

VERDA PARK

WALLINGFORD
SOUTH OXFORDSHIRE
OX10 9SJ

BREEM 'EXCELLENT'
NET ZERO CARBON
EPC A+



FULLY LET PRIME NET ZERO CARBON MULTI-LET
URBAN LOGISTICS INVESTMENT OPPORTUNITY

Kimmre

INVESTMENT SUMMARY

/ Fully let prime reversionary South East industrial / urban logistics estate

/ Wallingford is a strategic location in South Oxfordshire benefiting from **connectivity from the M40 and M4 motorways**

/ The estate is situated on the established Hithercroft Road industrial estate, occupiers include **Royal Mail, Howdens, MKM Building Supplies and Fugro**

/ **The estate extends to 153,483 sq ft GEA across 12 units** on a site area of approximately 7.56 acres providing a **low site cover of 47%**

/ **Current passing rent of £1,751,690 per annum reflecting an average rent of £11.41 per sq ft**

/ Let to 9 tenants across 12 units, on FRI leases with a **WAULT to breaks of 7.1 years and expiries of 9.3 years**

/ Units benefit from a **high quality institutional specification** with outstanding sustainability features, being a **net zero carbon development built to BREEAM 'Excellent' and EPC A+**

/ **Exceptional tenant line up from Oxford's knowledge based economy** from the technology, life science, chemical engineering and robotics sector as well as storage and trade occupiers

/ Demonstrable rental growth on the estate, with the **most recent deal agreed at £14.00 per sq ft**

/ **Freehold**

We are instructed to seek offers in excess of **£31,000,000**, subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 5.29%**, and a **Reversionary Yield of 6.38%**, allowing for standard purchaser's costs of 6.77%.



VERDA PARK, WALLINGFORD, OXFORD OX10 9SJ

Verda Park is situated in the Arc of Innovation encompassing Oxford, Milton Keynes and Cambridge being one of the most dynamic and innovative places in Europe today. The area is home to 3.7 million people and provides over 2 million jobs.



LOCATION

WALLINGFORD IS A STRATEGIC LOCATION IN SOUTH OXFORDSHIRE SITUATED BETWEEN OXFORD AND READING, PROVIDING EXCELLENT ACCESS TO LONDON, THE SOUTH EAST AND MIDLANDS.



ROAD

- / Junction 6 of the M40 (13 miles)
- / Junction 11 of the M4 (17 miles)
- / Junction 16 of the M25 (34 miles)



RAIL

- Cholsey Railway Station (3 miles) with direct services to:
- / Didcot Parkway (9 minutes)
 - / Reading (21 minutes)
 - / London Paddington (55 minutes)



AIR

- / Oxford Airport (21 miles)
- / London Heathrow Airport (35 miles)
- / London Luton Airport (52 miles)



PORT

- / Southampton (61 miles)
- / Bristol (85 miles)
- / Felixstowe (147 miles)



ARC OF INNOVATION

Verda Park is situated in the Arc of Innovation encompassing Oxford, Milton Keynes and Cambridge being one of the most dynamic and innovative places in Europe today.



DESCRIPTION

THE PROPERTY CONSISTS OF 12 NEWLY CONSTRUCTED INDUSTRIAL UNITS, WHICH COMPLETED IN 2022 AND BUILT TO THE HIGHEST SPECIFICATION WITH OUTSTANDING SUSTAINABILITY FEATURES.

ALL UNITS HAVE BEEN BUILT TO THE FOLLOWING SPECIFICATION:



Steel portal frame construction with carbon neutral profiled steel panel cladding



50 kN/m² floor loading capacity



Secure site, benefitting from perimeter palladin fencing, with a secured entrance and independent gates



BREEAM 'Excellent' rating



Grade A offices incorporating an open plan design and LED lighting with smart control, VRF and double height glazed entrance and reception



EPC A+ rating



Photovoltaic panels provide energy to the units, saving occupiers money and providing energy security



