



**Prime South East Car Dealership  
and Workshop Investment Opportunity**

**TESLA MOTORS**

County Oak Way / Crawley / West Sussex / RH11 7ST

**Kimmre**



## Investment Summary

- **Strategic South East location** with easy access to Junction 10 of the M23 providing links to Junction 7 of the M25 and the wider national motorway network.
- **Purpose built car dealership and workshop totalling 16,774 sq ft** (1,559 sq m) GIA on a site area of 1.08 acres providing a low site cover of 32%.
- **Let to Tesla Motors Ltd (Very Low Risk Experian Rating)** expiring on 24th September 2035, subject to a tenant break option at 25th September 2030 providing an unexpired lease term of **11.6 years to expiry**, and **6.6 years to break**.
- **The lease is subject to 5 yearly upwards only rent reviews to Open Market Rent** with the 'Parking Area Land' to be reviewed at 6.8% of the Open Market Rent and deemed on review to be for storage use.
- **Current passing rent of £218,000 per annum (£12.99 psf).**
- The tenant has been in **occupation of the site since 2014**.

We are instructed to seek offers in excess of **£3,450,000** subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 5.93%**, assuming purchaser's cost of 6.50%.

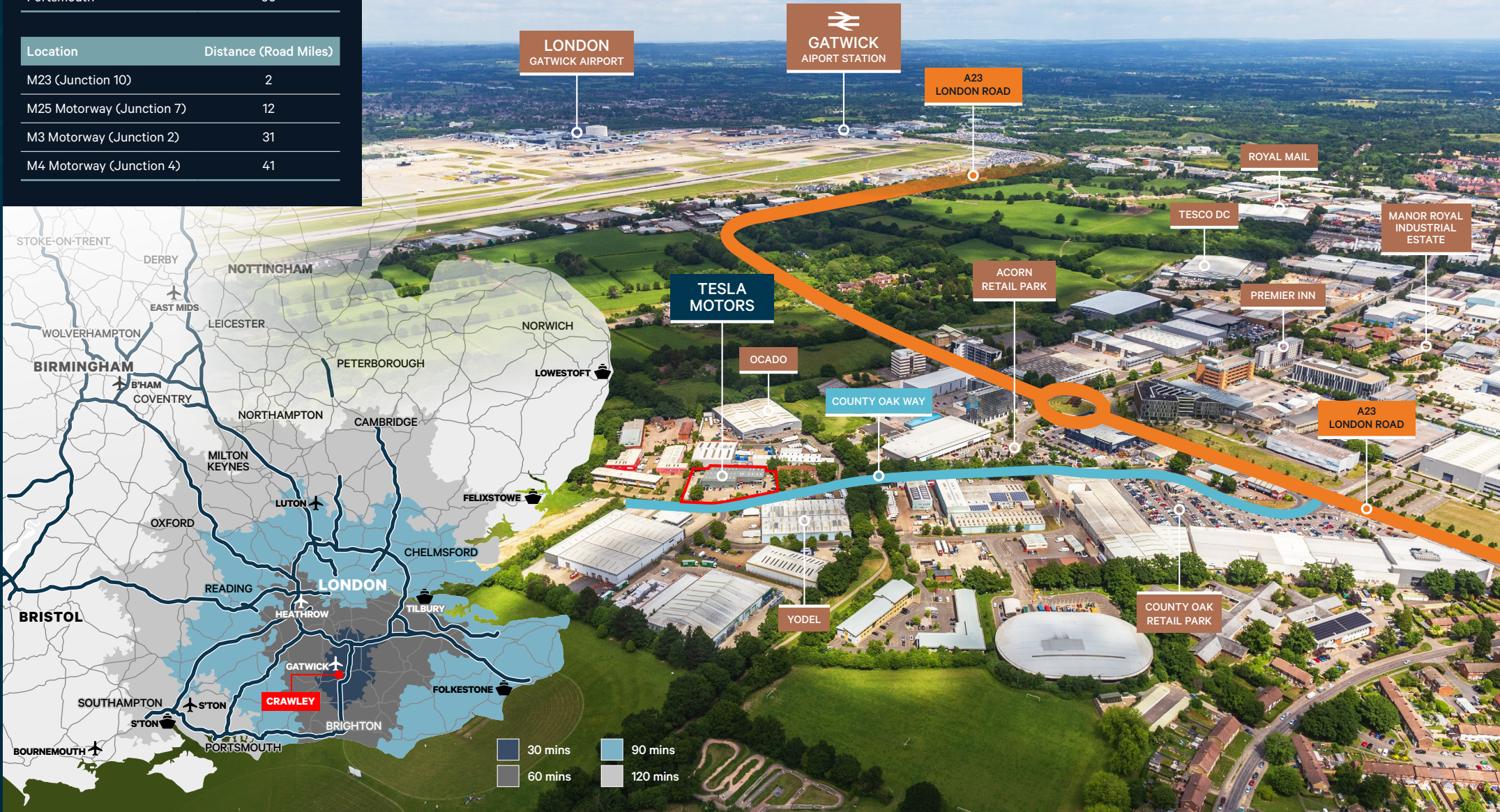




Location	Distance (Road Miles)
Crawley Town Centre	2
Croydon	22
Brighton	27
Central London	30
Portsmouth	60

Location	Distance (Road Miles)
M23 (Junction 10)	2
M25 Motorway (Junction 7)	12
M3 Motorway (Junction 2)	31
M4 Motorway (Junction 4)	41

STRATEGIC SOUTH EAST LOCATION WITH EASY ACCESS TO JUNCTION 10 OF THE M23 PROVIDING DIRECT LINKS TO JUNCTION 11 OF THE M25







## Location

Crawley, known for its commercial activity and strategic location serves as a significant commercial hub for the South East, making it an attractive destination for businesses and investors.



