

FOR SALE
INVESTMENT OPPORTUNITY
50,745 SQ FT (4,714.4 SQ M) ON A SITE AREA OF 2.54 ACRES



**EXPLEO UK LIMITED, CLUB COURT, CLUB STREET, BAMBER BRIDGE,
PRESTON, LANCASHIRE, PR5 6FN**

INVESTMENT SUMMARY

- Located in an established industrial estate
- **Freehold** industrial and office facility totalling approximately **50,745 sq ft (4,714.4 sq m)**
- Site area of approximately 2.54 acres (1.03 hectares)
- The property is leased to **Expleo UK Limited** for a term of 10 years
- Lease expiry 5th April 2029
- 2025 tenant break option not exercised
- Current annual rental of £296,991.72 per annum agreed at April 2025 rent review
- Rent equates to £5.85 per sq ft
- Offers are sought in the region of **£3,000,000 (Three Million Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level reflects a **Net Initial Yield of 9.3%** after costs, which equates to **£59.11 per sq ft**.



LOCATION

The property is situated within a mixed-use area of Bamber Bridge, adjacent to Junction 29 of the M6 Motorway and 3 miles south-east of the City Centre.

Preston is located 27 miles north-west of Manchester, 9 miles west of Blackburn and 15 miles east of Blackpool.

The city benefits from excellent road communications via the M6, M65, M61 and M55 motorways.

Preston Rail Station provides regular services to Manchester, Liverpool, Birmingham, London, Glasgow and Edinburgh.

Occupiers in the immediate vicinity include BAXI, with the established Walton Industrial to the east with Sainsburys, Aldi and B&Q to the west.



Bamber Bridge
Rail Station
600m



Junction 29
M6 Motorway
0.6 mile



Junction 1
M65 Motorway
1 mile



Junction 9
M61 Motorway
2.2 miles



Preston City
Centre
3 miles



Manchester
City Centre
29 miles

DESCRIPTION / ACCOMMODATION

The property comprises three interconnected buildings providing the following specification:

Two Storey Office to the Western Elevation

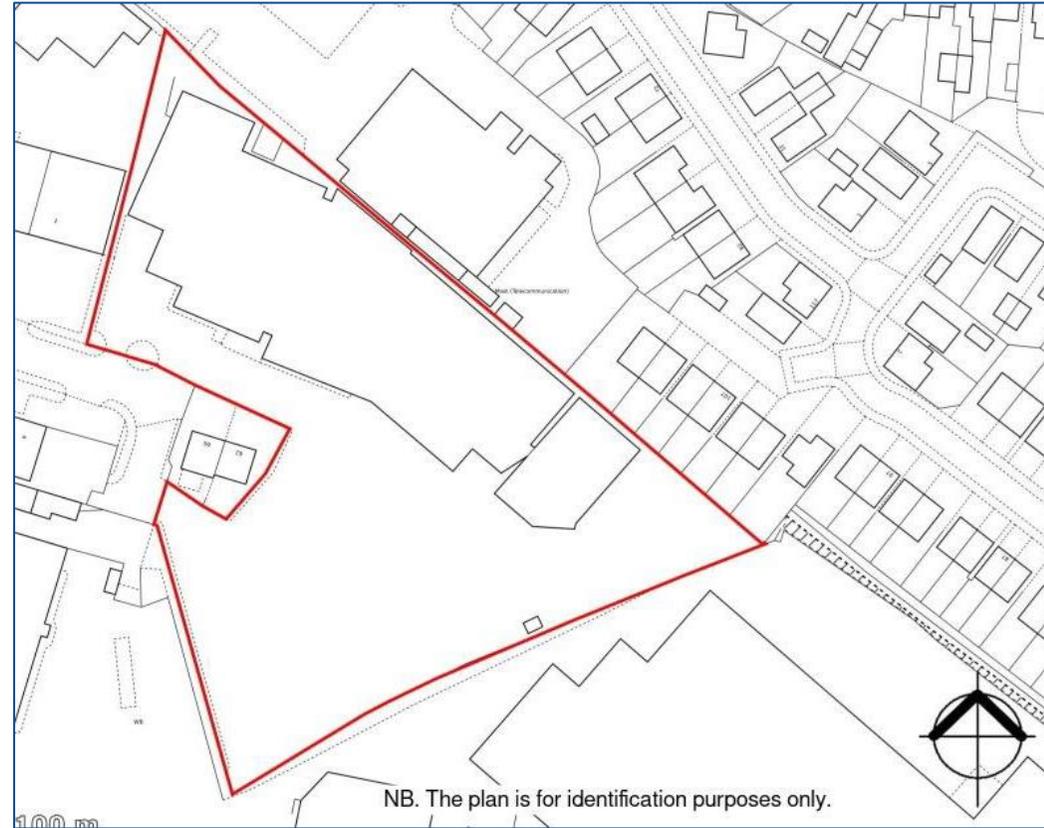
- Combination of open plan and cellular offices including reception area refurbished to a high standard including:
- Suspended ceiling
- Air conditioning
- Carpeted throughout
- Steel frame
- Concrete floors
- Profile metal clad roof incorporating GRP rooflights
- Profile metal clad elevations with low level brickwork

