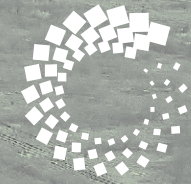




# Long Let Indexed Industrial Investment Opportunity.

**BSW Timber Limited**  
MELTON ENTERPRISE PARK  
GIBSON LANE, MELTON  
EAST YORKSHIRE HU14 3HF



**BSW**  
Timber

# Investment Summary.

A rare opportunity to acquire a **substantial** industrial and manufacturing facility in Melton, East Yorkshire.

— Melton sits immediately adjacent to Melton West, a 200-acre strategic employment development with over 3 million sq ft of manufacturing, warehousing and distribution accommodation.

— A detached industrial facility extending to **437,347 sq ft** arranged across **two interconnected warehouse buildings**.

— 20-acre freehold site.

— The property is let to SCA Products (UK) Limited, guaranteed by SCA Forest Products Aktiebolag and BSW Timber Solutions Ltd (via an AGA). The property is let on a FR&I lease until 21 March 2039 (13 years term certain) at a **current rent of £735,105 per annum**, equating to a **low £1.68 per sq ft**.

— The lease benefits from **Five yearly rent reviews CPI compounded annually**, subject to a 1.5% collar and 3.5% cap per annum. The next rent review 1 January 2031.

— BSW Timber Limited has a 'Very Low Risk' Experian score of 100/100 and reported **gross revenues in excess £700 million** for 2024.

— The facility is mission critical and forms part of a BSW Timber cluster of buildings in Melton.

— The Hull industrial market offers excellent supply and demand dynamics, cost effective labour pool and proximity to the largest port complex in the UK.

— EPC Rating B.



BSW

We are instructed to seek offers in excess of £9,840,000 (Nine Million Eight Hundred and Forty Thousand Pounds) reflecting the following yield profile:

NIY 7.00%

RY (2032) 8.52%

RY (2037) 10.11%

A very low capital value of £22.50 per sq ft.



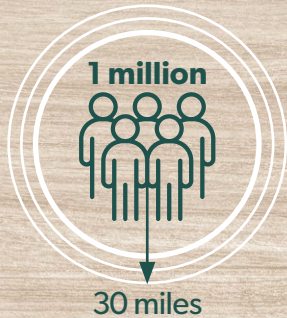
# Location.

Melton Enterprise Park is located approximately 10 miles west of Hull city centre, fronting the A63 dual carriageway, providing direct connectivity to the M62 motorway (J38) and the wider national motorway network.

The property sits immediately adjacent to Melton West, one of Yorkshire and the Humber's largest employment schemes extending to over 200 acres and delivering more than 3 million sq ft of industrial and distribution accommodation.

Surrounding occupiers include Amazon, Kohler Mira, Heron Foods, Smith+Nephew and RS Components.

The Humber Ports complex (Hull, Immingham and Grimsby) lies within close proximity, reinforcing the area's importance as a strategic manufacturing and logistics hub.



The region benefits from a labour catchment of approximately 1 million working-age residents within a 30-mile radius.



Destination	Miles	
Hull City Centre	10	
A63	1	
M62 (J38)	23	
M1 (J34)	53	
M1 (J39)	63	
Leeds	57	
Manchester	98	
Birmingham	130	

Sea Ports	Miles	
Port of Hull	11	
Port of Grimsby	53	
Port of Immingham	62	

Airports	Miles	
Humbly Grove	17	
Doncaster Sheffield Airport	54	
Leeds Bradford Airport	66	
East Midlands Airport	92	
Manchester Airport	100	

[Google Maps link](#)  
[What3words link reviews.uncle.visit](#)



# Hull & East Yorkshire.



# Melton.

The asset is located in Melton, approximately 10 miles west of Kingston upon Hull city centre and immediately adjacent to the A63 providing direct access to the M62, the asset sits within one of the Humber region's most established industrial and executive corridors. Melton West has secured in excess of 3 million sq ft of pre-let development without undertaking speculative construction, evidencing sustained latent occupier demand.

