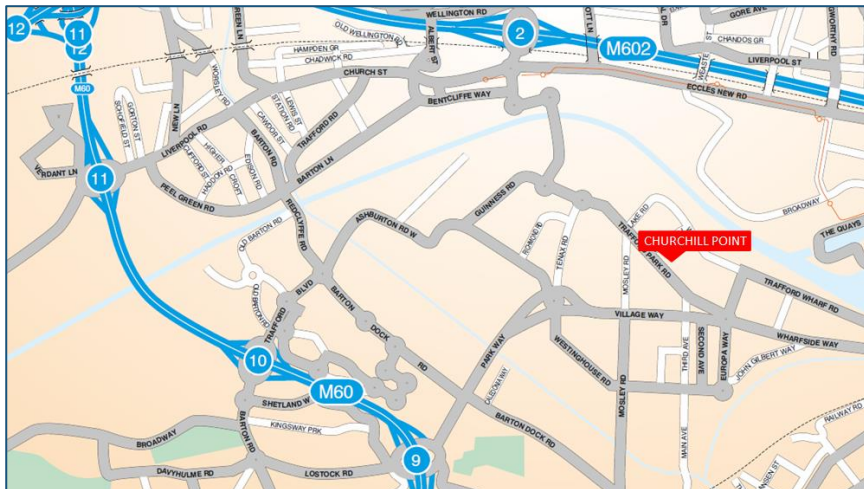
LOCATION





Churchill Point is located in a highly prominent position fronting Trafford Park Road at the junction with Churchill Way in the heart of Trafford Park, the North West's premier industrial location.

Trafford Park Road links with the A5081, which is the main arterial route through Trafford Park, and provides access to Manchester City Centre and the M60 Motorway via Junction 9.

Communications and facilities are second to none with five motorway junctions being within 5 minutes' drive; three to the south side M60 (Junctions 8, 9 and 10) and two the north (M602 Junctions 1 and 2).

The property is within close proximity to the tram station which links to the Trafford Centre, Manchester City Centre and surrounding conurbations.



- | | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Village Metrolink Stop
0.5 miles | M60 Motorway Junction 9
2 miles | Trafford Park Railway Station
2.5 miles | Manchester City Centre
3.3 miles | M62 Motorway Junction 12
4 miles |
|  |  |  |  |  |
| Manchester Piccadilly Train Station
4.3 miles | M56 Motorway Junction 3
7.3 miles | Manchester International Airport
9.6 miles | M6 Motorway Junction 21
15 miles | Liverpool John Lennon Airport
30 miles |

TRAFFORD PARK



M60

M602



Stobart

Cargill

Lindab



essity

HSS Training

A576 Tenax Road

TOTAL 忍 NINJA 者

arco



Parkway Tram Stop

OakTyres

XPO

Dawsongroup

S. Norton
Responsible Recycling

CREAMLINE
EST. 1945



Illingworth
Ingham

Mosley Road

Trafford Park
Road

Unilever
Food
Solutions

WASHINGTON MILLS

DB SCHENKER

müller

A5081 Village Way

Premier Park

HYVA
We move your world

MediaCo Group

Valero

aw
APPLIANCEWORLD

Churchill Way

ARI42

SUPREME
IMPORTS

CSM
NORTHWEST

Biffa

CHEP
A Brambles Company

Metrolink Line

Trafford Wharf Road

DESCRIPTION

Constructed in 2003, the property comprises a high-quality detached manufacturing / distribution unit comprising the following specification:

