FOR SALE

SINGLE LET INDUSTRIAL INVESTMENT

UNIT 10 WANSBECK BUSINESS PARK,
ROTARY PARKWAY, ASHINGTON, NE63 80W

Bradley Hall


New Northumberland College
Northumberland College
Esther Court
Ashington Court
Northern Powergrid Stores
NORTHERN POWERGRID
UNIT 10
Sugarfayre
Sugafayre

INVESTMENT SUMMARY

- **Well located** within established business park.
- **Good road connections** to A1 and A189, which provides links to the A19.
- **Modern, high specification industrial warehouse** with secure yard and parking.
- Circa **40% Solar Panel** roof coverage.
- In occupation for **20+ years**.
- Gross internal area of **1,987sqm (23,778 sq ft).**
- The building sits on a site of 0.165 ha (0.40 acres).
- Occupied by strong covenant **Northumbrian Ice Cream Company Limited**.
- Rent review **29 October 2029.**
- Lease expiry **31 May 2035.**
- Passing rent of **£132,000 (£5.97psf)** per annum. **ERV £7.00 psf.**
- Leasehold interest at a **peppercorn rent** for a term of **125 years from 19 July 2005**.

OFFERS SOUGHT IN EXCESS OF

£1,775,000

(one-million-seven-hundred-and-seventy-five-pounds) excluding VAT reflecting a **Net Initial Yield of 7.00%** assuming purchaser's costs of 6.21% and a **Reversionary Yield of 8.22%**. This reflects a **capital value** of **£80.22 per sq.ft.**

LOCATION

Ashington is Northumberland's largest town and a well-established commercial hub, with Wansbeck Business Park occupying a strategic location just off the A189 Spine Road, providing excellent access to the A19, A1(M), and Newcastle upon Tyne, approximately 15 miles to the south. The business park offers a professional environment with good on-site parking, serves a strong local workforce, and benefits from nearby public transport links and Newcastle International Airport within a 30-minute drive.

A landmark £54 million investment is transforming education and skills provision in Ashington with the development of a brand-new, state-of-the-art college campus at Wansbeck Business Park.

Set across a 5.7-acre site, the campus will comprise three purpose-built buildings, creating a modern learning environment for thousands of students from across Northumberland. Designed to meet the needs of local employers and future industries, the campus will include specialist facilities for engineering, manufacturing, construction, science, health, digital technologies, business, and student support.

Scheduled to open for the 2026/27 academic year, the development represents one of the largest investments in further education in the North East.

Further information can be obtained on the Northumberland college website: New Ashington Campus - Northumberland College

DESCRIPTION

The property comprises a modern industrial warehouse built in the early 2000's. The property is of steel portal frame construction with eaves heights of 5.3m rising to 7m at the apex. There is cavity block to the lower elevations with insulated profile metal cladding above. The roof is pitched with an insulated metal cladding covering, incorporating roof lights. There are two vehicle access doors to the warehouse, with dimensions of 3.9m x5.2m.

The warehouse is arranged to provide storage areas, canteen, processing rooms and offices. There are gas convection air heaters to the warehouse and LED lighting. To the front of the property there are offices and further ancillary areas arranged over two floors which reflects c.11% of total GIA. There is a block paved car park to the front of the property with space for approximately 25 vehicles. To the rear is a tarmacadam surfaced yard secured by steel palisade fencing. Solar panels were installed in 2011 on the roof with a coverage of approximately 40%.

TENURE

The property is held by way of a leasehold interest for a term of 125 years from 19 July 2005 at a peppercorn rent.

The property is let in its entirely to Northumbrian Ice Cream Company Limited on an FRI lease from 1 October 2024 and expiring on 31 May 2035. The passing rent is £132,000 per annum. There is an upward only rent review on the 30 October 2029.

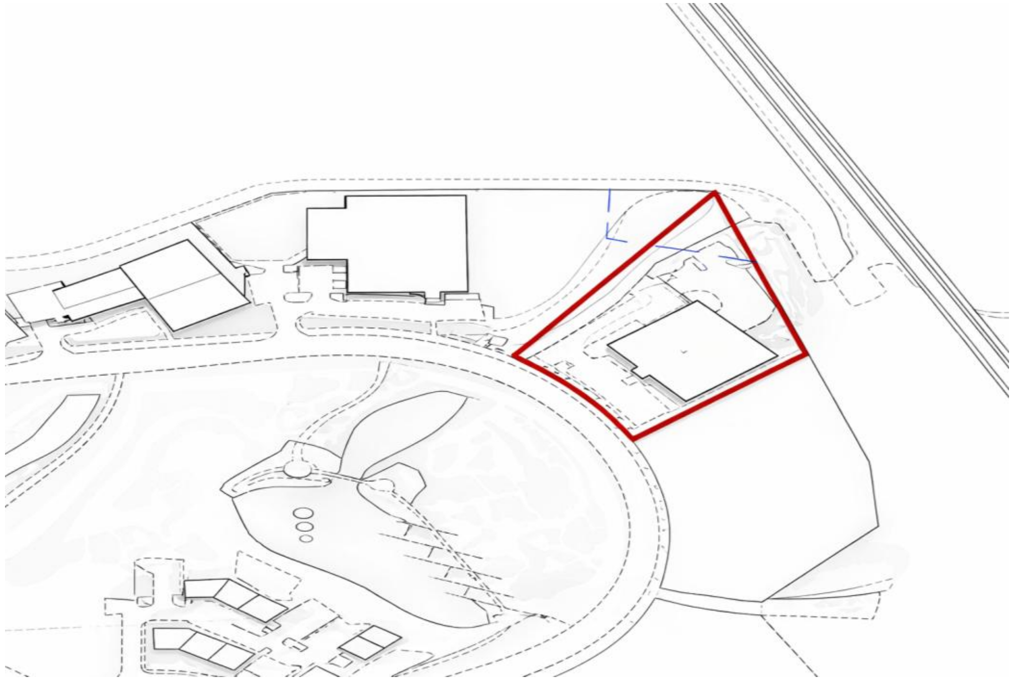
The lease is subject to a Schedule of Condition.

