



# CONNEX90

73 MERCERS DRIVE, BRADVILLE, MILTON KEYNES MK13 7HQ

PRIME INDUSTRIAL / WAREHOUSE  
INVESTMENT OPPORTUNITY

**MK2**  
REAL ESTATE



# INVESTMENT SUMMARY

## OPPORTUNITY TO ACQUIRE A REVERSIONARY INDUSTRIAL WAREHOUSE



OFFERS IN EXCESS OF  
**£10,350,000**

NET INITIAL YIELD  
**7.25%**

REVERSIONARY YIELD  
**8.20%**

CAPITAL VALUE  
**£117psf**

- > Prime logistics location with excellent access to the junction 14 of the M1 motorway.
- > Recently refurbished to provide approximately 88,340 sq. ft on a self-contained site of 4.4 acres.
- > Freehold.
- > Let on FRI terms to BSH Home Appliances Limited who have an Experian score of 100, a risk rating of Very Low Risk.
- > The passing rent of £801,135 per annum equates to £9.07 per sqft.
- > ERV of £905,485 per annum equating to £10.25 per sqft.
- > Asset management possibilities through lease events.
- > The tenant has been in occupation since 23 June 2017 and renewed the lease in June 2022.
- > Investment value underpinned by vacant possession value.
- > Offers in excess of **£10,350,000 (Ten Million Three Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.
- > Reflecting a **net initial yield of 7.25%**, a **reversion of 8.20%** and **£117 per sq ft** after allowing for purchasers' costs of 6.7%.

