



**FOR SALE**

**Unit 1 & 2, Plot 4 Marshfield Bank  
Industrial Estate, Crewe, CW2 8UY**

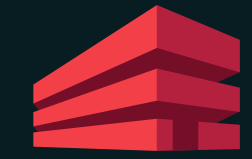
**Industrial Investment Opportunity**

  
**SPITFIRE**<sup>TM</sup>  
PROPERTY AGENCY





# Investment Summary



- **Two semi-detached** industrial investment properties
- Located within an established commercial location of **Marshfield Bank Industrial Estate, Crewe**
- Total floor area of **14,664 sq ft**
- Site area of **0.69 acres**
- Let to **Viz Reflectives Ltd** and **West Midlands Ambulance Service NHS Foundation Trust**
- Lease Expiry **24/05/28** and **31/05/2025**
- Total combined **rent passing** of **£114,000 per annum** reflecting low rate per sq ft of **£7.77 psf**
- **Freehold**

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Offers In excess of **£1,600,000** reflecting a **Net Initial Yield of 6.71%** (assuming purchasers costs of 6.54%) and a Reversionary Yield of **7.56%**



# Unit 1 & 2, Plot 4, Marshfield Bank Industrial Estate



## Location

Marshfield Bank industrial estate is located 2 miles west of Crewe town centre and situated off the A530 providing quick access links to junction 16 of the M6 via the A500.

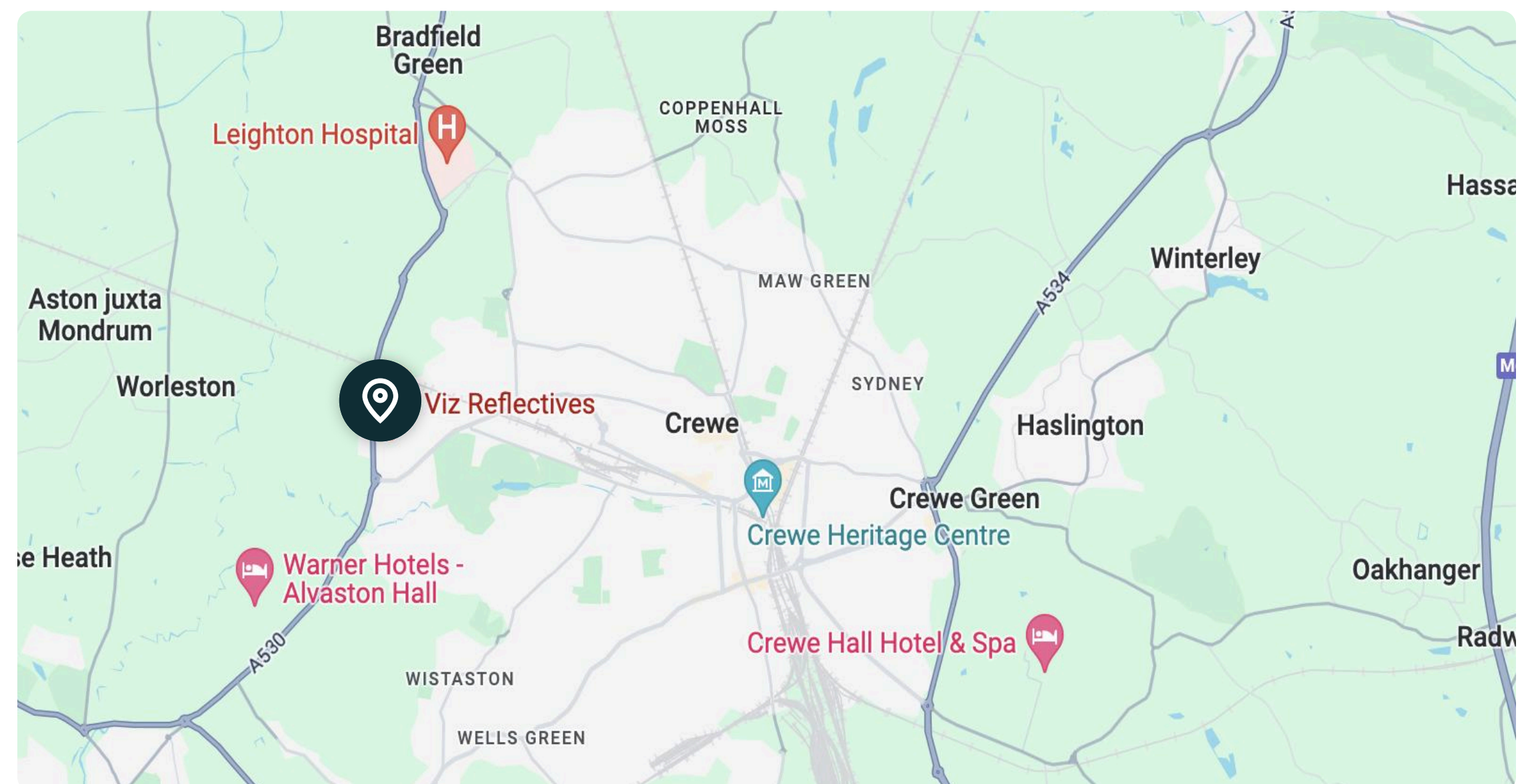
Crewe Mainline station is located approximately 3 miles away which provides direct rail services to Manchester, Birmingham and London.

