

Christopher Dee

# Investment Opportunity

**MODERN, RECENTLY REFURBISHED,  
INDUSTRIAL PREMISES**

**LINKS**  
Commerce Park

FACTORY ROAD, SANDYCROFT,  
**DEESIDE** CH5 2DD

**EVRI**  
delivery made for you

**RC**  
Rutter Commercial Ltd





## MULTI-LET INDUSTRIAL INVESTMENT PROMINENTLY LOCATED ON SANDYCROFT INDUSTRIAL ESTATE

- Excellent connectivity via the M56 to the North West and the A494 and A55 to North Wales.
- Modern, **detached refurbished industrial premises** divided to provide 2 separately accessed units and dedicated yards extending to **21,428 sq ft**.
- Let to the excellent covenant of **Evri Ltd** and **Rutter Commercials Ltd**.
- Passing rent of **£177,500 pa** reflecting an average rent of **£8.28 psf**.
- WAULT of 5 years to expiry and 4.3 years to break.
- Site area of **1.07 acres** providing a site cover of 44.1%.
- **Freehold**.

## PROPOSAL

Offers are sought in excess of

**£2,000,000**

**(Two Million Pounds)**

subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 8.35%**  
and a **capital value of £93 psf**.

Subject to purchaser's costs of 6.28%.

# LOCATION

## DRIVE TIMES



### ROAD

Chester	7 miles	18 mins
Ellesmere Port	9 miles	22 mins
Liverpool	18 miles	35 mins
Junction 20, M6	26 miles	28 mins
Manchester	45 miles	55 mins
Leeds	85 miles	1 hr 30 mins
Birmingham	98 miles	1 hr 40 mins
London	220 miles	3 hrs 30 mins



### PORTS

Port of Mostyn	17 miles	28 mins
Birkenhead Docks	17 miles	30 mins
Port of Liverpool (Seaforth)	27 miles	40 mins
Holyhead Port	77 miles	1 hr 15 mins



### AIR

Hawarden Airport	1.8 miles	5 mins
Liverpool John Lennon	28 miles	35 mins
Manchester Airport	37 miles	35 mins



## CAR DRIVE TIMES

10 mins	20 mins
30 mins	40 mins



DEESIDE IS A PRIME INDUSTRIAL LOCATION AND ONE OF THE PRINCIPAL INDUSTRIAL HUBS IN THE NORTH WEST REGION BENEFITTING FROM EXCELLENT ACCESS TO THE NATIONAL MOTORWAY NETWORK.

The property is located approximately 7 miles (11 km) to the North West of Chester, 18 miles (29 km) South of Liverpool and 45 miles (72 km) West of Manchester.

Due to its excellent connectivity by land, air and sea, and a substantial nearby labour supply, Deeside has proven extremely popular to a huge range of occupiers across a wide variety of industries including food production, aerospace, pharmaceuticals, paper, packaging and engineering.



## SITUATION



THE SUBJECT PROPERTY IS  
PROMINENTLY LOCATED ON  
THE WELL-ESTABLISHED  
SANDYCROFT INDUSTRIAL  
ESTATE WITH GATED  
ACCESS VIA FACTORY ROAD.

The area is located close to the A494, A550 and A5117 dual carriageway which links to the M56, approximately 7 miles to the northeast and the A55 which connects the North West of England with North Wales and forms part of the outer ring road of Chester.

The property is situated within Deeside Enterprise Zone, a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale. Deeside Enterprise Zone is home to highly skilled, contemporary manufacturing across a diversity of sectors - from aerospace and automotive to electronics and pharmaceuticals, construction, food and sustainable energy.