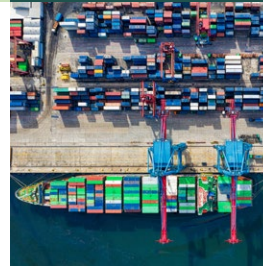
More recently, over 1 million sq ft has been delivered to major occupiers including Amazon (two units) and Smith & Nephew. A significant number of businesses have relocated from Hull city locations due to the lack of suitable modern accommodation and the strategic advantage of immediate A63/M62 connectivity.

Kingston upon Hull is one of the UK's largest regional cities and serves as the commercial centre of East Yorkshire. The area benefits from strong labour supply dynamics, with a deep and cost-competitive workforce that has attracted major international and national occupiers including Siemens Gamesa, Arco, Reckitt and Smith & Nephew.

Positioned on the Humber Estuary, the ports offer direct deep-water access to Northern Europe within 24 hours and are supported by strong rail freight links and immediate connectivity to the M62 via the A63 corridor. The Humber ports support over 30,000 jobs and contribute an estimated £2.5bn+ annually to the regional economy.

The industrial occupational market across Hull & East Yorkshire is structurally under-supplied, with no meaningful new-build stock currently available, under construction or in the immediate pipeline. There remains a shortage of 'oven-ready' industrial development sites, constraining supply at a time of sustained occupier demand.

Hull remains the most competitively priced industrial market in Yorkshire, with headline rents significantly below competing commercial centres such as York, Sheffield and Leeds. Against a backdrop of constrained supply and strengthening demand fundamentals, market dynamics point toward meaningful rental growth in the near to medium term.



BSW



# Description.

The property comprises a substantial detached industrial complex arranged across two principal warehouse buildings constructed around steel portal frames with profiled metal clad elevations and roofs.

The buildings operate as a single integrated manufacturing and distribution facility and are configured to support high-volume industrial processes.

The site provides secure access from Gibson Lane and incorporates extensive concrete service yards and hardstanding areas.



**Steel portal frame** construction arranged across two warehouses.



Profiled **metal clad** insulated pitched roof incorporating translucent roof lights.



**Extensive** dock-level and level access loading provision.



Eaves heights **8.5m and 10.8m.**



**High-level LED** lighting throughout warehouse accommodation with PIR controls.



A **full sprinkler system** is fed from two tanks and a pump house located in the south west corner of the property.



Extensive **concrete yard areas** provide articulated vehicle circulation.



**Secure** self-contained site configuration.



**Unit 1**  
10 dock level loading doors and 10 level access doors.



**Unit 2**  
5 level access doors.



Single storey office and welfare accommodation are **integrated within the facility.**



External areas include concrete and tarmac service yards.



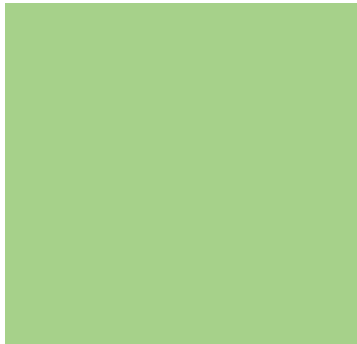
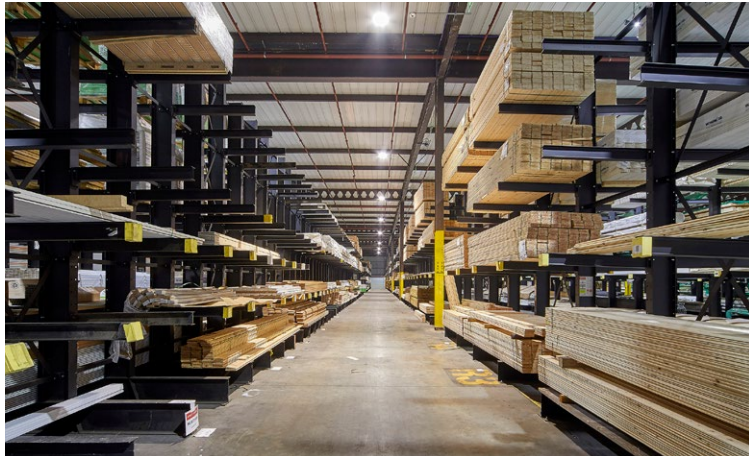
The yard depths vary but the main loading docks to the west elevation of Unit 1 have a **65m yard depth.**



