

strata products

BROOKHILL INDUSTRIAL ESTATE
NOTTINGHAMSHIRE . NG16 6NT

Industrial sale
and leaseback
investment

171,231 SQ FT
(15,908 SQ M)

12.63 acres



executive summary

- Strata Products Limited Headquarters Manufacturing and Distribution Facility
- Strata Products is a leading UK manufacturer of home, office, garden and plastic products supplying over 45 countries and employing over 230 employees from the site.
- Strata Products occupy 2 sites totalling 15,908 sq m (171,231 sq ft) over Plymouth Avenue and Beaufit Lane.
- Total gross site area of 12.63 acres.
- Located on the established Brookhill Industrial Estate, North Nottinghamshire just 1 mile from Junction 28 of the M1 motorway.
- Junction 28, M1 and A38 corridor is one of Nottingham's strongest industrial locations commanding the prime rents in the county.
- Both properties have strong value add potential given the low initial base rent through future rent review, reletting or break up. The price is underpinned by the established vacant possession value.
- Upon sale, Strata Products will lease both properties back on a new 10 year lease with a five year tenant only break option.
- The properties are to be leased at a rent of £945,000 per annum equating to £5 per sq ft on the Plymouth Avenue property, £4.75 per sq ft on the Beaufit Lane buildings and £30,000 per acre on the storage land, all of which are reversionary.
- Low site cover of 18% on the Beaufit Lane property.
- Properties can be purchased together or separately.
- Freehold.

Offers are invited in excess of **£10,500,000** which reflects an attractive **net initial yield of 8.43%** after standard purchaser's costs which represents a **low capital value of £54.50 per sq ft** and **£328,500 per acre** on the storage land.

The individual properties are available at:

Plymouth Avenue - £5,550,000 reflecting 9.21% net initial yield

Beaufit Lane - £4,950,000 reflecting 7.58% net initial yield



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location

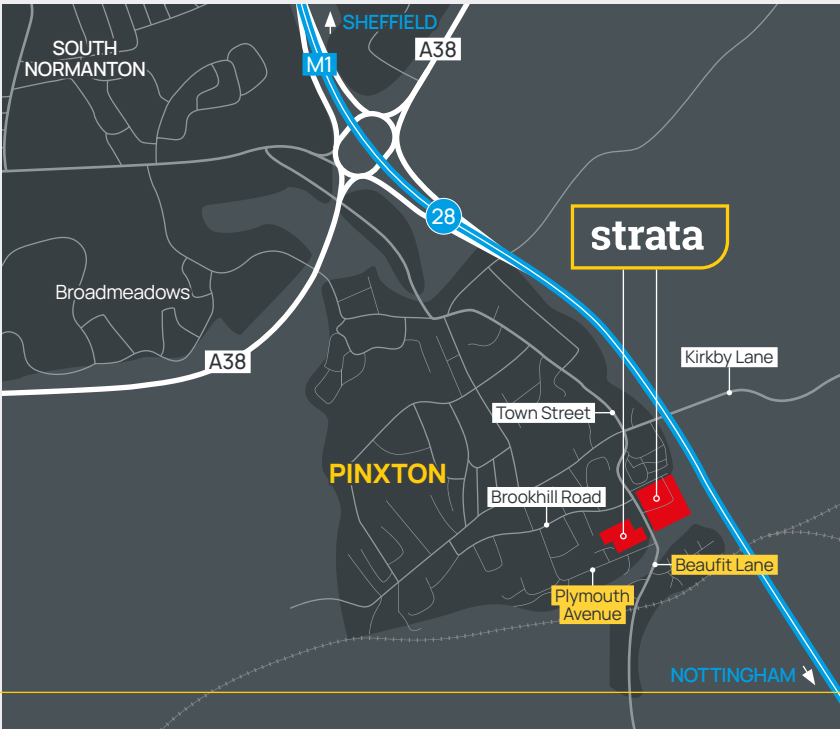
The property is located on the established Brookhill Industrial Estate in Pinxton located just 1 mile from Junction 28 of the M1 Motorway and the A38 which are the main arterial routes connecting Nottingham to the south, Sheffield to the north, Mansfield to the east and linking Birmingham via Derby to the west.

Ashfield and Mansfield has a working age population of 143,000 and as such, the location is well located served with local labour for manufacturing and logistics drawing from the nearby conurbations of Somercotes, Alfreton, South Normanton, Sutton in Ashfield, Kirkby in Ashfield and Mansfield.