**CONNEX90**



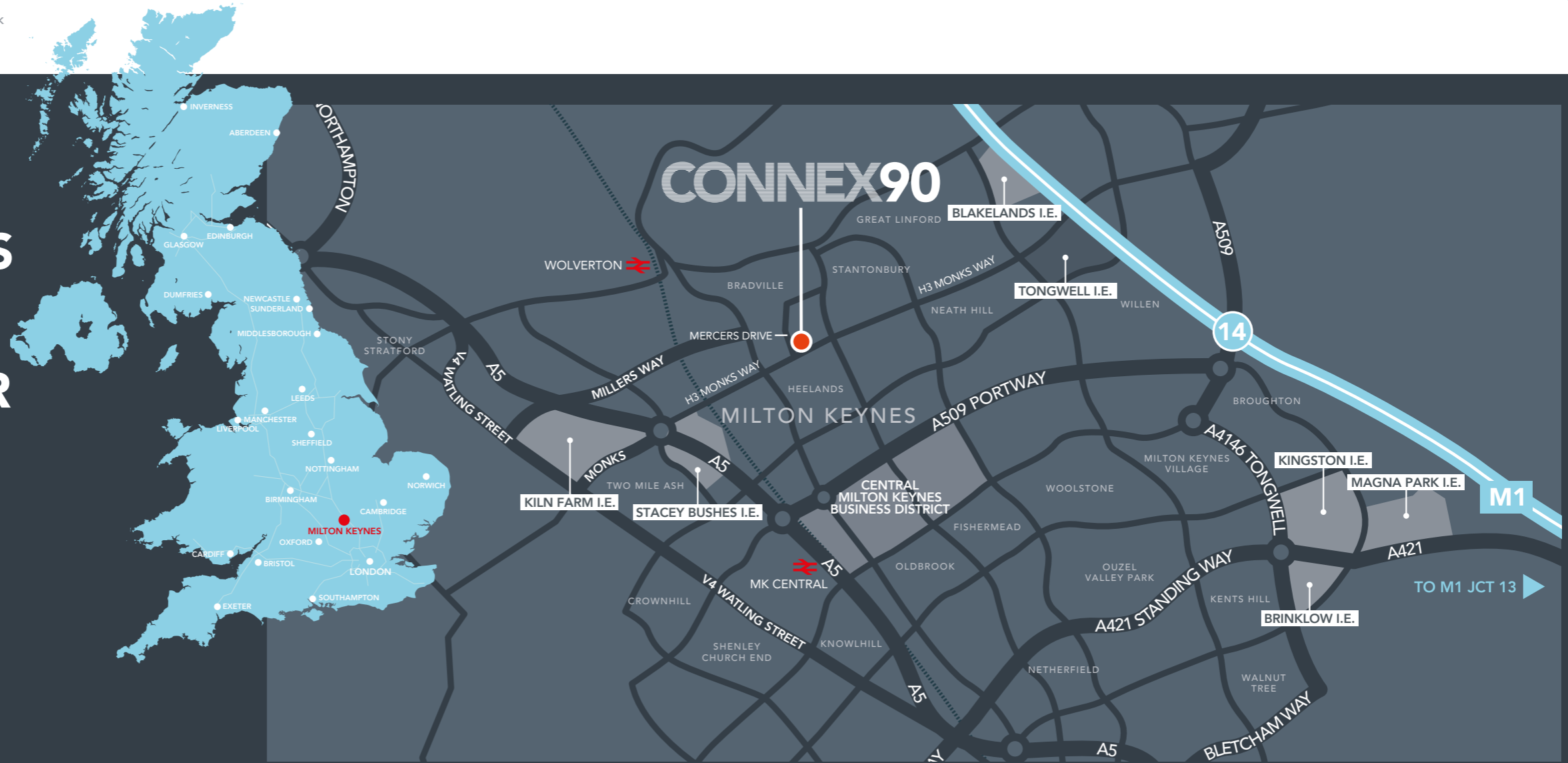
## LOCATION

# MILTON KEYNES IS ONE OF THE UK'S PREMIER LOCATIONS FOR DISTRIBUTION AND LOGISTICS FACILITIES.

Milton Keynes' central location and its excellent multimodal connectivity offers the potential for occupiers to reach 45 million consumers within (4.5 hours), with 15% of the UK's population accessible within a 1 hour drive.

London is approximately 55 miles to the south with Birmingham approximately 71 miles to the north west.

Milton Keynes is one of the country's fastest growing cities and urban areas with its population of over 256,000 forecast to grow by 7.87% by 2029 which is greater than the UK average.