Occupiers in the vicinity include Bentley Motors, Trac Precision Machinery, Fayrefield Foods and Pfeifer Drako.

## Situation

The Property is situated half way down the main estate road on the right hand side providing a prominent position fronting the estate road.

- Crewe Town Centre 2 miles
- Warrington 31 miles
- M6 (Jct16) 10 miles
- Manchester 35 miles
- Liverpool 45 miles







## Property Description

- Steel portal frame construction
- Shared service yard
- 8.5 metre eaves
- Constructed in 2002
- Ground floor office/ welfare accommodation to both properties
- 2 x electronically operated loading doors
- Perimeter fencing and secure yard
- Mezzanine to unit 2 and tenant mezzanine fit out to unit 1



# Unit 1, Marshfield Bank Industrial Estate

## Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following gross internal areas:-

Description	Size Sq Ft	Size Sq M
Warehouse	5,597	557.13
Ground Floor Office	1,111	103.26
<b>Total</b>	<b>6,708</b>	<b>660.39</b>

## Tenancy

The property is let on a full repairing lease to Viz Reflectives Ltd (company reg 05610079) for a term of 10 years wef 25/05/2018, expiring 24.05.2028

The passing rent of £49,000 reflects a rate per sq ft of £7.30.

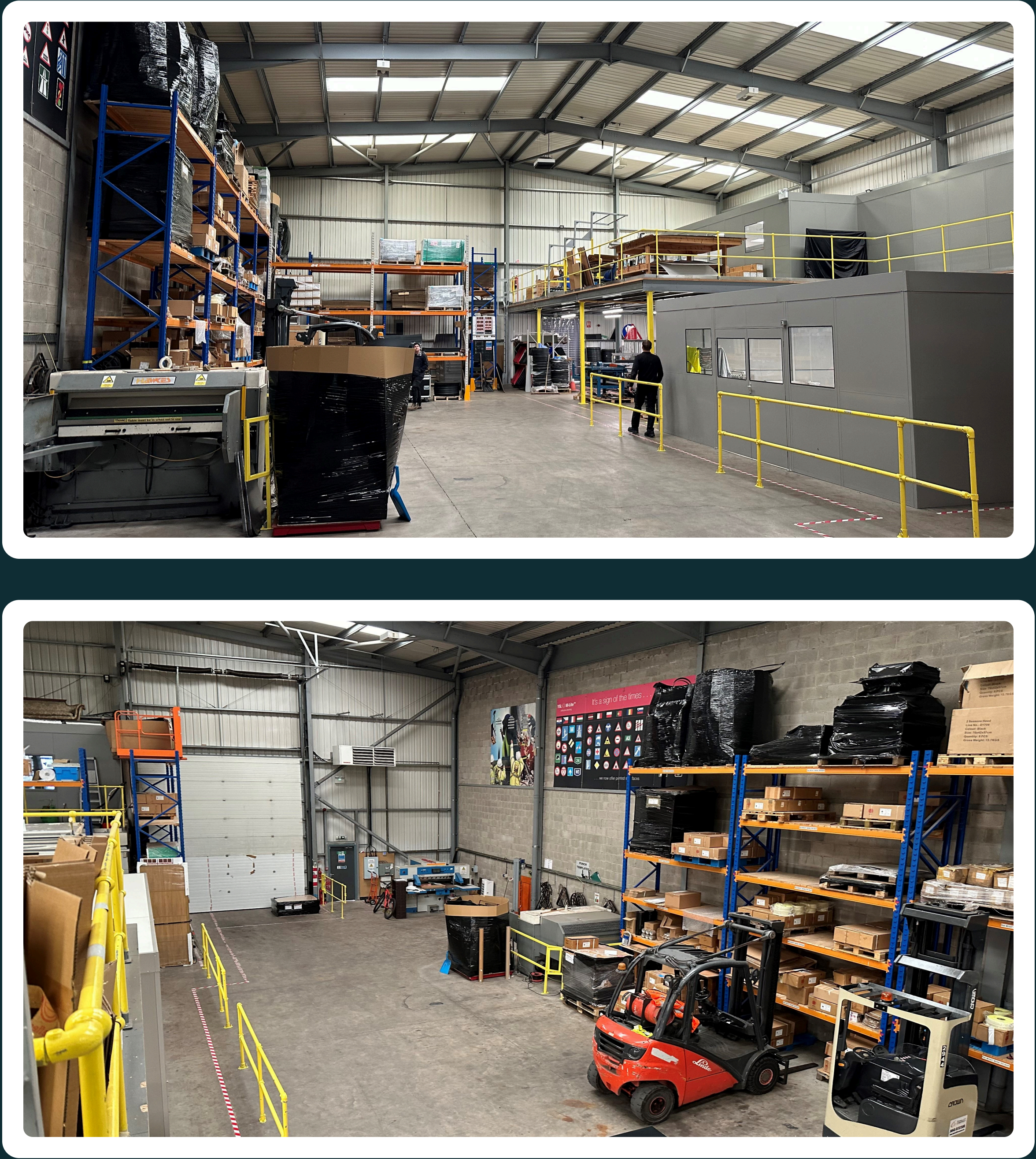
The tenant has fitted out their own mezzanine which has not been rentalized.