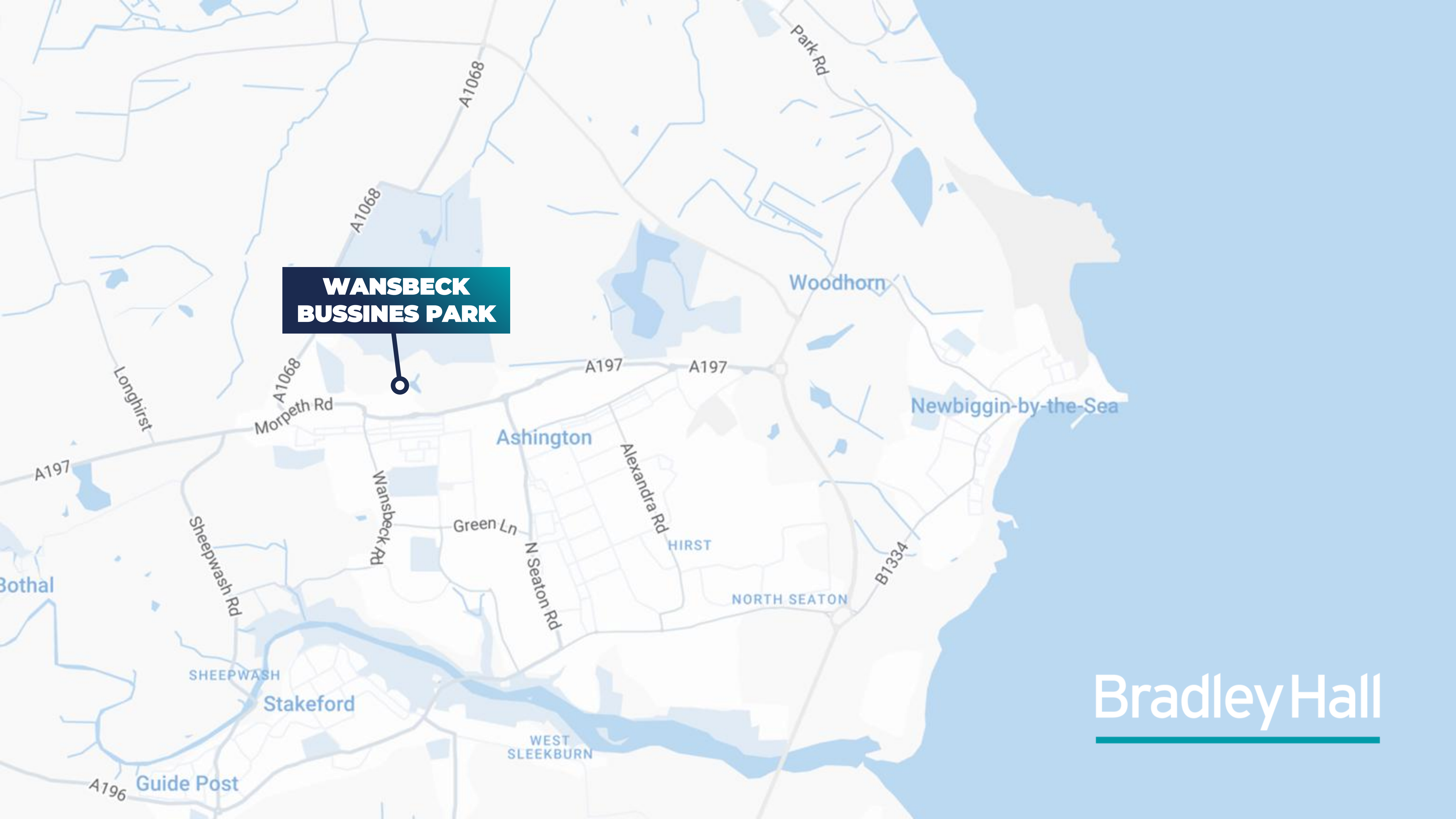
USE	FLOOR	SQ M	SQ FT
Warehouse & Ancillary	Ground	1,809	19,471
Office & Ancillary	First	246.86	2.657
Mezzanine (Tenant fit-out)	First	153.33	1.650
TOTAL		**1,987.19**	**23,778**

COVENANT

Northumbrian Ice Cream Company Limited (t/a Polar Krush Group) is a well-established UK operator within the food and beverage sector, having traded since incorporation in 1994. The company is the owner of the recognised Polar Krush brand, a leading name in the frozen drinks market with a nationwide presence across the leisure, retail and hospitality sectors, including cinemas, holiday parks and convenience outlets.

Company No	02892944
Creditsafe Score	53 (Low Risk)
International Score	B (Low Risk)
EPC	B38





Bradley Hall

UNIT 10 WANSBECK BUSINESS PARK | **INTERIOR**

VAT

We understand that the property is elected for VAT and it is envisaged that the sale will be dealt with under the TOGC regulations.

PROPOSAL

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CONTACT

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