

NEW STANTON PARK SOUTH

10-MINUTE DRIVE TO J25 M1

SOUTH SITE • LOWS LANE • ILKESTON • DE7 4QU

55.62 Acre

Highly Reversionary
Industrial Open Storage
Freehold Opportunity
with Future Development
Potential (STP)

Investment Highlights

- **Strategically located** opposite 200 acre New Stanton Park and within close proximity to M1 Motorway providing easy access to the National Motorway network
- **Excellent road connections**, with easy access for HGVs – just 10 minutes to J25 of the M1 motorway, providing seamless links to the Midlands, Yorkshire, and the wider National Motorway network
- The site is an industrial open storage facility totalling 55.62 acres gross, providing 48.62 acres net, which is split into 10 sites
- The property is let to **8 tenants** on a combination of short-term licences and FRI leases with **0.8 years WAULT to term certain**, and **1.7 years WAULT to expiries**
- **Headline rent of £2,179,300 per annum** (inclusive of top ups), reflecting a **low rent of £44,823 per acre**
- Prime rents in the East Midlands are achieving over **£75,000 per acre** providing an opportunity to **capture a significant reversion**
- **Freehold**
- **All tenancies are contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, and all breaks are operable on a mutual basis**, providing swift access to strong reversionary potential or future redevelopment

We are instructed to seek offers in excess of **£30,000,000** subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 6.8%**, a low freehold value of **£617k p.Ac.** and 9.9% reversionary yield assuming an ERV of £65,000 per acre, based on purchaser's costs of 6.77%.



Strategic Location

Distances

M1 Motorway (J25)	3 miles
Nottingham	8 miles
East Midlands Airport	11 miles
Leicester	28 miles
Sheffield	42 miles
Birmingham	48 miles