ROAD	
Milton Keynes Centre	1.5 miles
A5	1.5 miles
M1 (Junction 14)	4.5 miles
M25	32 miles
London	55 miles
Birmingham	71 miles

RAIL	
London Euston	33 mins
Birmingham Airport	43 mins
Gatwick Airport	85 mins

AIRPORTS	
London Luton	35 mins
London Heathrow Airport	60 mins
Birmingham International	65 mins
East Midlands	65 mins
London Stansted	70 mins

SEA PORTS	
London Gateway	80 miles
Tilbury	82 miles
Southampton	105 miles

## SITUATION

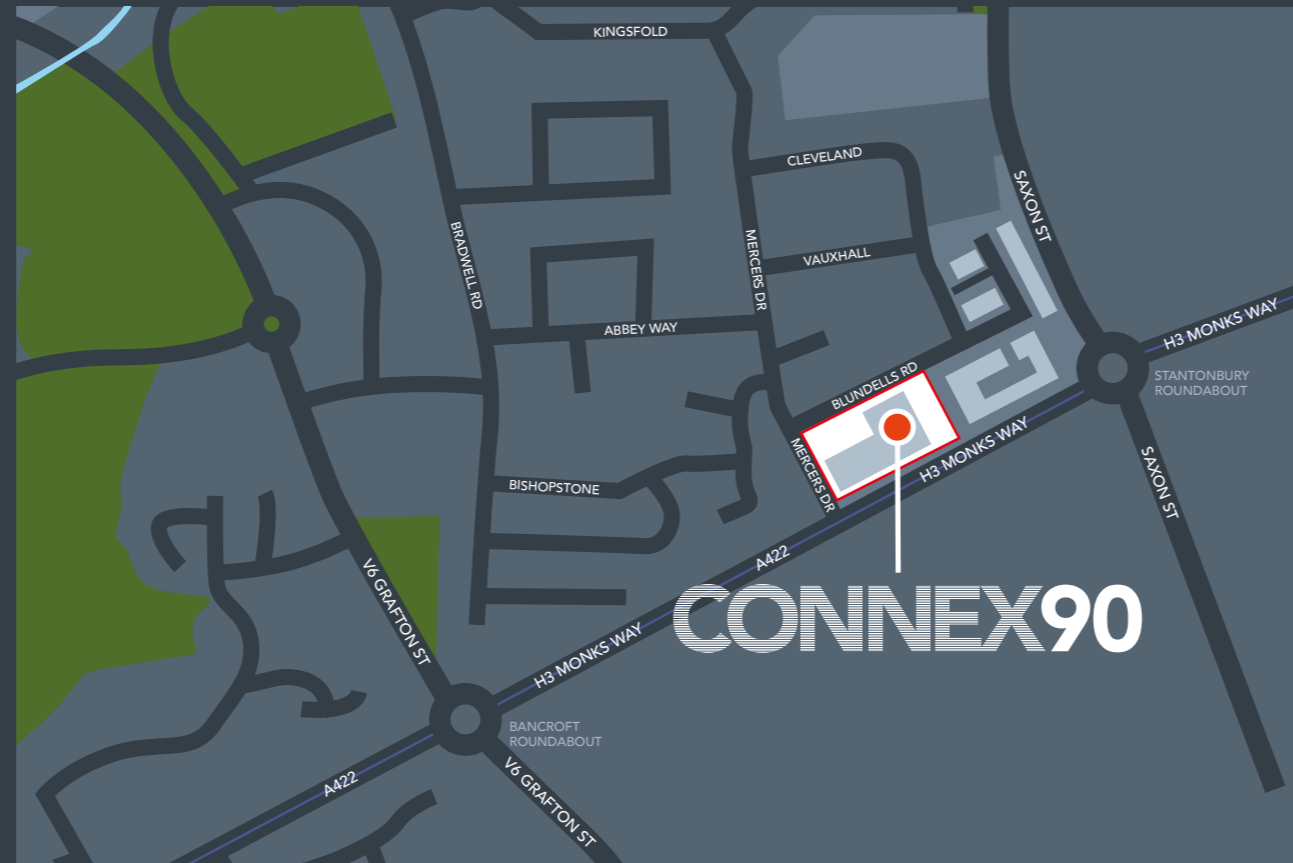
# PROMINENTLY LOCATED WITH EASY ACCESS OFF THE A422.