15% roof lights to warehouse

UNITS 1-10

- / 9m clear eaves height
- / 40.3m shared yard depth
- / 1 level access loading door to each unit, with Unit 5 having an additional door
- / 40 bicycle spaces allocated with covered shelters
- / 1 electric car charging point for each unit
- / 71 car parking spaces which are separately demised to the tenants

UNITS 11 & 12

- / 12m clear eaves height
- / 2 level access loading doors to each unit, with Unit 11 having a further two dock level doors
- / Secure 35m loading yards
- / 40 bicycle spaces allocated with covered shelters
- / 4 electric car charging points for each unit
- / 76 car parking spaces which are separately demised to the tenants



Warehouse interior – Unit 8

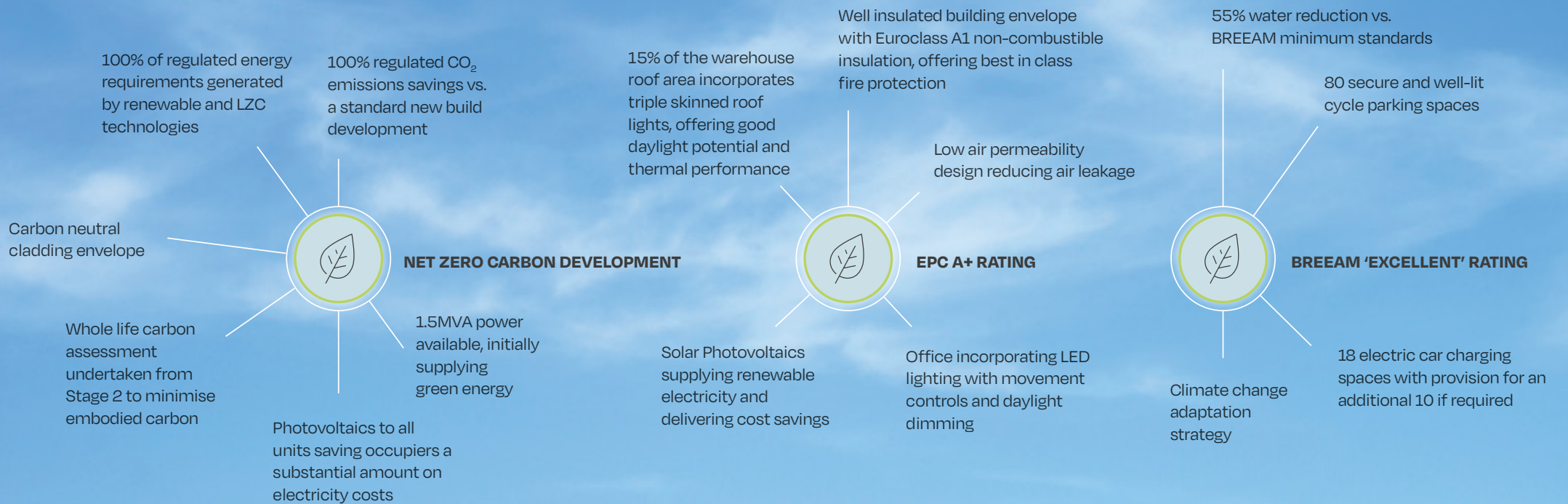


Meeting space – Unit 7



Warehouse – Unit 5

SUSTAINABLE CREDENTIALS



Elevated view of units at Verda Park

TENANCY

THE PROPERTY IS 100% LET TO NINE TENANTS WITH AN UNEXPIRED LEASE TERM OF 9.3 YEARS TO EXPIRY, AND 7.1 YEARS TO BREAK.