HGV Drive Times

	= 1 hour		= 3 hours
	= 2 hours		= 4.5 hours

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NEW
STANTON
PARK
SOUTH SITE

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

PLOT 10

NEW
STANTON
PARK
SOUTH

Estate Metrics

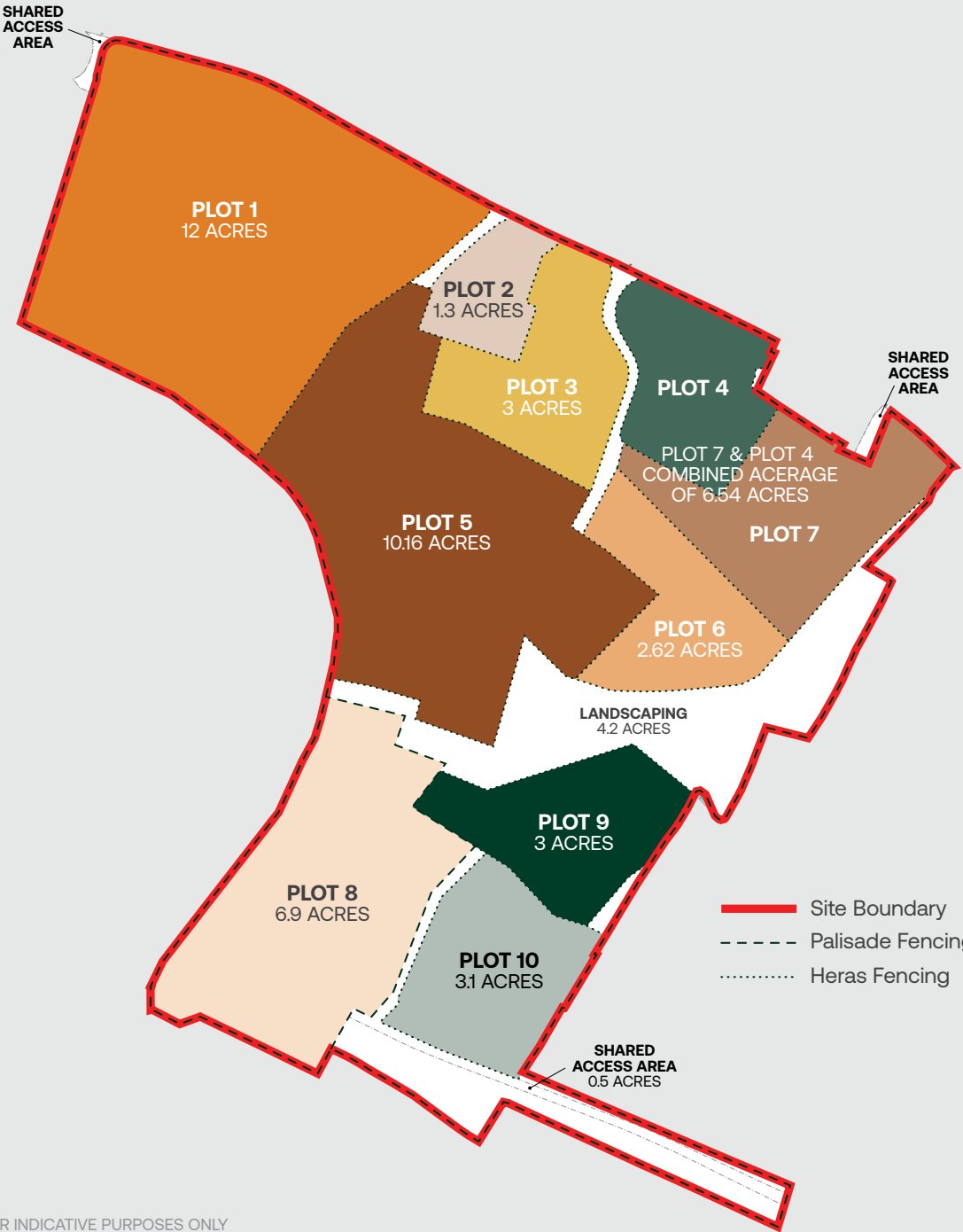
Plot	Surface Specification	Water	Electricity	Drainage	CLEUD (Ac)*
1	Predominantly compacted planings	N	Y	Y	6.3
2	Part concrete, part unsurfaced. Built and covered storage to part.	Y	N**	Y	1.3
3	Part Concrete surfacing, part compact planings	N	N**	Y	3
4	Compacted planings	N	N**	Y	0
5	Compacted planings	Y	N**	Y	1.6
6	Compacted planings	N	N**	Y	1.3
7	Compacted planings	N	N**	Y	0.7
8	Part concrete, part compacted planings. Built and covered storage to part.	Y	Y	Y	6.6
9	Part concrete, part compacted planings, and part unsurfaced	Y	Y	Y	2.1
10	Part concrete, part compacted planings	N	N**	Y	2.1
Total					25

*Approximate area with a valid certificate of lawful existing use on each plot. Plan held in data room for further information.

**All plots have the opportunity to access a total of 1.0MVA power at tenant’s cost. There are two Transformers on site with 800 Kva capacity each.

Planning

The subject land has a long term open storage and employment use. It is presently allocated as residential in the local plan, under review, and considered suitable for a variety of future uses (subject to planning). There is a three year restriction on title, preventing construction of logistics and industrial units on this site.



Tenancy Summary

The estate is let to 8 tenants, with 2 vacant plots totalling 7.6 acres, benefitting from 0.8 years WAULT to break, and 1.7 years WAULT to expiry.

