

2 Pintail Close | Netherfield | Nottingham | NG4 2SG

Freehold Warehouse Investment For Sale

962.44m²
(10,360ft²)

- Self-contained unit
- Proposed income £90,000 per annum (£9 per ft²)
- Agreed to be let to Stark Building Materials UK Limited – strong covenant
- New 10 year lease with 5 year break from the date of completion
- Price - £1,300,000 to show 6.5% net of purchasing costs



FOR SALE



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Location

Nottingham is a major provincial city with substantial interests in retailing, manufacturing, education, call centre offices, warehousing and distribution. Victoria Business Park and Colwick lie approximately 4-5 miles east of Nottingham City Centre.

In recent years the accessibility to this area has improved by the construction of the Colwick Loop Road accessed via the A612 main arterial road serving the city. Shortly the Eastern Side Loop Road connecting Colwick with Mapperley Plains will be completed.

The subject property is located on the well-established Victoria Business Park which in itself is close to the Colwick Industrial Estate, Netherfield and the Loop Road. The property is located immediately behind the Morrisons Supermarket.

There are a number of new trade and retail elements being developed within the immediate vicinity including Teal Park currently under construction to provide 140,000 ft² of warehousing together with a Trade Park. Elsewhere Sainsburys have recently completed a new major superstore, opposite which a further Trade Park is in the process of being developed by Chancery Gate Developments with pre-lets having been agreed.

Major occupiers close by include Royal Mail, Pilkingtons and Findel Educational Systems Logistics Centre, Sports Direct and BCA Depot. Close by on the established Victoria Retail Park tenants include Next, B&Q, M&S Simply Food and Sport Direct/Everlast Gyms.





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Description

This property comprises a self-contained industrial building erected in 1997 and subsequently extended by way of a mezzanine floor to the warehouse. A further mezzanine floor utilised for office purposes has also been constructed as a tenant's improvement.

The property occupies a self-contained site with a direct frontage to Pintail Close and adequate circulation and car parking facilities.



The building consists of a main warehouse incorporating a two-storey office section to the front. At the end of the warehouse a mezzanine floor has been constructed for storage purposes.

The offices have been well fitted out to provide a combination of individual rooms and open plan offices together with male, female and disabled toilet facilities.

The property is of steel portal frame construction, the external walls being of 4.5" brickwork with an inner skin of blockwork, with the remaining element consisting of profiled cladding. The property has the benefit of full gas fire central heating and retro fitted air conditioning to part. The property is in excellent condition throughout.

We calculate the eaves height to be approximately 6.4m (21'0").



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Accommodation

The total accommodation including tenant's improvements is as follows:-

Description	m ²	ft ²
Warehouse	664.60	7,154
Warehouse Mezzanine	128.85	1,387
Ground Floor Offices	138.98	1,496
First Floor Offices	158.86	1,710
Additional First Floor Offices	86.40	930
Total	1,177.69	12,677

For the purposes of the rental agreement, the area is based upon a figure of 962.44m² (10,360ft²) which ignores the additional offices and mezzanine floor.



Tenure

Freehold.

Rating Assessment

Verbal enquiries of the Local Rating Authority provides the following information:-

Description: Factory and Premises
 Rateable Value: £40,000

The current rate in the £ is 49.7 pence.





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Lease

The property is agreed to be let to Stark Building Materials UK Limited (Company Registration No 01647362) for a term of 10 years from completion inside the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Sections 24-28) at an initial rent of £90,000 per annum.

A 3 month rent free period will be granted upon completion of the lease, to be treated as half rent for 6 months. The Vendor will make up the difference so that the full rent of £90,000 pa is payable from completion.

The lease will be subject to a Tenant's break at 5 years. If the tenant does not exercise the break clause a further 2 months rent free period will be granted and this will be treated as half rent for 4 months.

The rent will be subject to upward review only at the 5th anniversary.

The mezzanine and office within the warehouse are to be excluded from any rent reviews in the future. The area will be based upon an area of 10,360 ft² which is 962.44m².