## Tenure

The Property is held Freehold (Title Number: CH503666)

## EPC

The Property is currently undergoing a new EPC.





# Unit 2, Marshfield Bank Industrial Estate

## Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following gross internal areas:-

Description	Size Sq Ft	Size Sq M
Ground Floor Warehouse and Office	6,907	632
FF Mezzanine	1,149	106.72
<b>Total</b>	<b>7,956</b>	<b>738.72</b>

## Tenancy

The property is let on a full repairing lease referenced by way of a schedule of condition to West Midlands Ambulance Service University NHS Foundation Trust for a 1 year term wef 31/05/2024, expiring 30/05/2025.

The landlord and tenant have agreed a lease extension in principle to 31/05/2026 on the same terms. The tenant has been in occupation since April 2016.

The passing rent of £65,000 reflects a rate per sq ft of £8.17.

## Tenure

The Property is held Freehold (Title Number: CH503666)

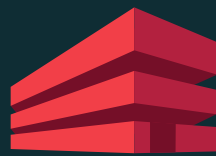
## EPC

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# Unit 1 & 2, Plot 4, Marshfield Bank Industrial Estate



## Tenancy Summary

Name	Tenant	Size (Sq Ft)	Lease Start	Lease End	Term	Break Date	Rent (£PA)	Rent (£PSF)	ERV (£PA)	ERV (£PSF)
Unit 1	Viz Refelectives	6,708	25/05/2018	24/05/2028	10 Years	24/05/2027	49,000	7.30	55,341	8.25
Unit 2	WMAS	7,956	31/05/2024	31/05/2025	1 Year	-	65,000	8.17	65,637	8.25

## Covenant Status



Viz Reflectives are recognised as innovators and experts in reflective and photoluminescent technology. Their products include Viz Lite DT VizLite mbeads and M-Line and are the number one supplier of photoluminescent materials for fire fighter garments, footwear and related accessories.

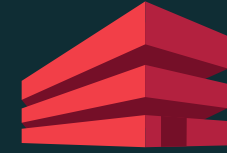
Viz Refeltives have an Experian Credit rating of 82 and are “Low Risk”



WMAS was formed in 2006 and serves a population of 5.6 million people covering an area of more than 5,000 square miles. As the region’s emergency ambulance service, they respond to around 4,000 ‘999’ calls each day. The company employs 7,500 staff and operate from 15 fleet preparation hubs across the region.



# Unit 1 & 2, Plot 4, Marshfield Bank Industrial Estate



## Accommodation

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.

## VAT

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

## Dataroom

Data room access can be provided upon request



## Proposal

We are instructed to seek **offers in excess of £1,600,000 ( One Million Six Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

### A purchase at this level reflects:-

Net Initial Yield: 6.71%

Reversionary Yield: 7.56%

Capital Value: £109.47

## Further Information

For further information or to request an inspection please contact:-



### Enquiries

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