[Click here for Google Maps link](#)

 [What3Words spaceship.stylis.bath](#)

Destination	Drive Time	Distance
M1	3 minutes	1 mile
M18	25 minutes	25 miles
J24, M1 (EMA)	23 minutes	21 miles
Nottingham	22 minutes	15 miles
Derby	27 minutes	17 miles
Sheffield	20 minutes	19 miles
Leeds	32 minutes	31 miles
Birmingham	65 minutes	61 miles
Manchester	57 minutes	63 miles
London	130 minutes	137 miles



description

Strata Products occupy two properties on the Brookhill Road Industrial Estates located either side of Beaufit Lane totalling some 15,908 sq m (171,231 sq ft) with an overall site area of circa 12.63 acres.

PLYMOUTH AVENUE

The Plymouth Avenue property houses the injection moulding facility and warehousing comprising four good quality interlinking steel portal frame warehouse and production buildings with dock and level access for loading on both the western and eastern elevations.

The property sits on a site of circa 4.63 acres. The facility comprises eaves heights ranging from 6m to 8m.

BEAUFIT LANE

The Beaufit Lane property comprises 2 bays of production and warehousing which house the rotational moulding processes. The buildings have access for loading on all 4 elevations owing to its excellent site circulation and benefit from good quality offices and a canteen area for staff welfare.

The units have eaves heights of circa 5m and benefit from a very low site cover of 18% sitting on a plot of circa 8 acres (gross). The majority of the additional land comprises secure and surfaced open storage.



Beaufit Lane



Plymouth Avenue

accommodation PLYMOUTH AVENUE

Area	SQ M	SQ FT
Injection 1 Warehouse – Ground Floor	2,756	29,663
Injection 1 Showroom – First Floor	145	1,565
Injection 2 Warehouse – Ground Floor	1,014	10,915
Injection 2 Office – Ground Floor	201	2,167
Injection 2 Office – First Floor	201	2,167
Warehouse 2	3,044	32,766
Warehouse 3	2,734	29,429
TOTAL	10,095	108,672

10,995 sq m

108,672 sq ft

accommodation BEAUFIT LANE

Area	SQ M	SQ FT
Production	2,734	29,526
Warehouse	2,817	30,322
Office Ground Floor	90	973
Office First Floor	90	973
Canteen Building	71	765
TOTAL	5,812	62,559
Surfaced Open Storage Land	3.5 acres	

STRATA PRODUCTS LTD SITE B

5,812 sq m

62,559 sq ft

tenure

The properties are to be sold on a freehold basis.

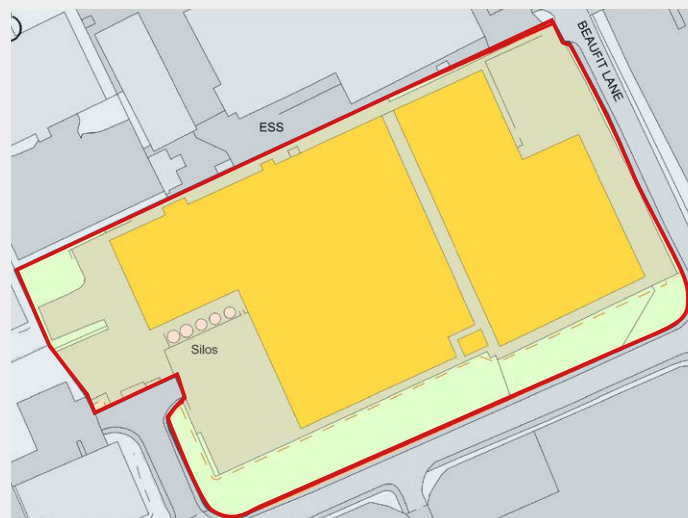


occupational lease

Strata Products are to enter into a new lease simultaneous with the sale of the property on the following terms:

PLYMOUTH AVENUE

- A new 10 year lease held within the Security of Tenure Provisions of the Landlord & Tenant Act 1954
- Tenant only break option upon the 5th anniversary with 6 months notice
- Upwards only market rent review upon the 5th anniversary of lease commencement
- £545,000 per annum reflecting £5.02 per sq ft
- Full repairing and insuring terms subject to a schedule of condition



BEAUFIT LANE

- A new 10 year lease held within the Security of Tenure Provisions of the Landlord & Tenant Act 1954
- Tenant only break option upon the 5th anniversary with 6 months notice
- Upwards only market rent review upon the 5th anniversary of lease commencement
- £400,000 per annum reflecting £4.75 per sq ft on the buildings and circa £30,000 per acre on the additional storage land
- Full repairing and insuring terms subject to a schedule of condition



Copies of both proposed leases are available to view in the data room.