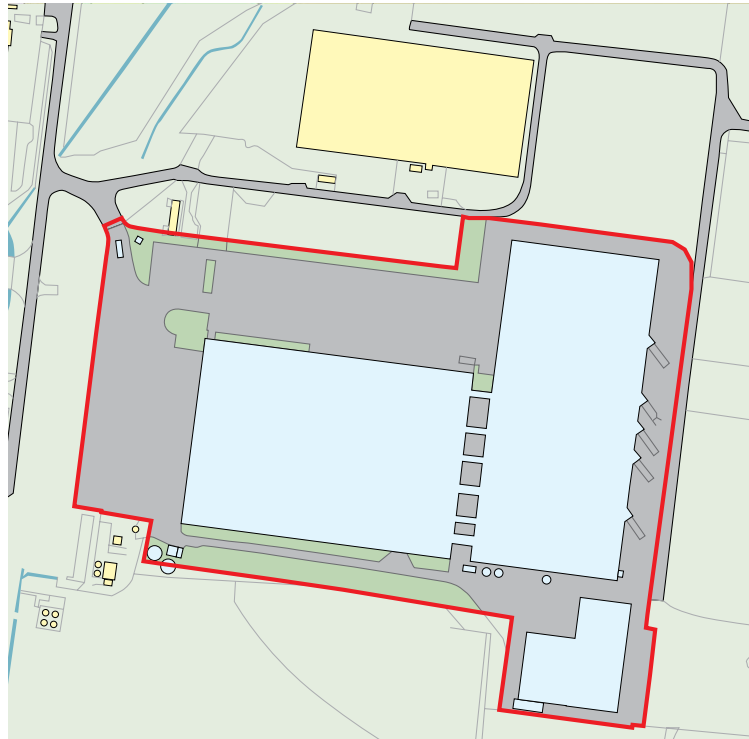
The whole property is enclosed by galvanised palisade fencing and a **security gate house** is present to the main entrance of the site.



**44 car parking spaces** are provided to the north west corner of the property away from the main building. This is supplemented by visitor and accessible parking which is directly adjacent the main reception to the northwest of Unit 1.



[Click here](#) to view the drone footage



## Accommodation.

The property extends to approximately 437,347 sq ft (GIA).

In addition, the tenant introduced a Dutch Barn to the south eastern corner of the property in 2019.

## Tenancy.

The property is let to SCA Products (UK) Limited, guaranteed by SCA Forest Products Aktiebolag and BSW Timber Solutions Ltd (via an AGA). The property is let on a FR&I lease until 21 March 2039 (13 years term certain) at a current rent of £735,105 per annum, equating to a low £1.68 per sq ft.

The lease provides for 5-yearly rent reviews linked to CPI (compounded annually), subject to a 1.5% collar and 3.5% cap, with the next review due on 1 January 2031. The lease is subject to a schedule of condition and is contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

The premises are underlet to BSW Timber Solutions Limited, with the undertenant's obligations guaranteed by BSW Timber Limited.

## Tenure.

Freehold.



## Covenant.

BSW Timber Limited forms part of the wider BSW Group, one of the UK's leading vertically integrated timber processing and distribution businesses. Established in 1848, the business has over 175 years of trading history and is now one of the largest saw milling and forestry groups in the UK. BSW is privately owned by Binder Beteiligungsverwaltung GmbH, the Austrian family-owned parent of the binderholz Group, founded in 1950 and recognised as one of Europe's market-leading timber manufacturers. Operating across multiple manufacturing and logistics facilities throughout the UK and mainland Europe, the Group's vertically integrated model - spanning saw milling, engineered timber production and national distribution - provides significant operational resilience, supply chain control and sector expertise. The long-term family ownership structure and strong European platform underpin BSW's position as a major participant in both the UK and wider European timber markets.