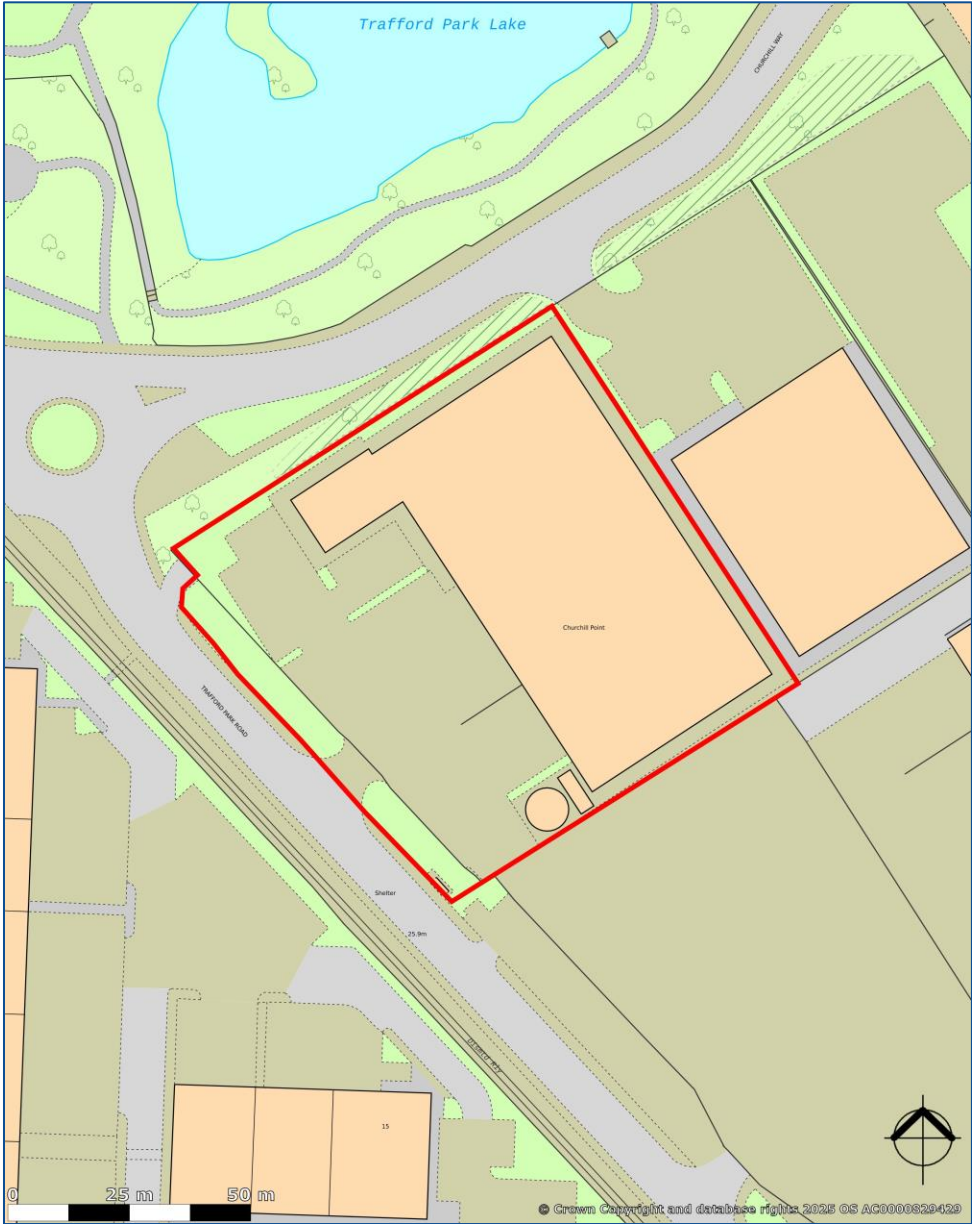
- Domed roof
- 10m to underside of haunch
- 3 dock level loading doors
- 2 drive-in loading doors (1 installed by tenant upon completion of the lease)
- Fully fitted operational warehouse
- Full amenity block
- Gas fired heating
- Pump house and sprinkler tank
- High quality recently refurbished three storey offices
- Raised access floor to offices
- Open plan air-conditioned offices, boardroom, reception area, canteen
- Alarm
- CCTV
- Fully secure site with electric gates



ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Warehouse	37,168	3,453
Ground Floor Warehouse Offices	1,658	154
Ground Floor Office Accommodation	2,519	234
First Floor Office Accommodation	2,519	234
Second Floor Office Accommodation	1,249	116
Demise Total	45,113	4,191
Site Area Of (Approx.)	2.1 acres	0.85 ha
First Floor Warehouse Office/Mezzanine <i>(excluded from the demised area)</i>	1,647	153



COVENANT

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Jost Werke SE have recently acquired HYVA, including its direct and indirect subsidiaries worldwide, for \$398m on the 31st January 2025.

Jost is a leading international manufacturer and supplier for the trucking industry who have a Dun & Bradstreet rating of 5A1 and Tangible Net Worth of €382m.

The acquisition of HYVA is a significant strategic step to push Jost forward to become the number one supplier of on and off highway commercial vehicles worldwide.

HYVA (U.K.) Limited (Company Registration Number 01660167) has a Dun & Bradstreet rating of 2A2.