The unit is prominently located fronting the A422 providing access to the M1.

The unit forms part of the Blundells Road industrial area in Bradville and is 1 mile to the north-west of the city centre.

The property has excellent transport links with junction 14 of the M1 approximately 4.5 miles and main A5 dual carriageway is located 1.5 miles away.

Other occupiers in the area include: Beardow Adams Ltd and Sodexo with a number of other business parks being located within close proximity to include: Woodlands Business Park, Stacey Bushes and Granby Industrial Estate.



### LOCAL OCCUPIERS INCLUDE





# DESCRIPTION

Connex 90 is a modern Industrial / Distribution Warehouse building of steel portal frame construction and insulated profile metal sheet cladding and roof system. The building was comprehensively refurbished in 2017 and provides the following specification;



FULLY REFURBISHED THROUGHOUT INCLUDING NEW ROOF



PROFILE STEEL CLADDING TO ELEVATIONS



MINIMUM CLEAR EAVES HEIGHT OF 7.6M



4 DOCK LEVEL AND 1 LEVEL ACCESS LOADING DOOR



HEATING AND LIGHTING TO THE WAREHOUSE AREA



PAINTED CONCRETE FLOOR



LED LIGHTING



GAS FIRED HEATING BLOWERS



MALE AND FEMALE WAREHOUSE TOILETS



SECURE CONCRETE YARD



SUSPENDED CEILING AND INSET LIGHTING



CARPET FLOOR COVERING



CENTRAL HEATING



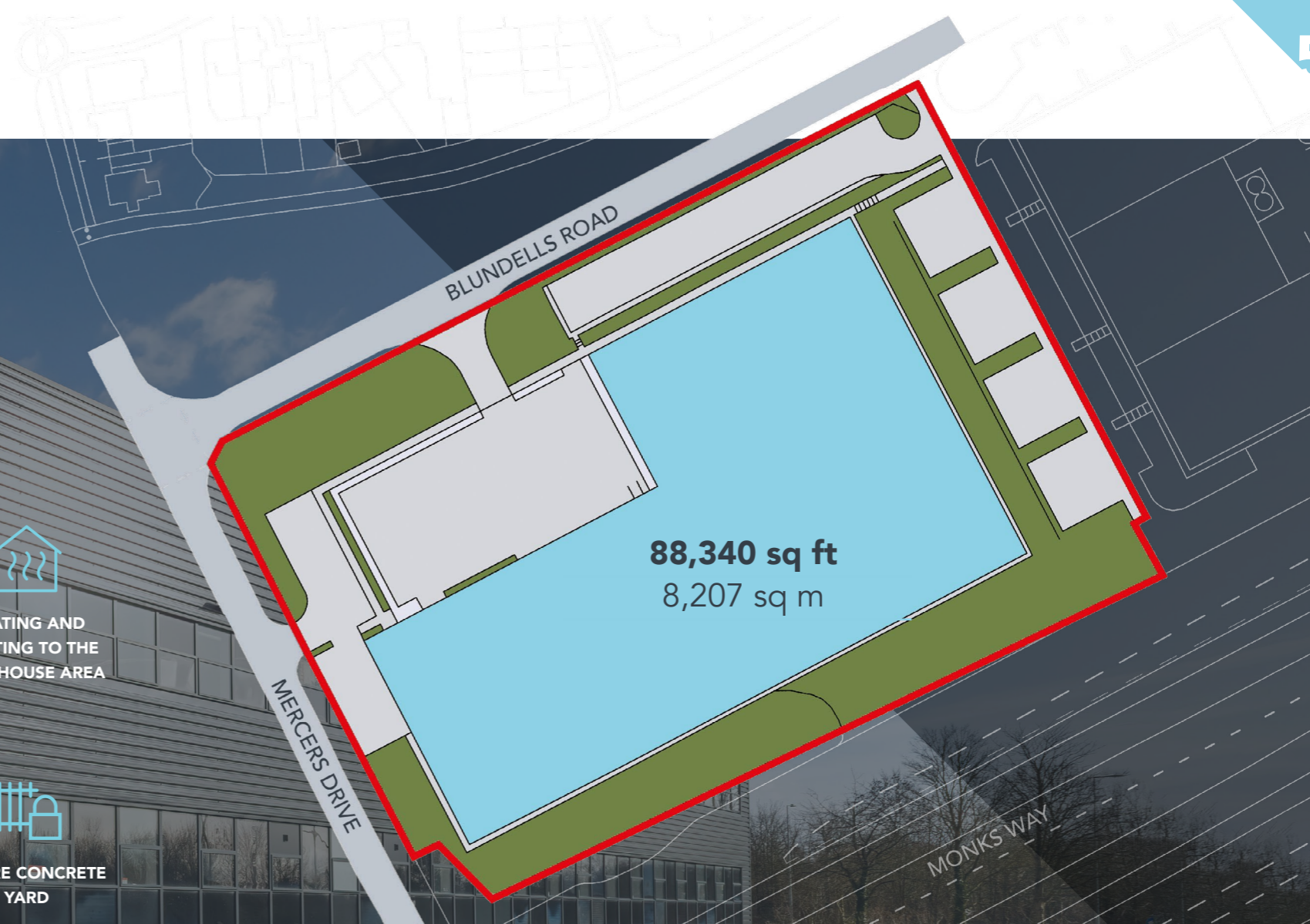
FULLY FITTED 2 STOREY OFFICE BLOCK WITH RAISED ACCESS FLOOR



88 DEDICATED CAR PARKING SPACES



# CONNEX90





# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate Gross Internal Areas:

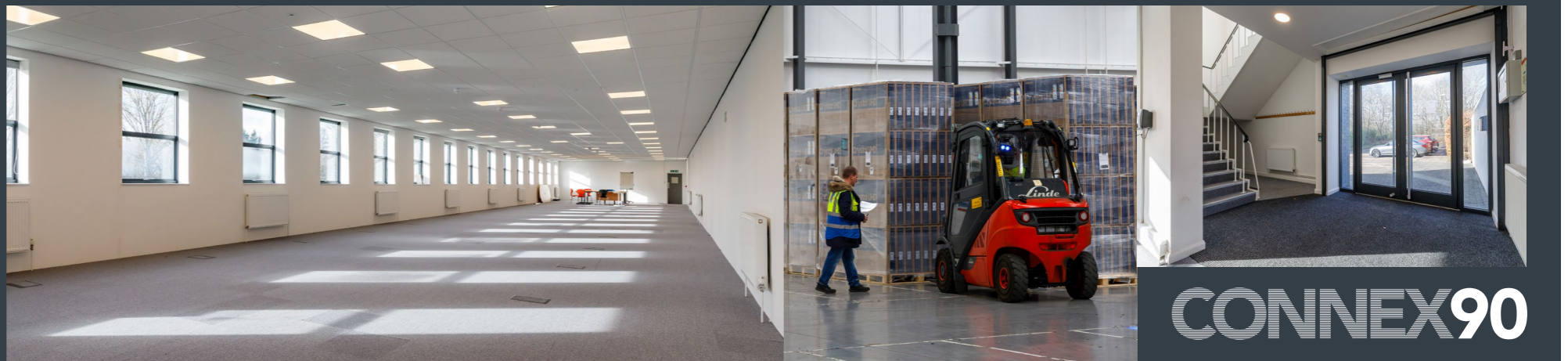
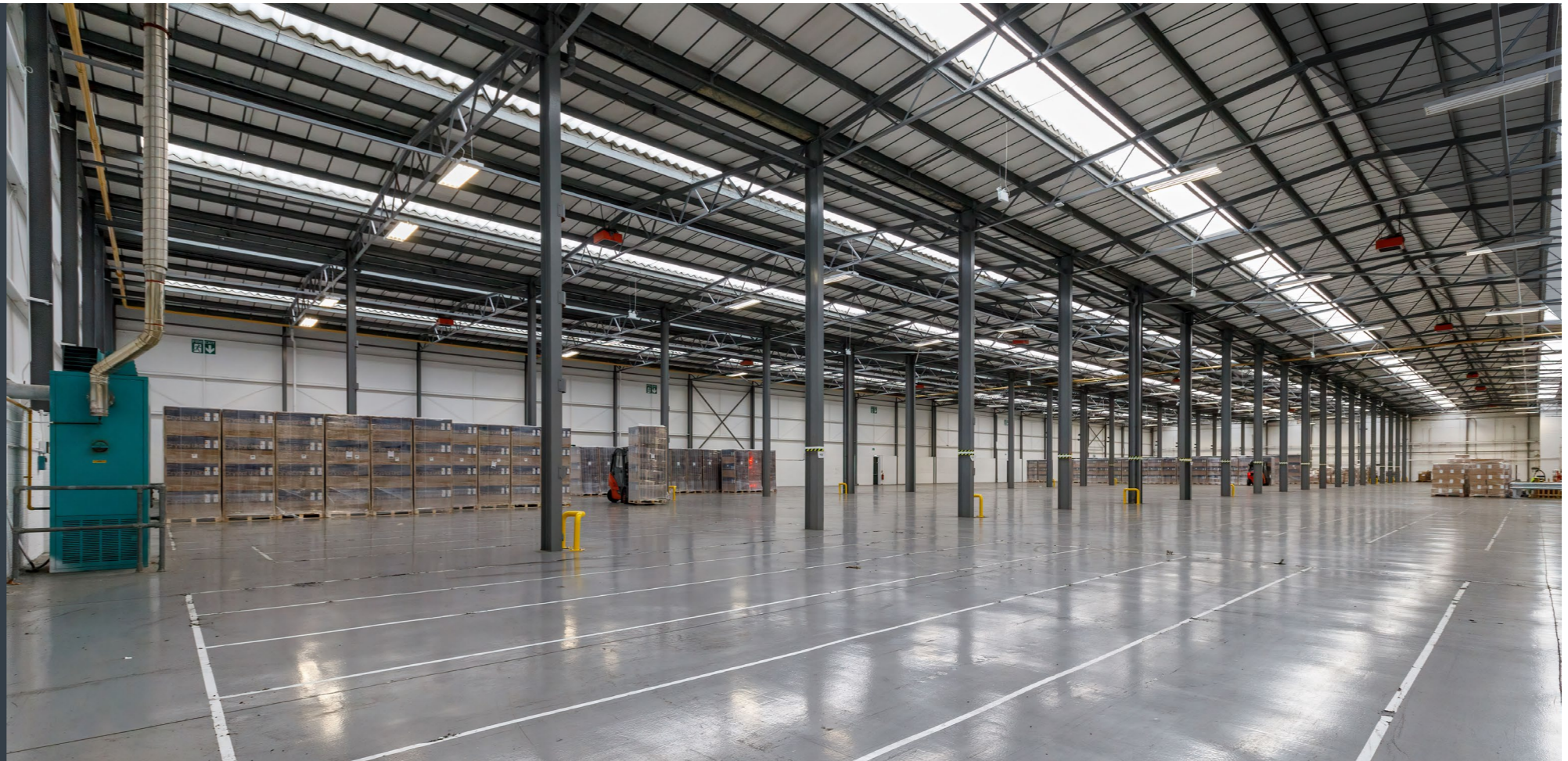
UNIT	SQ M	SQ FT
Warehouse	7,463.06	80,332
Offices	744.00	8,008
<b>Total</b>	<b>8,207.06</b>	<b>88,340</b>

## SITE

The site extends to a total area of approximately 1.98 hectares (4.91 acres) providing a developed density of 41%.