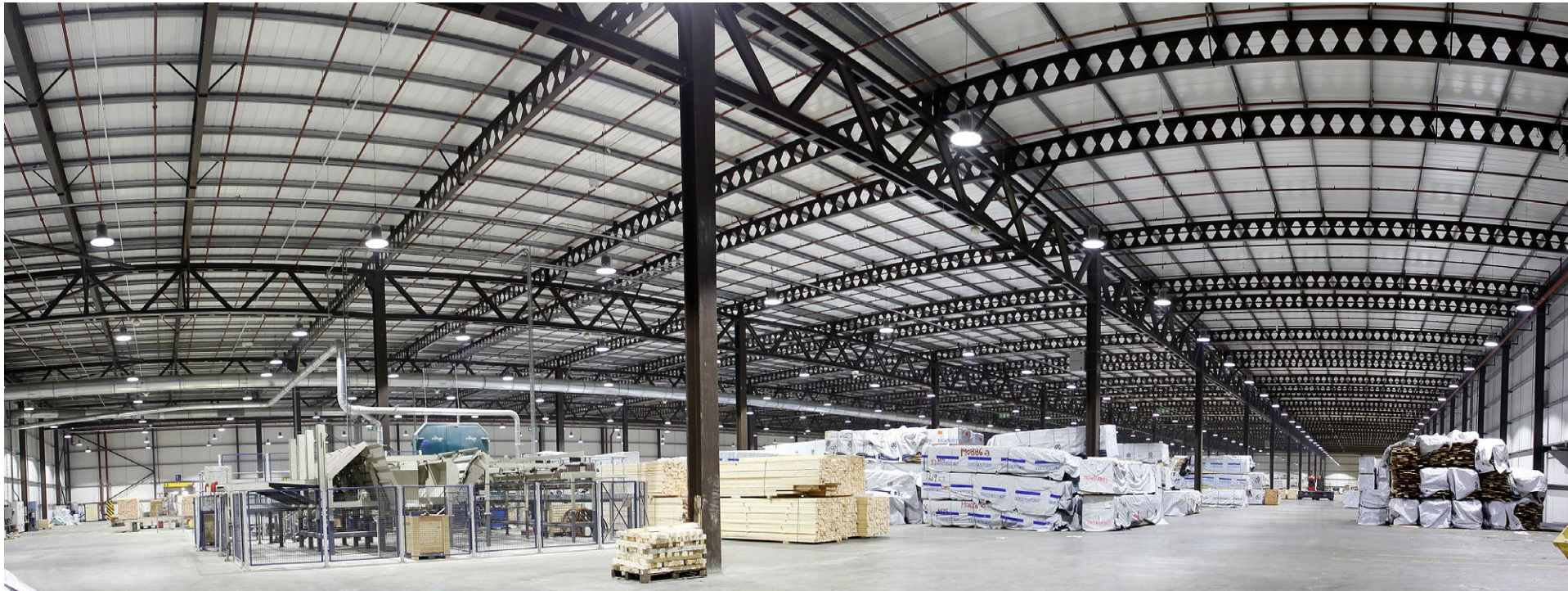
### BSW Timber Limited (SC108926)

	31 Dec 2024	31 Dec 2023	31 Dec 2022
Turnover (£)	706,027,000	747,932,000	708,040,000
Pre-Tax Profit (£)	3,131,000	9,442,000	48,906,000
Net Worth (£)	57,149,000	41,683,000	24,850,000

### BSW Timber Solutions Ltd (02541468)

	31 Dec 2024	31 Dec 2023	31 Dec 2022
Turnover (£)	175,269,000	184,245,000	206,786,000
Pre-Tax Profit (£)	10,434,000	9,773,000	6,457,000
Net Worth (£)	16,162,000	29,384,000	26,492,000





## Further Information.

### VAT

The property is elected for VAT and the sale will be treated as a Transfer of a Going Concern (TOGC).

### Anti-money laundering

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

### EPC

The property has an EPC rating of B.

## Proposal.

We are instructed to seek offers in excess of **£9,840,000 (Nine Million Eight Hundred and Forty Thousand Pounds)** reflecting the following yield profile:

NIY	7.00%
RY (2032)	8.52%
RY (2037)	10.11%

**A very low capital value of £22.50 per sq ft.**

## Contact.

For further information or to arrange a viewing, please contact:

**Steve Carrick**

sc@carrickre.com • 07711 042 584

## CARRICK

REAL ESTATE //

[carrickre.com](http://carrickre.com)

NO.1 ST MICHAEL'S / 38 JACKSON'S ROW  
MANCHESTER / M2 5WD

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