Unit	Tenant	Area sq ft (GEA)	Office / Welfare Content	Lease Start	Rent Review	Break Date	Lease Expiry	UXT (brk) Yrs	UXT (exp) Yrs	Marketing rent p.a	Rent £ psf	Income %	ERV	ERV psf	Comments
Unit 1	Menwell Limited t/a Manual Pharmacy	9,679	20%	07/02/23	07/02/28	07/02/28	07/02/33	3.4	8.4	£120,988	£12.50	7%	£133,086	£13.75	Rent is reviewed to higher of OMRV or RPI (2% - 4% p.a. cap and collar). Tenant provided 6 months rent deposit.
Unit 2	Botsandus Operations Limited	9,294	19%	31/10/23	14/10/27	01/04/27	05/10/32	2.6	8.1	£130,116	£14.00	7%	£127,793	£13.75	Coterminous with Unit 9 lease. Tenant benefits from 2 months rent free from the commencement of the lease on Unit 4.
Unit 3	Harrow Green Limited	10,588	17%	05/02/24	05/02/29	04/02/29	04/02/34	4.4	9.4	£137,644	£13.00	8%	£145,585	£13.75	Rent review in 5th year to OMRV.
Unit 4	Botsandus Operations Limited	7,663	20%	11/07/24	14/10/27	01/04/27	05/10/32	2.6	8.1	£107,282	£14.00	6%	£105,366	£13.75	Coterminous with Unit 2, 8 & 9 lease. The tenant has provided a rent deposit of £53,641 plus a sum equal to VAT.
Unit 5	Chiltern Connections Limited	15,969	21%	15/12/22	15/12/27	-	14/12/32	8.3	8.3	£162,087	£10.15	9%	£219,574	£13.75	Rent reviewed 5 yearly on an upward only basis to the higher of RPI (2% - 4% p.a. cap and collar) or OMRV.
Unit 6	JL Lighting Limited	8,644	19%	30/03/22	30/03/27	-	29/03/32	7.6	7.6	£95,194	£11.01	5%	£118,855	£13.75	5 yearly upwards only RR to the higher of open market rent or 2.5% p.a. compounded increases. The tenant has provided a rent deposit of £47,597 plus VAT. Excluded from the L&T 1954 Act.
Unit 7	Pure Network Engineering Group Limited	5,120	27%	03/07/23	03/07/28	03/07/28	02/07/33	3.8	8.8	£64,000	£12.50	4%	£70,400	£13.75	RR in 5th year to higher of OMRV or RPI (2% - 4% p.a. cap and collar). Tenant provided 6 months rent deposit.
Unit 8	Botsandus Operations Limited	5,122	28%	17/04/23	14/10/27	01/04/27	05/10/32	2.6	8.1	£71,708	£14.00	4%	£70,428	£13.75	Conterminous with the below. Tenant benefits from 2 months rent free from Unit 4 lease start date. The tenant has provided a rent deposit of £35,854 plus a sum equal to VAT.
Unit 9	Botsandus Operations Limited	7,348	22%	06/10/22	06/10/27	01/04/27	05/10/32	2.6	8.1	£102,872	£14.00	6%	£101,035	£13.75	5 yearly upwards only RR to the higher of open market rent or 2.5% p.a. compounded increases. Further tenant only break option in October 2028. Excluded from the 1954 Act. Tenant benefits from 2 months rent free from Unit 4 lease start date. The tenant has provided a rent deposit of £99,999 plus a sum equal to VAT.
Unit 10	Screwfix Direct Limited	4,114	0%	30/03/22	30/03/27	-	29/03/32	7.6	7.6	£41,142	£10.00	2%	£56,568	£13.75	5 yearly upwards only RR to RPI (1% - 2.5% p.a compounded increases) subject to a maximum rent of £46,548 and minimum rent of £43,883.
Unit 11	Oxford BioMedica (UK) Limited	42,096	14%	12/04/22	12/04/27	-	11/04/37	12.6	12.6	£441,798	£10.50	25%	£578,820	£13.75	5 yearly upwards only RR. First review to the higher of open market rent or 2.5% p.a. compounded increases, and second to OMRV.
Unit 12	Confidential - Major Technology Company	27,846	16%	19/04/22	19/04/27	-	18/04/32	7.6	7.6	£276,859	£9.94	16%	£382,883	£13.75	Confidential
TOTAL		153,483 *						7.1yrs	9.3yrs	£1,751,690	£11.41		£2,110,391	£13.75	

* Difference in total due to rounding.