## TENURE

The property is held Freehold



**CONNEX90**



# TENANCY

## LET IN ITS ENTIRETY TO BSH HOME APPLIANCES LIMITED

The property is let in its entirety to BSH Home Appliances Limited on the following terms:

- > Contracted outside of the 1954 Act
- > Rent of **£801,135 pa** equating to **£9.07 per sqft**
- > **5 years** from **23 June 2022**
- > Lease expiry **22 June 2027**
- > Tenant only break option on **23 June 2025**
- > **Full repairing and insuring terms** subject to a schedule of condition

The tenant has been in occupation since 23 June 2017 and renewed the lease in June 2022.

# B/S/H/

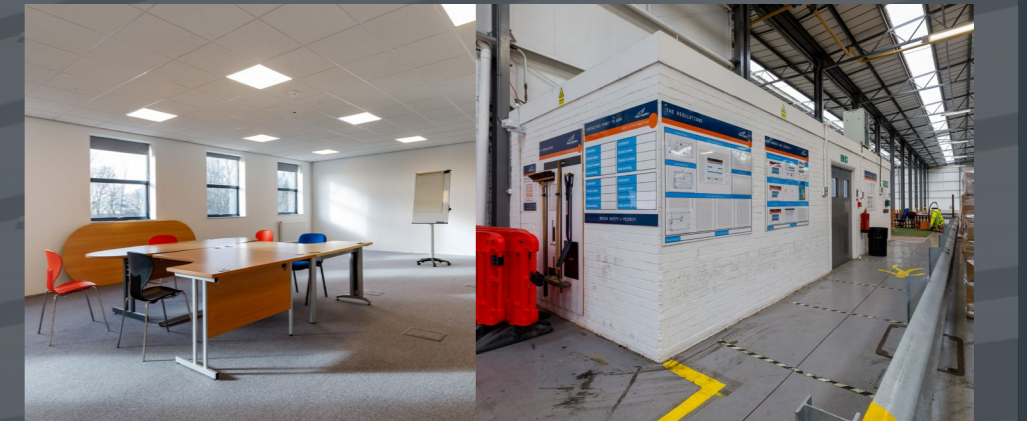
BSH Home Appliances Limited is part of the BSH Group and is the largest manufacturer of home appliances in Europe and one of the leading companies in the sector worldwide. The Group has over 62,000 employees in 41 factories worldwide and in 2021 achieved sales of 15.6 billion Euros. The company has major brands including Bosch, Siemens, Gaggenau and Neff.

BSH Home Appliances Limited have an impressive Experian report of;

- > Score of 100
- > Very Low Risk rating
- > Credit limit of £10,000,000
- > Credit rating of £3,600,000

Below is a summary of the accounts over the past 3 years.

	31/12/2019	31/12/2020	31/12/2021
Turnover	£732,568,551	£ 784,404,475	£846,928,177
Pre-Tax Profit	£26,951,308	£28,169,117	£23,227,083
Total Net Worth	£100,129,238	£120,852,867	£125,766,499





# MILTON KEYNES INDUSTRIAL MARKET

## A KEY INDUSTRIAL AND LOGISTICS LOCATION

Milton Keynes is a key industrial and logistics location due to its central geographic location and proximity to Junctions 13 & 14 of the M1 motorway and the A421 linking it to the M40 motorway and the national motorway network.

With strong occupational demand many large national retailers and global logistics companies have located in the region. Over the past 5 years supply has remained constrained with very limited stock available in the 50k – 150k sq ft size bracket driving demand and rental and capital growth. Prime rents are in excess of £14 per sq ft for new with Grade A refurbished units commanding in excess of £12 per sq ft.

A schedule of comparable lettings in Milton Keynes plus competing available units is outlined opposite:

### AVAILABILITY

#### UNIT 1, CORE, MERTON DRIVE, MILTON KEYNES

221,343 sqft new build, quoting rent of £13 psf on a new FRI lease.

#### UNIT 2, CORE, MERTON DRIVE, MILTON KEYNES

71,019 sqft new build, quoting rent of £13 psf on a new FRI lease.