**Nearby occupiers include:**







A548

DEESIDE INDUSTRIAL ESTATE



A55



A494



A494

M56

RIVER DEE



NJG Flintshire



CRYPTO LINK LTD

FACTORY ROAD



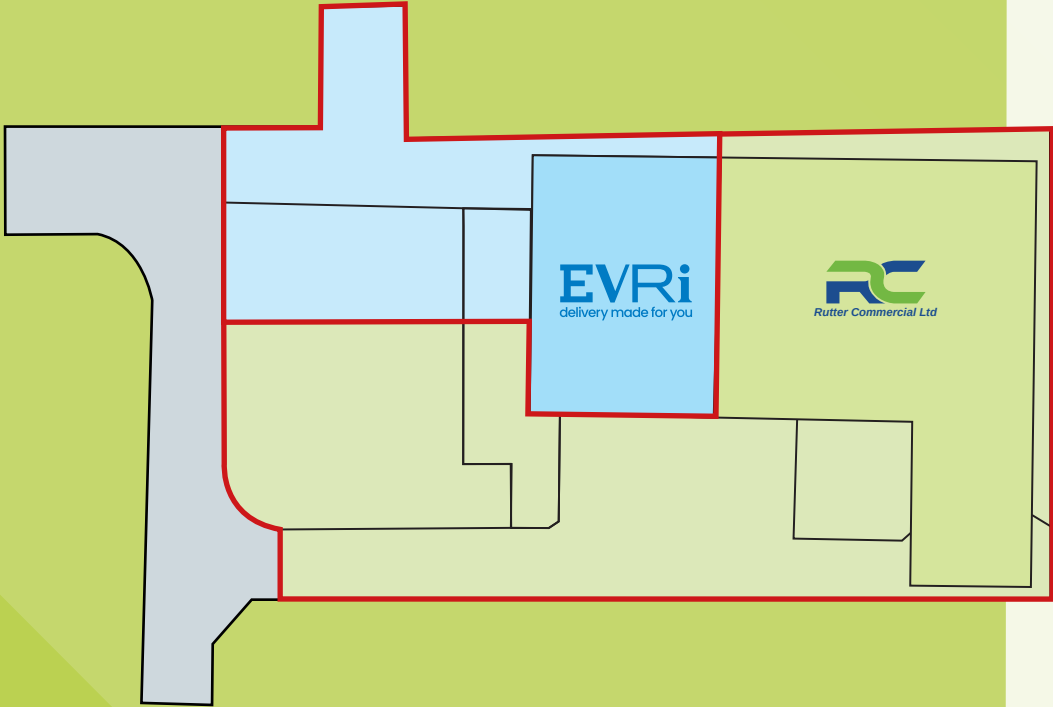
LINKS  
Commerce Park



# DESCRIPTION

The property comprises a modern, refurbished detached industrial property built to the following specification:

- Steel portal frame construction
- Profile sheet cladding beneath a pitched metal roof
- Eaves height of 5.5m
- 3 sectional up and over loading doors
- LED lighting throughout
- 2 storey office accommodation in each unit
- Large concrete yard spanning the full width of the property
- Secure fully fenced and gated site



# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis, as follows:



UNIT 1	SQ M	SQ FT
Warehouse	635.20	6,837
Ground Floor Office	39.33	423
Sub-Total	674.53	7,260



UNIT 2	SQ M	SQ FT
Warehouse	1,275.26	13,727
Ground Floor Office	41.03	442
Sub-Total	1,316.29	14,168

TOTAL	1,990.82	21,428
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# SITE AREA

The site is edged in red and extends to **approximately 1.07 acres** (excluding the access roads), this reflects a site cover of 44.1%.

# TENANCY SCHEDULE



Unit	Size (sqft)	Tenant	Lease Start	Break Date	Lease Expiry	Passing Rent (£pa)	Passing Rent (£psf)	Comments
1	7,260	Evri Limited	17/10/2024	28/02/2028	28/02/2030	£67,500	£9.30	Schedule of Condition.
2	14,168	Rutter Commercials Ltd	01/04/2025		31/03/2030	£110,000	£7.76	Outside the LTA 1954 Sections 24-28. Schedule of Condition. Rutter Commercials have sub-let 2,580 sq ft of their demise to LT&T Ltd at a rate of £20k pa on a coterminous lease.
Total		21,428				£177,500*		

\* Rutter Commercial year 1 £75,000, Year 2 £110,000. Vendor to top up to year 2 rent.



## COVENANTS

### Evri Limited (03900782)

Established in 1974 in Yorkshire as Grattan Mail Order, Evri is the UK's leading dedicated parcel delivery company, which has tripled in size over the last five years.



For the year ending 2nd March 2024, Evri reported a turnover of £1.68Bn and a profit of £118.5 Million.

### Rutters Commercials Ltd (12566228)

Rutter Commercials Ltd is a rapidly growing HGV cab and trailer repair and servicing company, offering both on-site and roadside diagnostics and repairs, as well as mid-to-long-term HGV hire. The company operates across North Wales and North West England, serving clients such as Jack Richards, HLL Davies, Carney Plant, Alltruck Group, Krystals, Coles & Sons, and Hire Co.



Recent updates to DVSA regulations have increased trailer brake testing requirements to every six weeks, driving a surge in demand across the industry.



# INVESTMENT MARKET



Date	Address	Size (sqft)	WAULT	Rent (£psf)	Price	NIY	Capital Value (£psf)
Sep-24	Speedy Hire, Quakers Coppice	10,151	5.00	£8.00	£1.20m	6.39%	£118
Sep-24	The Clearway Group, Runcorn	10,324	5.50	£8.48	£1.10m	7.52%	£107
Aug-24	HFD, Bredbury	13,390	6.00	£10.83	£2.15m	6.35%	£161
Jul-24	Delifresh, Widnes	16,000	5.00	£8.00	£1.88m	6.30%	£118
May-24	Think Hire, Oldham	14,020	5.00	£8.55	£1.82m	6.20%	£133
Apr-24	Greenbridge Technology, Knowsley	12,072	3.25	£7.00	£1.385m	5.76%	£115
Mar-24	RMD Kwikform, Skelmersdale	23,012	2.25	£7.30	£2.80m	5.59%	£122



## TENURE

The property is held Freehold.

## EPC

The property has an EPC rating of B.  
Certificates can be provided upon request.

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

The property will be elected for VAT and it is proposed that the sale will be treated as a Transfer of a Going Concern (TOGC).



# LINKS

## Commerce Park

FACTORY ROAD,  
SANDYCROFT,  
DEESIDE

## CONTACT

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an inspection, please contact:

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# Christopher Dee

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RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

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