The town enjoys excellent road connectivity due to its proximity to:

- Junction 10 of the M23 (3 miles)
- Junction 7 of the M25 (12 miles)
- Junction 2 of the M3 (35 miles)



- Gatwick Airport (2 miles)
- Heathrow Airport (40 miles)
- London City Airport (54 miles)



Crawley benefits from convenient access to three railway stations:

- Crawley (2 miles)
- Three Bridges (2 miles)
- Gatwick Airport (2 miles)

All stations offer direct train services to London Victoria, London Bridge and Brighton.



## Situation

The property is located on County Oak Way, which is situated in a mixed-use commercial area of Manor Royal Industrial Estate, which is one of the leading employment hubs in the South East. Nearby there are two retail parks in Acorn Retail Park (Aldi, M&S & Smyths Toys) and County Oak Retail Park (Currys, B&M & Next).

Given its strategic positioning and robust transportation infrastructure, the town attracts a notable array of local and national tenants, including Amazon, DPD, Boeing and Nestle.



## Description

The property is a purpose built car dealership and workshop, which had a considerable re-construction in 2019/20.

The specification includes the following:



Internal clear eaves height of 5.53m (18ft)



3 level access loading doors



5 servicing ramps & 1 MOT ramp within the vehicle workshop



Double height showroom finished to high specification with ancillary ground & first floor offices



Forecourt providing parking for 50 cars



EV charging points



Secure gated yard to the vehicle workshop area

## Accommodation

The property provides the following Gross Internal Floor Areas measured in accordance with the RICS Property Measurement (2nd Edition):

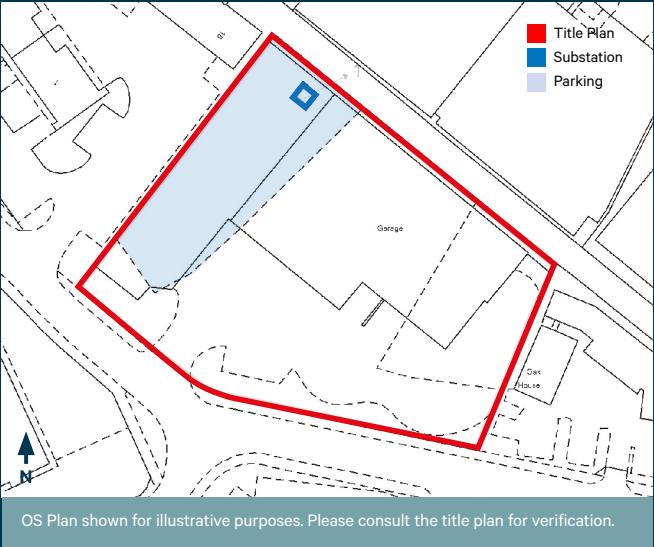
Accommodation	GIA sq ft	GIA sq m
GF Showroom & Offices	5,799	539
GF Workshop	9,124	848
FF Office	1,851	172
Total	16,774	1,559

## Site

The site has a total area of 1.08 acres (0.44 hectares), with a low site coverage of 32%.

## Tenure

Freehold.  
Note there is a substation lease on site in favour of South Eastern Power Network Plc.



OS Plan shown for illustrative purposes. Please consult the title plan for verification.





Tenancy

KEY TERMS

Tenant:	Tesla Motors Ltd (No.04384008)
Passing Rent:	£218,000 per annum payable quarterly in advance.
Lease Term:	15 years from 25th September 2020 and expiring 24th September 2035.
Rent Review Date:	Every 5th anniversary of the term commencement date, with the next review 25th September 2025.
Rent Review:	Upwards only to Open Market Rent with the ‘Parking Area Land’ to be reviewed at 6.8% of the Open Market Rent and deemed on review to be for storage use.
Break Option:	Tenant only break option on 25th September 2030 on not less than 12 months notice.
Repairing Obligations:	Full Repairing & Insuring
L&T Act 1954:	Inside the Act
Permitted Use:	Car showroom and workshop with ancillary office

Full occupational documentation available for review in the data room.

Covenant

Tesla Motors Limited is a subsidiary of Tesla, Inc. an American electric vehicle (EV) and clean energy manufacturer. Tesla is one of the leading EV manufacturers headquartered in Austin, Texas. Tesla Inc. is a public company that trades on the NASDAQ and has a current market capitalisation of \$560bn.