#### CODE THIRD AVENUE, BLETCHLEY, MILTON KEYNES

140,566 sqft new build, quoting £12 psf on a new FRI lease.

#### PLP MK LOGISTICS BUSINESS PARK, BRICKHILL ROAD, MILTON KEYNES

145,000 sqft new build, quoting rent of £12 psf on a new FRI lease.

#### PLP MK LOGISTICS BUSINESS PARK, BRICKHILL ROAD, MILTON KEYNES

70,865 sqft new build, quoting rent of £13 psf on a new FRI lease. Buildings range from £14 - £11 depending on the size

#### DC2 RENNY PARK ROAD, NEWPORT PAGNELL, MILTON KEYNES

49,000 sqft refurbished, 1990s build, quoting rent of £9.75psf on a new FRI lease.

### COMPARABLE TRANSACTIONS

#### UNIT 3, CORE, MERTON DRIVE, MILTON KEYNES

45,614 sqft new build, let on a new FRI lease at £13 psf for 20 years with a break and 12 month rent free.

#### UNIT 2, G PARK, EMERALD GATE, MILTON KEYNES

139,814 sqft Let on a new FRI lease at £9.75 psf for 10 years with a 14 month rent free.

#### UNIT 1, G PARK, EMERALD GATE, MILTON KEYNES

117,629 sqft Let on a new FRI lease at £9.50 psf for 10 years with a 12 month rent free.

#### UNIT 2, FENNY LOCK, MILTON KEYNES

77,414 sqft Pre let on a new FRI lease at £9.50 psf for 10 years with a 10 month rent free.

#### UNIT 1, FENNY LOCK, MILTON KEYNES

108,694 sqft Let on a new FRI lease at £9.25 psf for 10 years with a 9 month rent free.

#### MAGNITUDE 88, MAGNA PARK, MILTON KEYNES

87,650 sqft Let on a new FRI lease at £9.00 psf for 15 years with a 6 month rent free.

### KEY INVESTMENTS

#### 24-44 BLUNDELLS ROAD, MILTON KEYNES

93,915 sqft unit let for 8.5 years at a rent of £525,000 per annum. Sold for £12,900,000 reflecting a net initial yield of 3.8%.

#### ETHERIDGE STREET, MILTON KEYNES

107,529 sqft unit sold for £12,000,000 reflecting a net initial yield of 5.6%

#### TONGWELL STREET, MILTON KEYNES

103,650 sqft unit let for 3.25 years at a rent of £642,515 per annum. Sold for £14,550,000 reflecting a net initial yield of 5%

#### GRAMPIAN GATE MILTON KEYNES

43,153 sqft unit let for 4.1 years at a rent of £367,000 per annum. Sold for £6,500,000 reflecting a net initial yield of 5.29%

#### SEVEN 60, PINEHAM, NORTHAMPTON

63,484 sq ft unit let for 10 years at a rent of £441,214 per annum. Sold for £11,000,000 reflecting a net initial yield of 5.75%

#### YEOMANS DRIVE, MILTON KEYNES

187,400 sq ft unit let for 10 years at a rent of £441,214 per annum. Sold for £58,100,000 reflecting a net initial yield of 3.13%



## FURTHER INFORMATION

### EPC

The property has on EPC Rating B-29. A copy of the certificate is available upon request.

### CAPITAL ALLOWANCES

We understand that any available capital allowances will be retained by the vendor.

### VAT

The property is elected for VAT and it is anticipated the transaction will be treated as a transfer of a going concern (TOGC).

### DATAROOM

A data room has been set up to provide property and legal information relevant to the sale, access will be provided on request.

### ANTI MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.



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**7.25%**

REVERSIONARY YIELD  
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CAPITAL VALUE  
**£117psf**

OFFERS IN EXCESS OF  
**£10,350,000**

### IMPORTANT INFORMATION

1. No description or information given by MK2 Real Estate Ltd whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. MK2 Real Estate Ltd do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent or the seller.
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4. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
5. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given.

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## PROPOSAL

We are instructed to seek offers in excess of **£10,350,000 (Ten Million Three Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.

This reflects a **net initial yield of 7.25%**, a **reversion of 8.20%** and **£117 per sq ft** after allowing for purchasers' costs of 6.7%.

For further information or to arrange an inspection please contact;

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