As and when terms have been agreed for the purchase of this property by a third party, then there will be a simultaneous exchange and completion of the Agreement For Lease and Lease.



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Covenant

The Experian Credit Rating for Stark Building Materials UK Limited (Company Registration No 01647362) is as follows :-

Risk Score:	57/100
Risk:	Below Average Risk
Credit Limit:	£5,000,000
Credit Rating:	£2,500,000

The principal activities are shown as the merchandising of building materials and distribution of laminates, tiles and specialist timber wood products.

The parent company and ultimate holding company is Stark Group A/S.



Leases and Credit Checks

Copies of the proposed Lease, EPC and Credit Checks are available upon request.



EPC

This property has an energy rating of C expiring on 9th October 2028.





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Rental Evidence

Date	Scheme Name	ft ²	Rent per ft ²	Term	Tenant
Oct 2024	Teal Park, Colwick	20,841	£8.71	10 years 5 year break	Eurocar
Oct 2024	Teal Park, Colwick	17,785	£8.75	10 years 5 year break	Harlow Timber
Aug 2024	Power Park Nottingham	33,382	£8.75	10 years 5 year break	Cast Concrete Basins
Jan 2025	Centre 28 South Normanton	40,000	£8.00	9 years 5 year break	Medequip
Feb 2025	Indurent Park Derby	27,618	£10.00	10 years	Sinoboom

Site Area

We calculate the site area to be 0.246 hectares (0.596 acres).

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





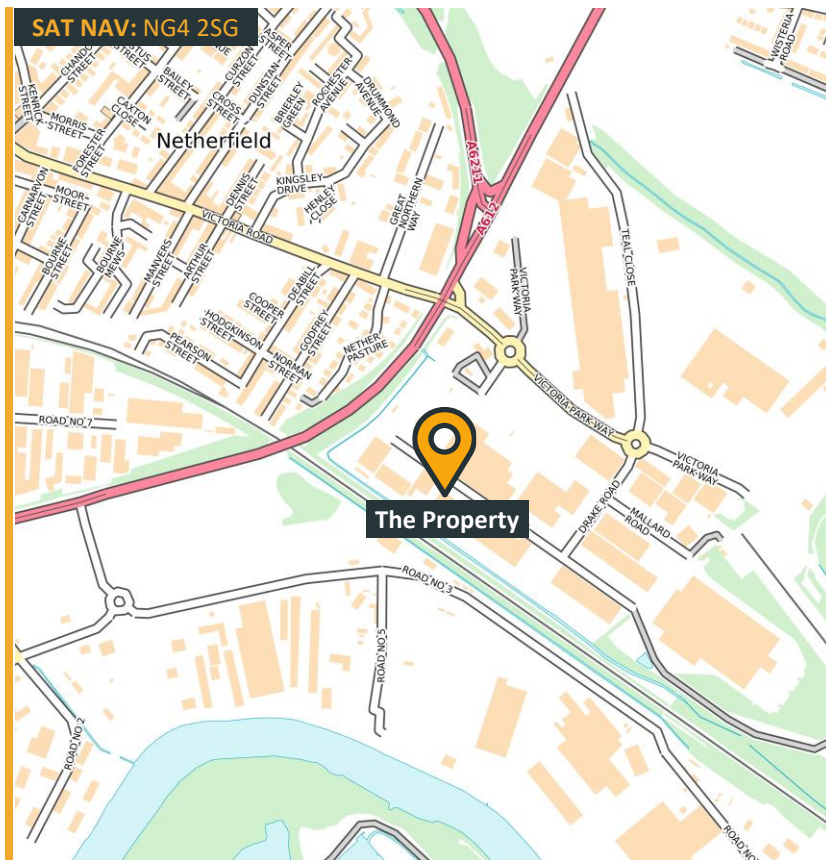
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Price

Offers are invited at £1,300,000 to show an initial yield of 6.5% net of purchasing costs.

VAT

The property is elected for VAT and therefore the sale will be as a TOGC.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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17/07/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.