The above gives a WAULT of 5 years upon completion of the sale at a passing rent of £945,000 per annum exclusive.

comparable lettings

Property	Size (sq ft)	Rent (per sq ft)	Date	Tenant
Castlewood 77, Castlewood Business Park, Nottinghamshire, NG17 1BX	76,680	£8.00	December 2023	Schoolblazer
Unit 9, Albert Martin Business Park, Kirkby Road, Sutton in Ashfield, Nottinghamshire, NG17 1GP	24,275	£5.00	October 2023	Oasis Outdoor Living
10 Clover Nook Road, Clover Nook Industrial Estate, Alferton, Derbyshire, DE55 4RF	68,689	£6.36	September 2023	Daher
Unit 3, Albert Martin Business Park, Kirkby Road, Sutton in Ashfield, Nottinghamshire, NG17 1GP	24,000	£5.00	September 2023	West Notts College
Former Robinsons Plastics, Brierley Park Close, Sutton in Ashfield, Nottinghamshire, NG17 3FW	38,577	£6.25	August 2023	Home-MMC
Bramble Way, Clover Nook Industrial Estate, Alferton, Derbyshire DE55 4RH	41,722	£5.51	May 2023	TRT
Unit 10, Albert Martin Business Park, Kirkby Road, Sutton in Ashfield, Nottinghamshire, NG17 1GP	22,715	£5.28	April 2023	Schoolblazer
Castlewood 177, Castlewood Business Park, Nottinghamshire, NG17 1BX	176,817	£7.50	March 2023	Alloga UK
Castlewood 134, Castlewood Business Park, Nottinghamshire, NG17 1BX	134,192	£7.50	March 2023	Race FX
Park Lane, Kirkby in Ashfield, Nottinghamshire, NG17 9LE	53,836	£5.94	February 2023	Svella Connect
3 Keys Road, Nix's Hill Industrial Estate, Somercotes, Alferton, Derbyshire, DE55 7FQ	23,437	£6.19	August 2022	Equip Outdoor Technologies UK Limited



covenant

strata

STRATA PRODUCTS LIMITED

Strata Products Ltd has a long and successful trading record since its foundation in 1987, the stable historical financial performance is a key attribute that attracted investment from Chiltern Capital. Turnover is growing in UK and export markets as customer demand for Strata products continues to increase, driven by new customer acquisition, product innovation and high levels of customer service.

The company has a strong NPD pipeline and with investment being made in sales and marketing following investment from Chiltern, the company is targeting to grow turnover to over £60m by FY27 – performance is currently ahead of business plan. Growth is supported by two well-invested sites with manufacturing capacity to deliver over and above the £60m turnover target. In the recent historical period FY21 and FY22 gross margins were impacted by an abnormal spike in raw pricing due to the conflict between Russia and Ukraine, as well as tail end supply issues triggered by Covid, both of which have since unwound and the company has subsequently implemented a more proactive approach to raw material price monitoring, enabling future price increases to be swiftly passed through to its customers.

	30/09/2020	30/09/2021	30/09/2022	30/09/2023	31/03/2024*
Turnover	£53,272,000	£46,420,000	£43,789,000	£45,402,000	£49,869,000
Net Profit	£3,870,000	£2,743,000	–£288,000	£2,957,000	£5,620,000
Net Worth	£24,020,000	£26,676,000	£18,653,000	£21,839,000	£24,823,000

*Figures based on previous 12 months to 31 March 2024 management accounts.



further information

DATA ROOM

Access to the data room for the property is available upon request.

EPCS

The properties have the following EPC ratings:

Unit 1 Plymouth Avenue	B (40)
Unit 2 Plymouth Avenue	B (45)
Unit 3 Plymouth Avenue	B (44)
Unit 4 Plymouth Avenue	B (39)
Beaufit Lane	B (42)

VAT

The property is not elected for VAT. As such there is no VAT payable on the purchase price.

proposal

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contact

For further information please contact:

Mark Tomlinson

mark@fhp.co.uk
07917 576 254

Anthony Barrowcliffe

anthony@fhp.co.uk
07557 972 008



IMPORTANT NOTICE:
Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 04/24. E&OE. Design by carve-design.co.uk 16561/8