Trent House | Mere Way | Ruddington Fields Business Park | Nottingham | NG11 6JS

Single let commercial investment let on a long term lease on the established Ruddington Fields Business Park

1,697m² (18,263ft²)

on 1.9 acres

- Detached life sciences/R&D building on a large plot
- Let on a lease expiring 24 Dec 2049 – 23 years unexpired
- Tenant break option 18 Dec 2031
- Let to Quotient Sciences Limited – very low risk covenant
- Tenant in occupation since original construction in 1999 producing £283,076.50 pa (£15.50 per ft²)
- Quoting price - £2,875,000 reflecting a net initial yield of 9.25%

FOR SALE

Location | Gallery | Contact

Location

The property is located on the well established Ruddington Fields Business Park which is located approximately 6 miles south of Nottingham City Centre and a short distance from the A60 (Loughborough Road) which provides excellent connectivity to major transport links, linking the A52 and Junctions 24 and 25 M1 Motorway and Loughborough to the south.

Ruddington Fields is home to well established regional and national occupiers including Vision Express, MHR, Experian, Ideagen and Capita and sits adjacent to the Rushcliffe Country Park and the affluent village of Ruddington. Trent House sits to the southern section of Ruddington Fields Business Park alongside three other buildings also occupied by Quotient Sciences, showing their commitment to the location.

Description

The property comprises a substantial detached two storey commercial premises which was purpose built in 1999 to provide ground floor wards for clinical trials with first floor laboratory, manufacture, production and associated offices.

The property benefits from a high parking ratio of 1:188ft² with 97 marked car parking spaces on a large oversized plot of 1.9 acres giving the ability for the building to be extended without negatively impacting the car parking ratios.


Ideagen
VisionExpress
MHR
Quotient Sciences
Nottingham College
Quotient Sciences
Quotient Sciences
Capita


HEXAGON
experian.
Quotient Sciences
Quotient Sciences
Quotient Sciences
Greene Tweed
Trent House

Floor Areas

We understand that the property has the following net internal areas:

Description	M²	Ft²
Ground Floor	848	9,132
First Floor	848	9,132
Total	**1,697**	**18,263**

(This information is given for guidance purposes only)

Occupational Lease

The property is held on an occupational lease by Quotient Sciences Limited on the following terms:

- Lease dated: 23 March 2022
- Tenant: Quotient Sciences Limited
- Guarantor: Watch Bidco Limited
- 25 year lease from 25 December 2024 expiring 24 December 2049
- Tenant only break option on 18 December 2031
- Passing rent of £283,076.50 per annum, reflecting £15.50 per ft²
- 5 yearly upwards only market rent reviews

As such should the tenant not exercise their break in 2031 the purchaser will benefit from a further 18 years unexpired until the end of the lease, 23 years in total.

Tenant Profile and Covenant

Quotient Sciences Limited is a global contract research, development and manufacturing organisation specialising in the development and manufacture of pharmaceutical products. The company supports pharmaceutical and bio technology businesses through a range of services including drug development, clinical research, manufacturing and testing processes.

The company was established in 1990 and has grown into an international organisation which employs over 1,300 people. Trent House is the company's headquarters alongside other business on Ruddington Fields Business Park, with additional facilities in the UK and the United States.

Quotient Sciences operates from specialist scientific and manufacturing facilities providing laboratory, research and production operations to support the pharmaceutical development process, all of which are carried out within Trent House and the other associated buildings on the business park.

Experian Rating: 100/100 – very low risk

	YE Dec 2022	YE Dec 2023	YE Dec 2024
Turnover	£81.8m	£74.3m	£71.3m
Pretax Profit	£21.1m	£12.6m	(-£8.9m)
Net Worth	£116.5m	£125.9m	£113.9m

Tenure

Freehold – subject to the occupational lease.

Proposal

The freehold interest is available at a quoting price of:

£2,875,000
(Two million eight hundred and seventy-five thousand pounds)

This reflects net initial yield of 9.25% and a low overall capital value of £157.42 per ft².

EPC

The property has an EPC rating of C-60.

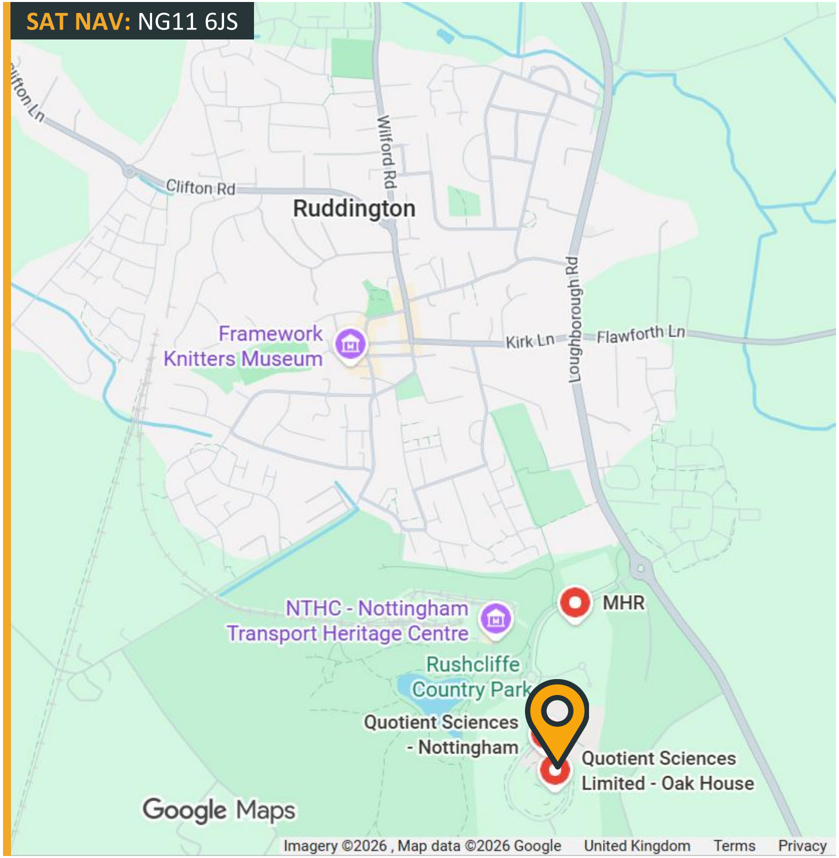
VAT

The property is registered for VAT. It is envisaged that the transaction will proceed by way of a transfer of a going concern (TOGC).

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

SAT NAV: NG11 6JS



Anti Money Laundering Legislation

FHP will be required by law to undertake identity checks and provide confirmation of the purchaser's entity in parallel with financial terms being agreed.

Further Information

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

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