Tenant	Site	Acres (on plan)	Lease/ Licence	Lease Start	Rent Review	Break Date	Break Type	End Date	UXT (Brk)	UXT (Exp)	Annual Rent (Rent per Acre)	Security of Tenure	Notes
Secland Group Ltd	Plot 1	10.00	Licence	01/01/2024	01/01/2025			30/06/2025	0.2 yrs	0.2 yrs	£370,000 (£37,000 p.Ac)	N/A	The licensee or licensor are required to give notice of 6 months prior to end of period to terminate. If notice is not given, this licence will renew for a further 12 months with rental reviews after the initial period of 18 months. Rent review outstanding. Occupier interested in a new lease.
Secland Group Ltd	Plot 1	2.00	Licence	01/01/2024	01/01/2025			30/12/2025	0.7 yrs	0.7 yrs	£90,000 (£45,000 p.Ac)	N/A	The licensee or licensor are required to give notice of 3 months prior to end of period to terminate. If notice is not given, this licence will renew for a further 12 months with rental reviews after the initial period of 12 months. Rent review outstanding. Occupier interested in a new lease.
WFP Fabrications Ltd	Plot 2	1.30	Lease	08/06/2023	08/06/2026	08/06/2026	Mutual	07/06/2028	11 yrs	31 yrs	£65,000 (£50,000 p.Ac)	Excluded	
Close Brothers Vehicle Hire Ltd	Plot 3	3.00	Lease	01/04/2024				31/03/2027	1.9 yrs	1.9 yrs	£120,000 (£40,000 p.Ac)	Excluded	
Vacant	Plot 4	2.64	Rent Guarantee						1.0 yrs	1.0 yrs	£171,600 (£65,000 p.Ac)	N/A	Land can be combined with Plot 7 for larger requirement. Plot recently finished, and to be marketed.
Donald Ward Ltd	Plot 5	10.16	Lease	01/04/2023		31/03/2026	Mutual	30/03/2028	0.9 yrs	2.9 yrs	£500,000 (£49,213 p.Ac)	Excluded	
Algeco Storage Ltd	Plot 6	2.62	Lease	01/04/2024				31/03/2026	0.9 yrs	0.9 yrs	£130,000 (£49,618 p.Ac)	Excluded	Have transferred from the North site to the South site.
Vacant	Plot 7	3.90	Rent Guarantee						1.0 yrs	1.0 yrs	£253,500 (£65,000 p.Ac)	N/A	Land can be combined with Plot 4 for larger requirement. Plot recently finished, and to be marketed.
Unbrako Pre-cast Concrete Ltd	Plot 8	6.90	Lease	02/06/2023	02/06/2026	02/06/2026	Mutual	01/06/2028	1.1 yrs	31 yrs	£308,000 (£44,638 p.Ac)	Excluded	Rent topped up to £308,000 p.a.. Rent passing is £296,333 until 01/06/2026.
Balfour Beatty Group Ltd	Plot 9	3.00	Lease	02/06/2023		01/06/2026	Mutual	01/06/2028	1.1 yrs	3.1 yrs	£60,000 (£20,000 p.Ac)	Excluded	Mutual break with 6 months written notice.
Sateba	Plot 10	3.10	Licence	06/07/2023				06/07/2025	0.2 yrs	0.2 yrs	£111,200 (£35,871 p.Ac)	N/A	Rolling 3 month licence - Have given notice to vacate. Balfour Beatty interested in taking this space, and extending / regearing their lease on existing Plot 9 for 5 year term.
TOTAL		48.62							0.8 yrs	1.7 yrs	£2,179,300 (£44,823 p.Ac)		

Industrial Open Storage Market

The **Industrial Open Storage (IOS)** sector in the UK is experiencing rapid growth, driven by increasing demand from logistics, e-commerce, and infrastructure industries. Traditionally used for basic storage by the construction sector, IOS is now a vital part of supply chains, supporting vehicle fleets, last-mile distribution, EV charging, and waste management.

Prime sites, typically over an acre in size, are highly sought after. Locations that benefit from strategic access to major urban centres are the most in-demand. Land scarcity, planning restrictions, and rising construction costs have limited new supply, driving **strong rental growth** and heightened investor interest.

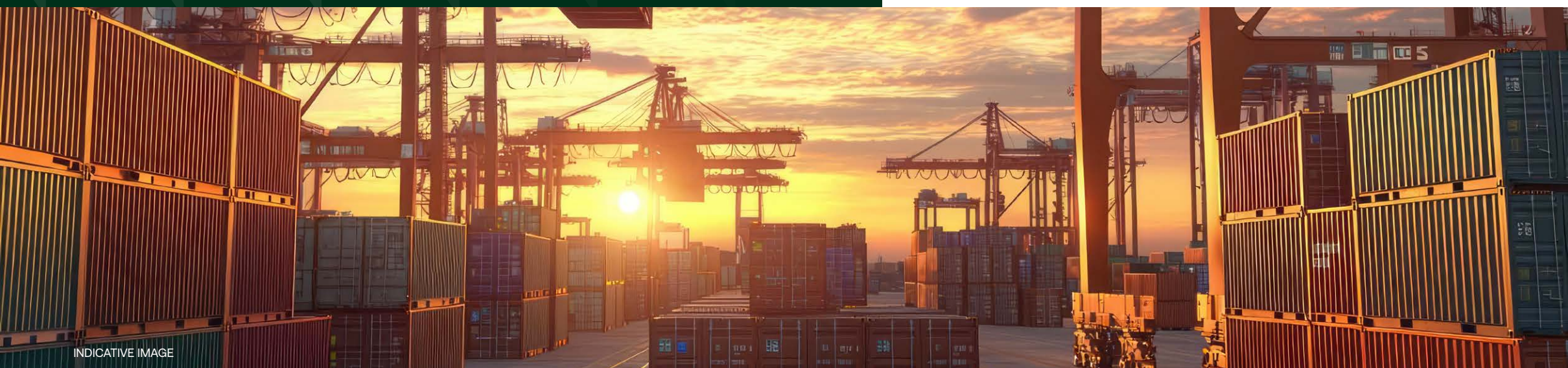
Institutional investors and private equity firms are increasingly targeting IOS assets, recognising their **high rental growth potential** and strategic importance. The market has shifted from short-term leasing towards **longer-term agreements (five years or more)**, particularly for sites with infrastructure such as security fencing, lighting, and utilities. With **prime rents growing faster than traditional industrial warehousing**, IOS presents an attractive opportunity for both occupiers and investors. As businesses seek cost-effective alternatives to warehouse storage, well-located and **fully serviced open storage sites** are becoming a crucial part of the UK's logistics and industrial landscape.