Hyva is one of the world's leading providers of innovative and highly efficient transport solutions for the commercial vehicle and environmental service industries. With over 20,000 customers and more than 40% global market share in front-end tipping cylinders, Hyva's solutions move the world.



HYVA (U.K.) Limited	Individual 12-31-2023	Individual 12-31-2022	Individual 12-31-2021
Sales / Turnover	£21,396,016	£24,841,151	£22,022,414
Profit / (Loss before taxes)	(£10,470)	£1,093,699	£674,119
Equity Shareholders Funds	£3,263,940	£3,299,609	£2,410,830
Tangible Net Worth	£3,263,940	£3,299,609	£2,410,830

GUARANTEE

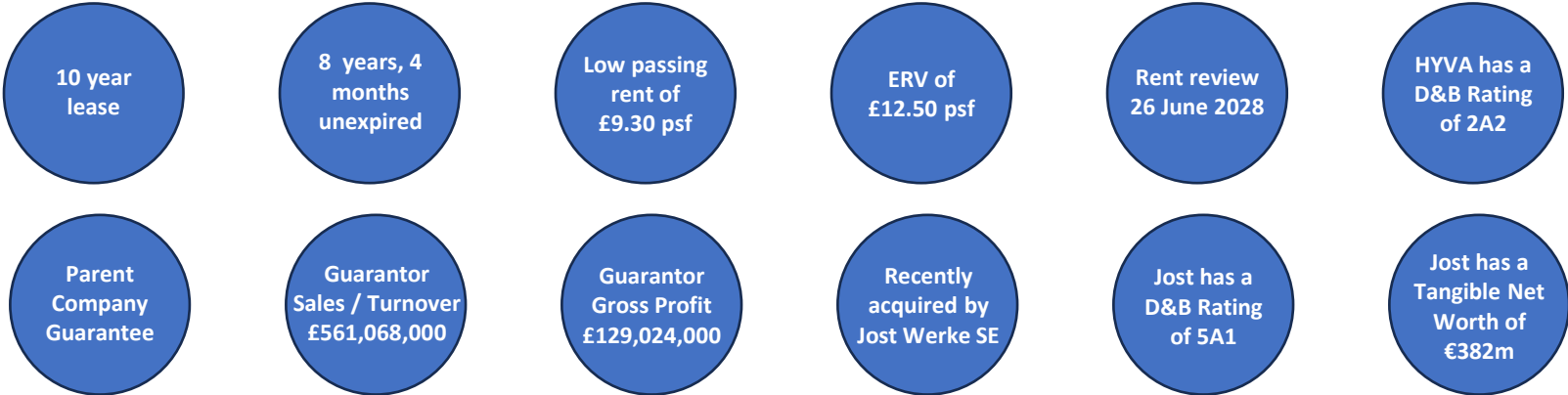
The lease is guaranteed by HYVA Global B.V. who reported a sales / turnover on 31/12/2023 of £571,068,000 and gross profit of £129,024,000. HYVA Global B.V. are based in the Netherlands and provide transport solutions. The company offers tipping systems, container handling, lifting, loading, waste management, trucks and trailers and serve clients worldwide.

TENANCY INFORMATION

TENANCY

The building is leased on the following basis:

- Tenant:** HYVA (UK) Limited
- Guarantor:** HYVA (Global) B.V
- Lease Commencement:** 26th June 2023
- Term:** 10 years, ending on 25th June 2033
- 1954 Act:** The lease is outside the Landlord & Tenant Act 1954
- Current Annual Rent:** £420,000 per annum payable quarterly in advance (excluding VAT)
Equates to a low passing rental of £9.30 per sq ft
- Rent Review:** The rent is to be reviewed on the fifth anniversary of the term to the higher of:
 - Open Market Value; or
 - CPIH+1% with a collar of 2% and capped at 4% per annum compounded annually
- Repair:** Full repairing and insuring, subject to a schedule of condition



OCCUPATIONAL MARKET

The North West industrial and logistics market saw a steady growth in 2024 with occupier take-up reaching 4.8 million square feet, marking a 7.5% increase on occupier take-up in 2023.

2024 take-up came from a varied occupier base with a notable increase from manufacturers with the retail and distribution sectors continuing to play a major role across the region.

There continues to be strong industrial demand throughout the region with vacancy rates standing at historic lows.