Original Building (Middle)

- Single storey industrial unit with office provision
- Constructed 1962
- Steel frame
- Concrete ground floor
- Flat roof with bitumen felt
- Georgian wired single glazed rooflight provided to the warehouse

Warehouse and Office to the East

- Combination of office and warehouse accommodation
- Masonry cavity construction
- Concrete ground floor
- Roof has been over sheeted with profile metal roof sheets
- Profile metal clad elevations with low level brickwork



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

| | Sq ft | Sq m |
|------------------------------------|-------------------|----------------|
| Ground Floor Offices and Workshop | 38,353 | 3,563.1 |
| First Floor Offices | 12,392 | 1,151.3 |
| Total | 50,745 | 4,714.4 |
| On A Site Area Of (Approx.) | 2.54 acres | 1.03 ha |

COVENANT / TENANCY INFORMATION

COVENANT

Expleo UK Limited (Company Registration Number 01147167) has a Dun & Bradstreet rating of 5A2.



Expleo UK Limited is a global engineering, technology and consulting service provider who have been in occupation of the subject property for over 50 years (via different names).

| | Y/E 31/12/2024 | Y/E 31/12/2023 | Y/E 21/12/2022 |
|--------------------------|-------------------|-------------------|-------------------|
| Turnover | £128,805,000 | £121,323,000 | £94,704,000 |
| Gross Profit | £41,815,000 | £40,617,000 | £28,823,000 |
| Total Shareholders Funds | £58,672,000 | £45,316,000 | £34,957,000 |
| Tangible Net Worth | £58,672,000 | £45,316,000 | £34,957,000 |

TENANCY

The building is leased to Expleo UK Limited on the following terms:

| | |
|------------------------------|---|
| Lease Commencement: | 6 th April 2019 |
| Lease Term: | 10 years |
| Lease Expiry: | 5 th April 2029 |
| Current Passing Rent: | £296,991.72 per annum w.e.f. 6 th April 2025 (£5.85 per sq ft) |
| Rent Review Basis: | RPI |
| Repair: | Full repairing and insuring |
| Alienation: | Permitted, subject to receiving Landlord's consent |

GALLERY



FURTHER INFORMATION

EPC

The property has an EPC Rating of 'C'.

A copy of the certificate is available upon request.

TENURE

The site is held freehold via title number LA794696.

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.

PROPOSAL

Offers are sought in the region of **£3,000,000 (Three Million Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 9.3% after costs, which equates to £59.11 per sq ft.

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:



Rick Davies

07831 658804

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John Harrison

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IMPORTANT NOTICE

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