INDICATIVE IMAGE



INDICATIVE IMAGE



INDICATIVE IMAGE

Occupational Market

Supply side constraints mean there are very limited transitional evidence for open storage deals within Nottingham and the wider metropolitan.

Date	Site	Size (acres)	Rent (£/acre)	Rent per annum (£)	Term	Tenant
U/O	Phoenix Park, Nottingham	3.7 acres	c. £75,000	c. £278,000	Confidential	Confidential
Dec 24	Brunel Drive Industrial Estate, Newark	3.5 acres	£52,000	£182,000	3 year with tenant only break in yr 2	Dawson Group
Aug 24	Parts Emporium Ltd, Sidings Rd, Kirkby in Ashfield	3.2 acres	£55,000	£176,000	5 year with break in yr 3	B Taylor & Sons Ltd
July 24	Thurmaston, Bridge Park Road Industrial Estate, Leicester	1.6 acres	£64,000	£102,400	5 year with break in yr 2	Tanganyika Export Services Ltd
Mar 24	Baker Brook Close, Hucknall	2.7 acres	£56,000	£151,200	Straight 5 year	QTS Group
Sept 23	Vesuvius, Worksop	2.1 acres	£53,000	£111,300	Straight 5 year	A W Jenkinson

Land Comparables

Date	Address	Purchaser	SIZE (sq.ft. / acres)	Deal Terms	Comments
Under offer	M1 J27 Annesley, Nottingham	Confidential	65 acres	c.£950,000 per acre	Outline consent for B8 logistics campus
Under offer	Enderby Hub, Leicester (J20, M1)	UK Fund	82 acres	C.£1.2 million per acre	Outline consent B2/B8 scheme on south side of Leicester.
Nov 24	Sawley Interchange, J24 M1	PLP	28 acres	£872,000 per acre	Currently on site speculatively developing circa 650k cross docked facility
Oct 24	New Stanton Park,J25 M1	Fassa Bortolo	10 acres	£750,000 per acre	Fully serviced site with access to significant power and utilities.
Dec 2022	Former Total Fuels, Colwick, Nottingham	Chancerygate	6.35 acres	£577,953 per acre after costs	Highly contaminated site with old fuel tanks above and below ground. Significant remediation required.

North Site

The neighbouring site, known as New Stanton Park, benefits from planning permission (ERE/1221/0002) for a range of build-to-suit industrial and warehouse units totalling up to 2.4 million sqft, including a dedicated rail link. Plot 2 is available for sale or to let by separate negotiation, and extends to 1.4m sq ft.

Infrastructure works are all but complete with Plot 1 already home to DX Delivery, Wardrobe and current further speculative development on-site. Plot 3, 55 acres, is in part sold to Fassa Bortolo leaving Plot 2, 70 acres, currently with strong occupier interest. Supporting this is a new ancillary development, opposite the subject site with contracts exchanged to Starbucks, McDonalds and Instavolt, now under construction.

Development land values in excess of £1,000,000 per acre have been achieved, helping to underpin the base land value of the subject site should it be considered for future development (subject to planning).



Further Information

VAT

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

Data Room

Access to the marketing data room provided upon request.

Environmental Report

Historic Phase 1 and Phase 2 reports on the property are available and contained within the data room, this alongside supporting environmental reports for the recently completed works.

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AGENCY

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