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INDUSTRIAL INVESTMENT FOR SALE FREEHOLD

**UNIT 20
ANGLO BUSINESS PARK
SMEATON CLOSE
AYLESBURY
HP19 8UP**

Anglo Business Park comprises a modern 30 unit industrial development, within an established business district in Aylesbury, built in 2008.

Euro Car Parts Ltd occupies Unit 20 currently and owns the freehold.

A sale and lease back is proposed, on terms outlined in these particulars.



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Investment Summary and Sale Price

- **Modern industrial unit** on an established estate.
- **Aylesbury is strategically located** 44 miles to the north west on London, 23 miles from Oxford and 15 miles south of Milton Keynes, with significant planned residential and commercial floorspace growth.
- The town has **good rail links** to London Marylebone, with **good road links** to the M40 and M25 motorways. Road and rail links will be improved in the future with major infrastructure planned (East West Rail and The Expressway).
- **New lease for a term of 10 years**, with a tenant break after 5 years.
- **Rent £46,600 per annum**, based upon a market rent of **£8.00 per sq ft**.
- Offers for the freehold are sought at **£800,000**, subject to contract and exclusive of VAT.
- A purchase at this level reflects a **gross initial yield of 5.825%**.





Location

The property forms part of an established 30 unit industrial estate in one of the main business districts in Aylesbury; developed in 2009 by Anglo St James Ltd in conjunction with the Newlyn Group.

Aylesbury is the County town of Buckinghamshire, some 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes.

Situated a short distance from the town centre Anglo Business Park benefits from close proximity to the A41, which leads to Bicester and also to the M25 within 30 minutes. In addition, the M40 is only 25 minutes' drive away. The town also has a mainline railway station with a direct line to London Marylebone.

Description

The property is end of terrace and is used for car parts sales and the distribution of the same. Euro Car Parts Ltd has installed a mezzanine floor that covers virtually the entire ground floor that provides storage. This will be treated as a tenant's improvement and licensed retrospectively as part of the new lease.

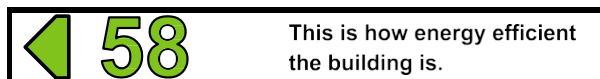
The original specification of the unit includes;

- On-site car parking
- Steel portal frame construction
- Ground floor loading capacity 37.5KN/M2
- 6m eaves height
- All mains services on site
- Landscaping
- Electrically operated roller shutter doors
- 3 phase electricity supply

Accommodation

The ground floor has a gross internal floor area of 5,270 sq ft, with an original first floor platform storage area of 600 sq ft.

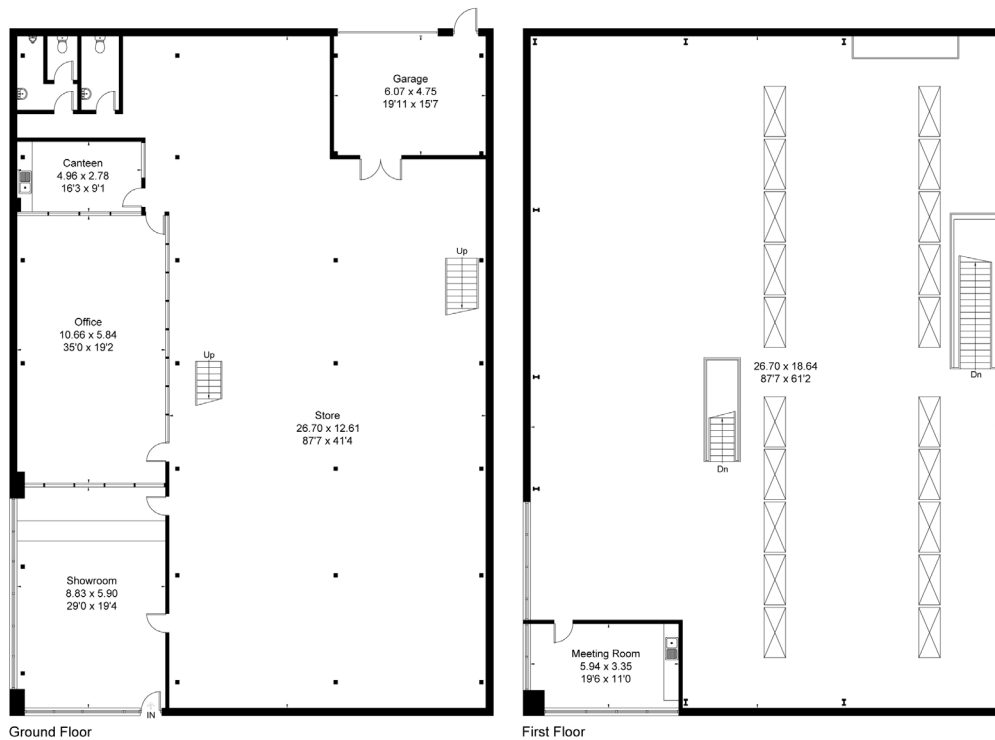
EPC Assessment



Approximate Area = 986.7 sq m / 10621 sq ft (Including Garage)
Including Limited Use Area (3.8 sq m / 41 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241110

Tenancy and Covenant Information

Euro Car Parts Ltd is proposing to take a new 10 years lease, with a tenant only break after 5 years; on broadly standard occupational terms at a rent of £46,600 per annum.

A copy of the draft lease will be made available to interested parties and will be completed simultaneously with the sale of the property.

Euro Car Parts founded in 1978, distributes automotive parts from over [225] UK locations and in 2018 generated revenue of over £1 billion and profits in excess of £40 million. Backed by LKQ Corporation (www.lkqcorp.com), which acquired Euro Car Parts in 2011, a leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. LKQ has operations in North America, Europe and Taiwan. LKQ offers its customers a broad range of replacement systems, components, equipment and parts to repair and accessorize automobiles, trucks, and recreational and performance vehicles.

LKQ Corporation has recently announced its Q2 results for 2019, with Revenue growth of 7% to \$3.25 billion and Net income from continuing operations attributable to LKQ stockholders of \$150 million (down 4%); adjusted net income of \$204 million (up 6%).

Market Commentary

There is a very limited supply of good quality industrial/warehouse space in Aylesbury and rents and sale values have risen significantly in the past 2 years.

Aylesbury is strategically located at the end of the A41 dual carriageway that links to junction 20 of the M25 motorway (17 miles) and has seen a growing number of occupiers relocating from north west London, in search available floorspace.

The strength of the industrial investment market as well documented and this is a rare opportunity to acquire a modern industrial unit, on a new lease to an excellent covenant.

Legal Costs

Each party will be responsible for its own costs.

Viewing and Further Information

To arrange a viewing or to obtain further information, please contact

Michael Garvey 01494 460250 or email mg@chandlergarvey.com.

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. September 2019.