Tesla is known for its electric vehicles, such as the Model Y, Model 3 and Cybertruck, as well as its energy storage products like the Powerwall and Megapack.

Tesla Motors Limited (company No. 04384008) has an Experian rating of 100 out of 100, indicating “Very Low Risk” covenant strength. We have set out the previous three years accounts below:

Tesla Motors Ltd	31st Dec 2020	31st Dec 2021	31st Dec 2022
Turnover	£1,144,017,582	£1,620,633,000	£2,839,104,000
Pre-Tax Profit	£17,253,000	£22,783,000	£42,086,000
Total Net Worth	£67,062,093	£101,136,000	£135,003,000

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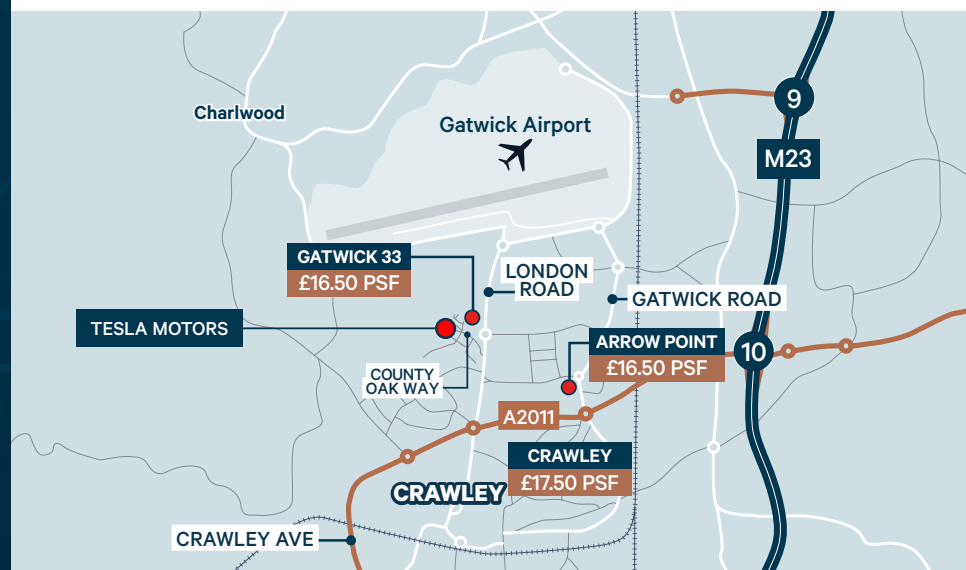


## Occupational Market

The South East industrial and logistics occupational market continues to be resilient in the face of economic and political headwinds. Demand has cooled off compared to previous year highs, but many occupiers continuing to invest in their supply chain due to ongoing disruption. This coupled with suppressed speculative development has maintained vacancy rates in line with the 10-year average. Crawley has experience strong rental growth with prime headline rents in the region for mix box units are now at £17.50 per sq ft.

We have set out some of the latest occupational transactions:

Date	Address	Area (sq ft)	Tenant	Rent (psf)	Term (years)
Q1 2024	Unit 2 Arrow Point, Gatwick Road, Crawley, RH10 9LU	18,764	Leo Cancer Care Ltd	£16.50	10
Q4 2023	Unit 1 Arrow Point, Gatwick Road, Crawley, RH10 9LU	65,000	Blueleaf Care Ltd	£16.50	10
Q3 2022	Gatwick 33, Crawley, RH10 9SR	33,258	Jet Masterclass Ltd	£16.50	10



## Investment Market

The UK investment car dealership market has seen strong demand post the Covid-19 pandemic. This demand is attributable to the occupational activity with car dealerships continuing to report strong returns. The UK's new car market rose 17.9% over the previous 12 months in February 2024 only adding to the strong fundamentals of the sector.

Recent investment comparables are listed below:

Date	Address	Size (sq ft)	UXP Term	Purchaser	Price/NIY/CV psf
Aug-23	Nissan & Skoda Dartford	30,439	20.2	Motorline Holdings Ltd	£7,600,000 / 6.00% / £250
Jul-23	Tesla Bristol	15,698	10.7	Tesla Motors Europe	£6,820,000 / 5.50% / £434
Jun-23	Volkswagen Watford	32,634	15.0	Volkswagen Group UK Ltd	£8,400,000 / 5.03% / £257
May-23	Audi Swindon	35,541	15.0	Volkswagen Group UK Ltd	£9,375,000 / 5.85% / £264

## EV Car Dealership Market

Changing consumers preference has grown the electric vehicle (EV) market due to the demand by consumers for more environmentally friendly options. Electric vehicles sales rose 16.5% in 2023 and the Society of Motors Manufacturers and Traders forecast that EVs will represent 22.3% market share of all new cars sold in 2024.







## Proposal

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## VAT

The property will be treated as a Transfer of Going Concern (TOGC) for VAT purposes.

## EPC

The property has an EPC rating of C (75) valid until 2nd December 2028. A copy of the available Energy Performance Certificate is in the data room.

## Data Room

Access to the marketing data room will be restricted to approved parties and provided only upon request.

# Kimmre

## Contact

For further information and to arrange an inspection, please contact the team below:

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