COVENANT INFORMATION

THE ESTATE IS LET TO NINE TENANTS, FEATURING ROBUST COVENANT PROFILES WITH SEVERAL NATIONAL BRANDS AND OCCUPIERS WITHIN THE SCIENCE AND INNOVATION SECTOR.

Tenant Name	Company Reg	Company information	Experian Rating	Total Net Worth
Oxford BioMedica (UK) Ltd	3028927	Oxford Biomedica is a leading gene and cell therapy company based in Oxford. Founded in 1995, the company specialises in the development and manufacturing of gene-based medicines. Click link: https://www.oxb.com	Below Average Risk (65/100)	Dec 22: (£127,287,000) Dec 21: (£161,812,000) Dec 20: (£187,217,000)
Chiltern Connections	2476963	Chiltern Connections, established in 1990, is renowned for providing customised solutions in materials like adhesives, silicones, and thermal management for various industrial applications. Click link: https://chilternconnections.co.uk	Very Low Risk (100/100)	Dec 22: £1,533,780 Dec 21: £1,427,334 Dec 20: £1,240,211
Menwell Limited	11476975	Menwell is a UK-based wellness and healthcare brand that focuses on providing men's health products and services. Click link: https://www.manual.co	Below Average Risk (62/100)	Dec 22: £7,937,526 Dec 21: £14,416,279 Dec 20: (£3,678,297)
JL Lighting Limited	7306337	JLL provide lighting solutions for television, events and exhibitions to help deliver exceptional audience experiences. Click link: https://www.jl-group.co.uk	Low Risk (81/100)	Jul 23: £2,566,625 Jul 22: £2,445,122 Jul 21: £1,059,135
Screwfix Direct Limited	3006378	Screwfix is a retailer of trade tools, accessories, and hardware products. It was founded in 1979 and has since grown to become one of the largest suppliers in the UK. Click link: https://www.screwfix.com	Very Low Risk (100/100)	Jan 23: £1,427,400,000 Jan 22: £1,244,900,000 Jan 21: £1,024,100,000
Dexory (t/a Bots & Us)	14344074	Dexory develop and deploy robotics and AI technology for logistics and supply chain operators. These systems are designed to handle inventory management, data collection and real-time tracking. Click link: https://www.dexory.com	Below Average Risk (64/100)	Mar 23: (851)
Pure Network	12153506	Pure Innovate is a leading engineering solutions provider in manufacturing and project management. Click link: https://pureinnovate.uk	Low Risk (82/100)	Mar 24: £172,355 Mar 23: £3,443 Mar 22: £15,003
Harrow Green	01742531	Harrow Green provide business location and office services. They support companies during moves, relocation and office transformations. Click link: https://www.restore.co.uk/harrowgreen	Very Low Risk (100/100)	Dec 23: £11,137,000 Dec 22: £10,030,000 Dec 21: £9,545,000



