





We are instructed to seek offers in excess of **£12,000,000 (Twelve Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 6.00%** and an anticipated **Reversionary Yield of c.7.97%**, subject to purchaser costs of 6.71%.

This reflects a **low Capital Value of £136 per sq ft.**

INVESTMENT SUMMARY

- A rare opportunity to acquire a highly reversionary South East multi-let trade estate;
- Aylesford is a thriving employment centre located just 35 miles south east of Central London. It benefits from excellent transport links, being adjacent to Junction 5 of the M20 Motorway, connecting to the M25 Motorway 16 miles to the west;
- The property is situated on Mills Road in the centre of the well-established Quarry Wood Industrial Estate;
- The property is currently configured as seven units. The total area extends to approximately 88,472 sq ft (GIA);
- Long established occupiers include The BSS Group, Speedy Asset Services, DH Mansfield Group, Alpha Therm and The Cashmere Caveman Company;
- Fully let to five tenants with a current rent of £767,080 per annum reflecting £8.67 per sq ft;
- There are six lease events within the next 18 months providing an opportunity to significantly increase rental income;
- The estate is highly reversionary with a headline ERV of £1,019,280 per annum, reflecting £11.52 per sq ft overall;
- Site area of approximately 4.46 acres providing a low site cover of 41%;
- The property has a WAULT of 2.5 years to lease expiries and 2.3 years to lease breaks;
- Occupiers in the vicinity include Tesco, Screwfix, Wolseley, DS Smith and Rexel;
- Freehold.