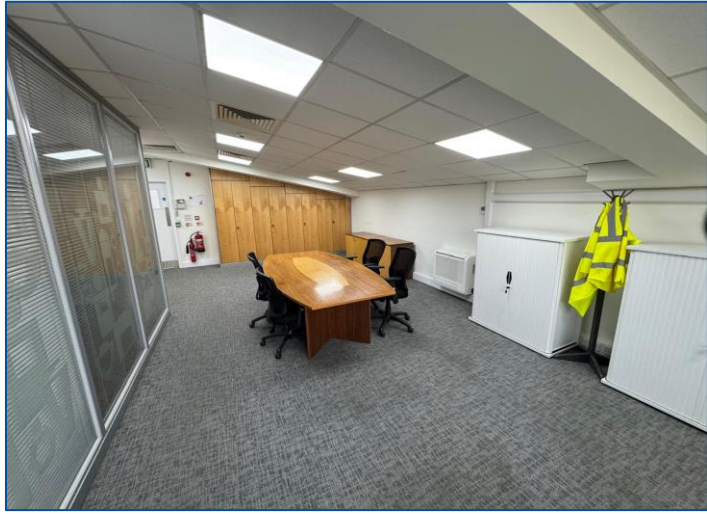
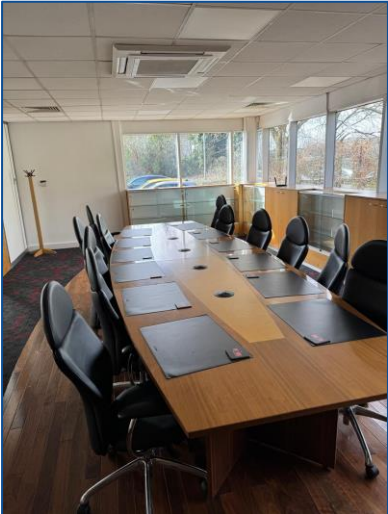
Good quality, second-hand units are in short supply.

Recent Comparable Transactions

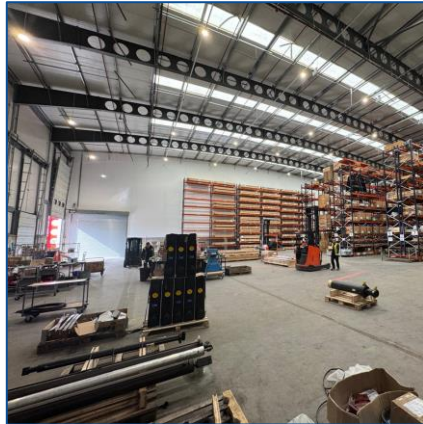
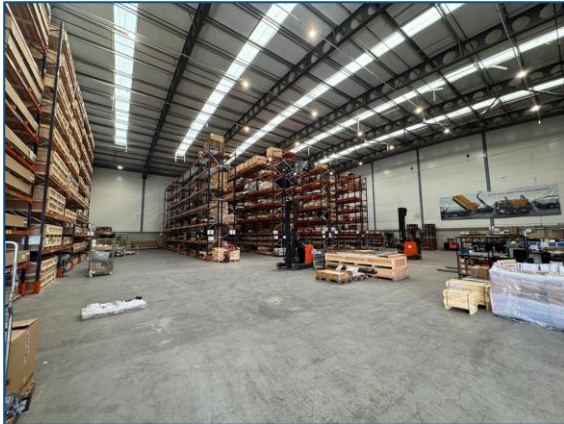
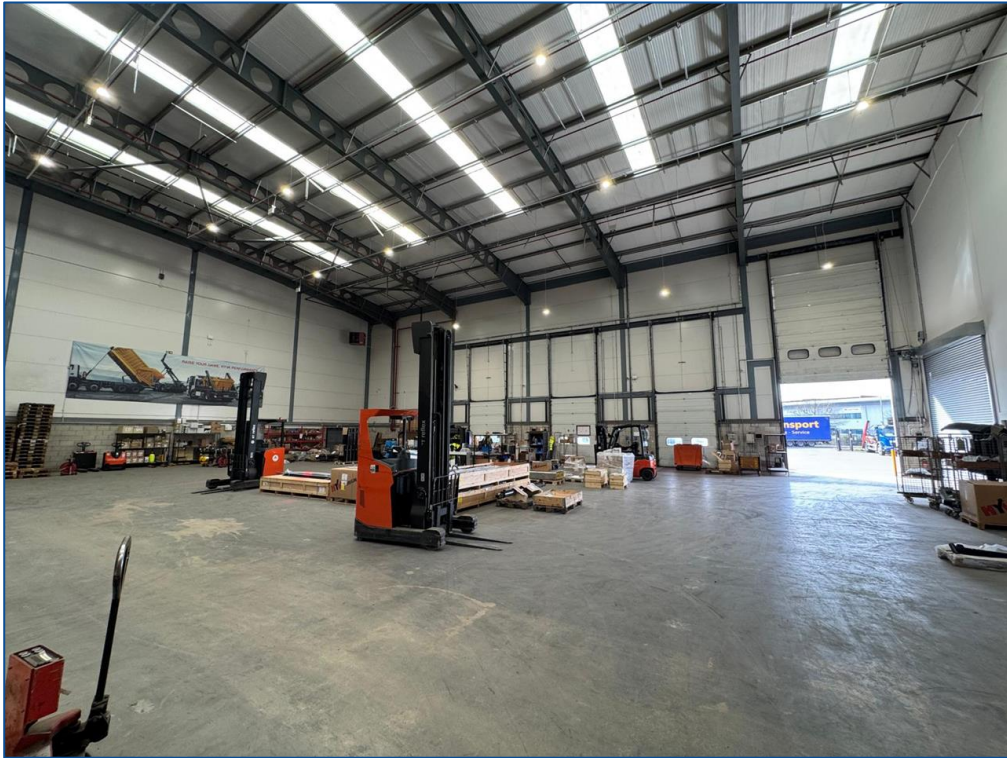
Current Availability *(as at March 2025)*