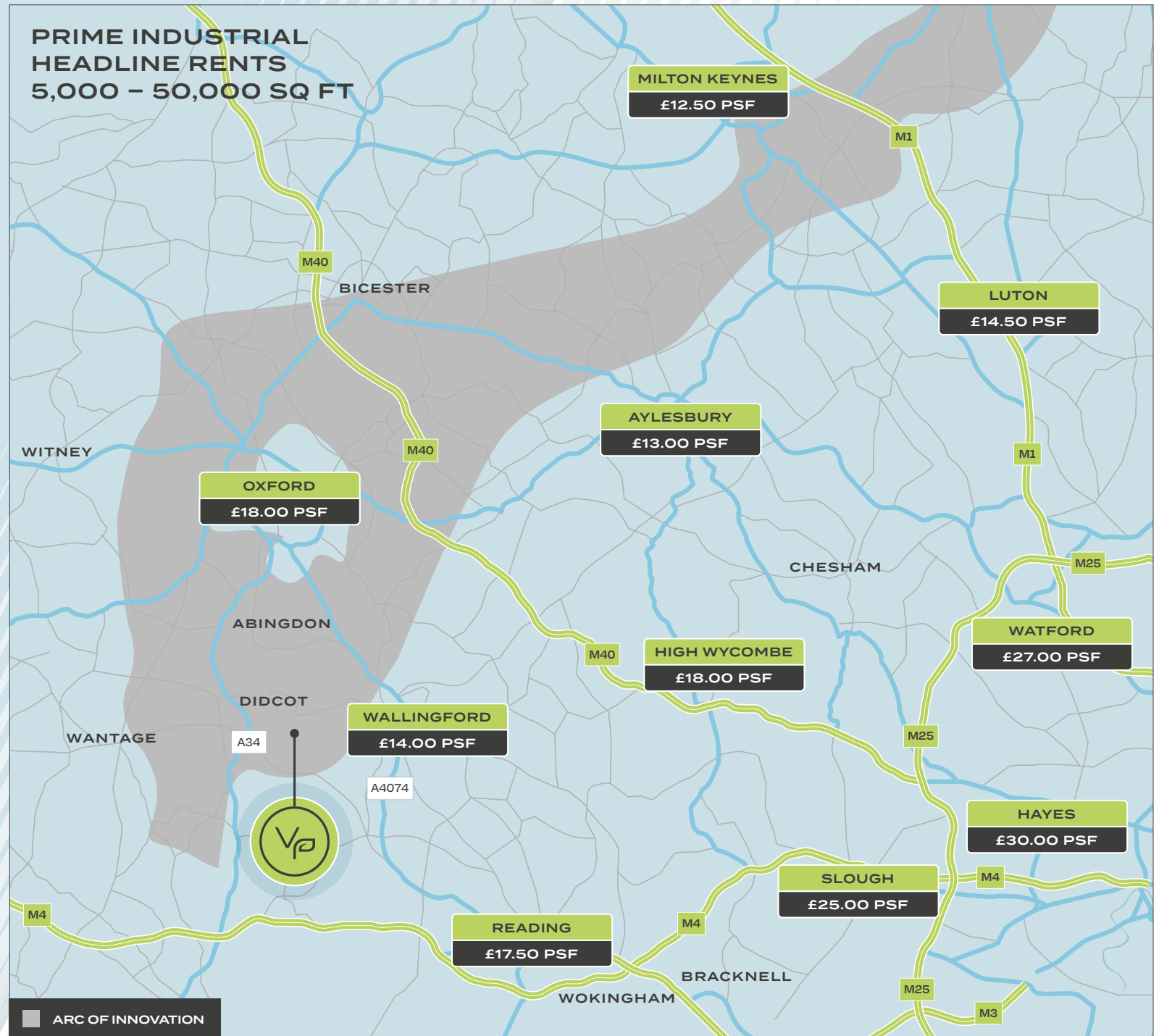
OCCUPATIONAL MARKET

THE OCCUPATIONAL MARKET CONTINUES TO SEE STRONG DEMAND WITH STEADY RENTAL GROWTH EXPECTED TO CONTINUE.

The Oxfordshire market has experienced significant rental growth due to the increase demand from the knowledge based economy, which includes tenants from the technology, life science, chemical engineering and robotics sectors. This demand is set to continue with the growth of the Arc of Innovation being one of the most dynamic and innovative places in Europe today. Wallingford is set to capture further rental growth in the coming years as a result of the ongoing supply and demand dynamics in the region.

Verda Park is situated on Hithercroft Industrial Estate which attracts national occupiers such as Royal Mail, Howdens and MKM Building Supplies. The estate has historically had low voids, which will continue with the acute shortage of new build units in the area.

The current rental tone of the South Oxfordshire market, where rents are being quoted at £25.00 psf at Milton Park's Nebula scheme in Didcot, suggest that further rental growth in the immediate area is likely. Transactions at the subject property show demonstrable rental growth to £14.00 psf.