Date	Address	Grade	Tenant	Size (sq ft)	Term (Break)	Rent (psf)	Address	Grade	Size (sq ft)	Quoting (psf)
U/O	Units 1 & 2 Westpoint Enterprise Park, Trafford Park	Secondary Refurbished	Confidential	33,000	10 years	£11.50	ARK 42, Trafford Wharf Road, Trafford Park	New Build	42,593	£14.00
Q4 2024	Unit 1, Cobalt Two, Foxdenton Lane, Chadderton	New Build	ADI Gardiner	61,950	15 years (10)	£10.42	Ashbridge, Trafford Park	Secondary Refurbished	18,327	£15.00
Q4 2024	Unit A, Focal Point, Trafford Park	Secondary Refurbished	EJ Musk	24,229	Unknown	£11.75	Unit 2, Prince Mead Place, Kings Park, Trafford Park	Secondary Refurbished	23,992	£13.00
Q3 2024	Fc/2 Logistics North, Bolton	New Build	Howarth Air Technology	32,595	10 years	£11.00	Unit 6, Centenary Park, Coronet Way, Salford	Secondary Refurbished	22,029	£12.50
Q3 2024	Alpha, Manchester Airport	Secondary Refurbished	Aircraft Fed Ex	34,916	10 years (5)	£12.00	Unit A, Centrepoint, Trafford Park	Secondary Refurbished	10,000	£13.50
Q2 2024	Unit 3, Wharfside, Trafford Park	Secondary Refurbished	Strawberry Catering	15,005	10 years	£12.00	Unit 11B, Central Trading Estate, Trafford Park	Secondary Refurbished	21,576	£12.50
Q2 2024	Marshall Stevens Way, Trafford Park	Secondary Refurbished	Hayley Group	29,689	15 years (5 and 10)	£13.00				
Q2 2023	Empire 40, Fifth Avenue, Trafford Park	Secondary Refurbished	Platinum Batteries	40,017	15 years	£10.50				
Q2 2023	The Works, Mosley Road, Trafford Park	New Build	Purchaser – DB Shenker	49,846	-	Capital Value £180 psf				

GALLERY



GALLERY



FURTHER INFORMATION

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

TENURE

The property is held freehold under title numbers GM963583 and MAN182358.

VAT

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

LEGAL / AGENCY COSTS

Each party will be responsible for their own legal / agency costs in relation to this transaction.

DATA ROOM

Further information can be found in the data room.

Access can be provided upon request to the agents.

PROPOSAL

Offers are 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 4.92%, after costs of 6.671%, which equates to £177.25 per sq ft, and a reversionary yield of 6.61%.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all purchasers. Prospective purchasers will need to provide proof of funds, identity and residence.

VIEWINGS AND OTHER ENQUIRIES

For further information, or if you would like to arrange to view the property, please contact:



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John Harrison

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john@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

March 2025