INDUSTRIAL INVESTMENT MARKET

INVESTOR SENTIMENT HAS RETURNED TO THE UK INDUSTRIAL INVESTMENT MARKET LEADING INTO THE LATTER HALF OF 2024. THIS RESURGENCE IS DRIVEN BY SUSTAINED DEMAND IN THE OCCUPIER MARKET AND THE LONG-ANTICIPATED BANK OF ENGLAND INTEREST RATE CUT. FURTHERMORE, THERE IS AN INCREASING INVESTOR APPETITE FOR ASSETS WITH STRONG ESG CREDENTIALS.

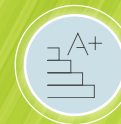
A constrained development pipeline is leading to continued low availability rates, especially for assets which have the best sustainability credentials. Occupiers and investors are increasingly focusing on ESG as they look to future proof their portfolios.

Comparable investment transactions are summarised as follows:



Date	Address	Size (sq ft)	Build Date	No. of Units	WAULT	Purchaser	Price / NIY / CV psf
U/O	Insignia Park, Luton Road, Dunstable, LU5 4LW	139,820	2022	8 Units	11.7	NFU	£37,250,000 / 4.90% / £266
U/O	Catalyst, Phase 4, Sheffield Business Park, Sheffield, S60 5BD	285,456	2021	5 Units	6.8	Harworth Group	£44,700,000 / 5.50% / £157
U/O	Olympian Portfolio	296,341	1990's	37 Units	3.5	Ares	£48,500,000 / 5.11% / £164
Aug-24	Western Avenue Business Park, Western Avenue, Park Royal, W3 0BZ	292,776	1990's	25 Units	2.0	Prologis	£127,000,000 / 3.94% / £434
Jul-24	Meteor Park, Argyle Street, Birmingham, B7 5TE	231,278	2008	5 Units	11.0	Segro	£43,200,000 / 3.85% / £188
Jun-24	Deltic Trade Park, Deltic Avenue, Milton Keynes, MK13 8LD	47,913	2018	6 Units	9.9	DTZ Investors	£10,500,000 / 5.15% / £219
Jun-24	Taylors End Industrial Estate, Stansted, CM14 1RL	95,536	2001	14 Units	6.7	Clipstone	£14,150,000 / 5.80% / £148
Mar-24	Trilogy, Concorde Way, Fareham, PO15 5RL	125,908	2010	3 Units	9.5	Aviva	£23,600,000 / 5.22% / £187
Feb-24	Units 2-6 Dundee Way, Enfield, EN3 7SX	50,690	1990	5 Units	1.6	Milton Group	£15,080,000 / 4.50% / £297
Jan-24	Premus, Coldharbour Way, Brunel Gate, Aylesbury, HP19 8AP	86,792	2009	7 Units	2.0	Mileway	£11,755,000 / 5.51% / £135

VERDA PARK, WALLINGFORD, OXFORD OX10 9SJ



EPC RATING

All units have an EPC rating of A+.



DATA SITE

Access to the data room is available upon request.



VAT

The property is elected for VAT and therefore the transaction will be treated as a Transfer of a Going Concern.



ANTI-MONEY LAUNDERING

The Purchaser will be required to provide information as requested in order to comply with our Anti-Money Laundering policy.



SERVICE CHARGE

A copy of the service charge budget is held on the data site.



PROPOSAL

We are instructed to seek offers in excess of **£31,000,000**, subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 5.29%**, and a **Reversionary Yield of 6.38%**, allowing for standard purchaser's costs of 6.77%.

CONTACT US

For further information, or to arrange an inspection of the property please contact the following:

Kimmre

MATTHEW MCGRAIL

matthew.mcgrail@kimmre.com

+44 (0) 7870 555 725

MIKE NEEDHAM

mike.needham@kimmre.com

+44 (0) 7903 136 242

JOSH HAMMETT

josh.hammett@kimmre.com

+44 (0) 7387 637 554



VERDAPARK.CO.UK

MISREPRESENTATION ACT 1967

Kimmeridge Real Estate Ltd on their own behalf and for vendors or lessors of this property, whose agent it is, gives notice that:

1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: September 2024.