

# UNITS 15 & 19

## POUNDBURY WEST INDUSTRIAL ESTATE

DORCHESTER, DT1 2PG

**FREEHOLD | SINGLE-LET  
FOR SALE**



# INVESTMENT SUMMARY

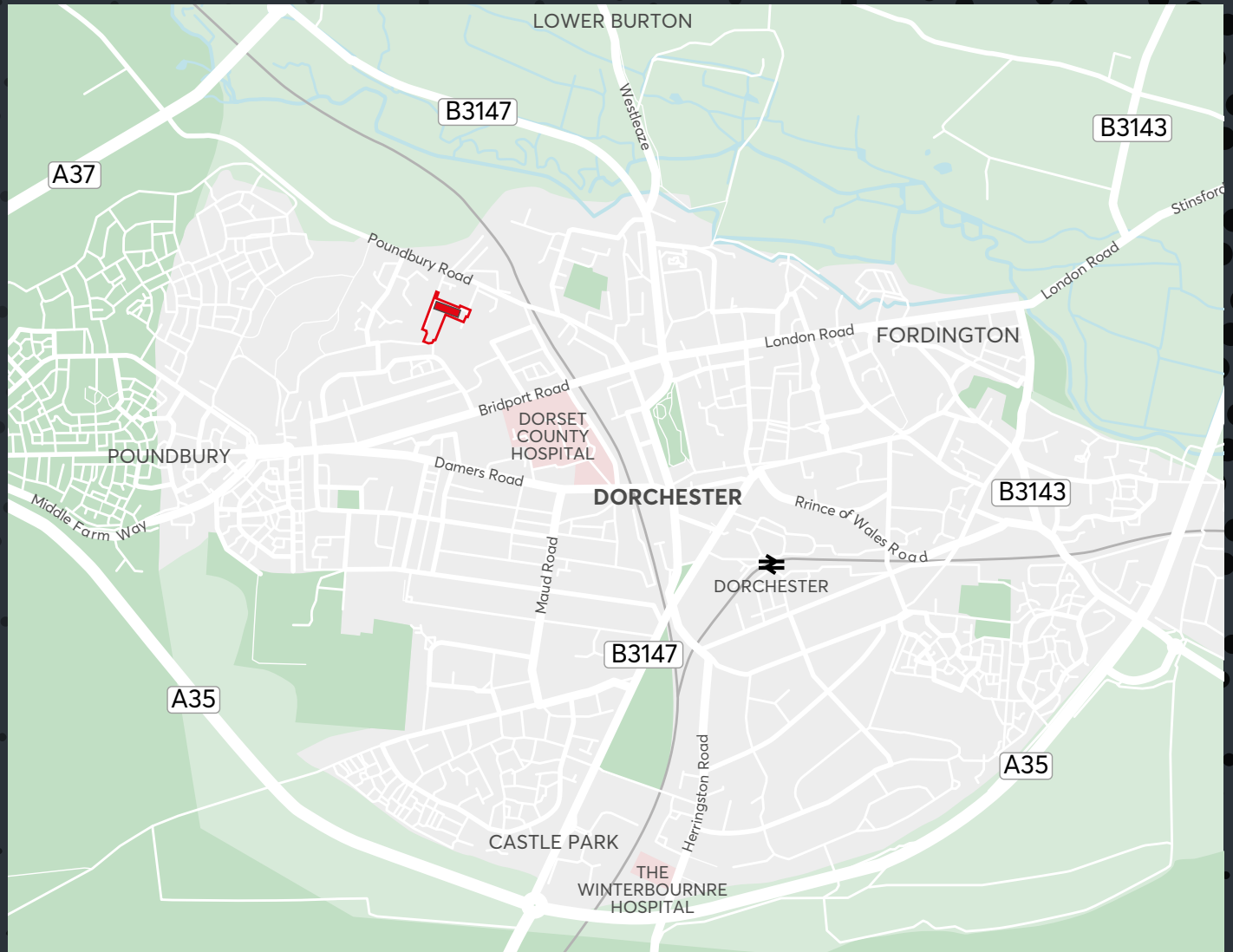
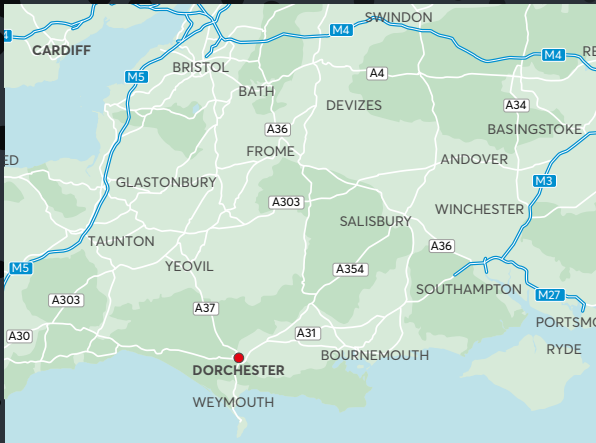
- Located approx. 1 mile from Dorchester town centre on Poundbury West Industrial Estate, a well-established industrial/trade location
- Detached industrial building developed in 2006, comprising two units totalling 18,577 sq ft
- Freehold site measuring 1.59 acres, representing a low site coverage of 27%
- Single-let to Jewson Limited on FRI terms
- 25.25 year term from 24 March 2006 expiring 23 June 2031 (approx. 6.9 years unexpired)
- The passing rent is £160,000pa reflecting £8.67 per sq ft
- 5 yearly open market rent reviews, next due on 24/06/2026
- Unit 15 is sub-let to Screwfix Direct Limited
- Seeking offers in excess of £2,500,000 reflecting a NIY of 6%



# LOCATION

Dorchester is the affluent county town in the heart of Dorset with a catchment population of approximately 95,300 residents. The town sits on the banks of the River Frome approximately 20 miles west of Poole, 8 miles north of Weymouth and 187 south west of London. The town has excellent road communications links due to its location on the A35, which links up to the M27/M3 and the national road network.

The town also benefits from good rail services with rail journey times to London taking approximately two and a half hours. The closest airport to the town is Bournemouth International Airport offering both national and international flights. The airport is located approximately 30 miles to the east of the town, with travel time of approximately 50 minutes.





SCREWFIX  
OPEN 7 DAYS

SCREWFIX  
OPEN 7 DAYS

By the World

# SITUATION



The property is well located approximately 1 mile from Dorchester town centre, just off Poundbury Road leading from the B3150 Bridport Road.

Poundbury West Industrial Estate is a well-established industrial/trade location with surrounding occupiers including Howdens, Denmans Electrical, Toolstation, Travis Perkins and Bradfords Building Supplies.



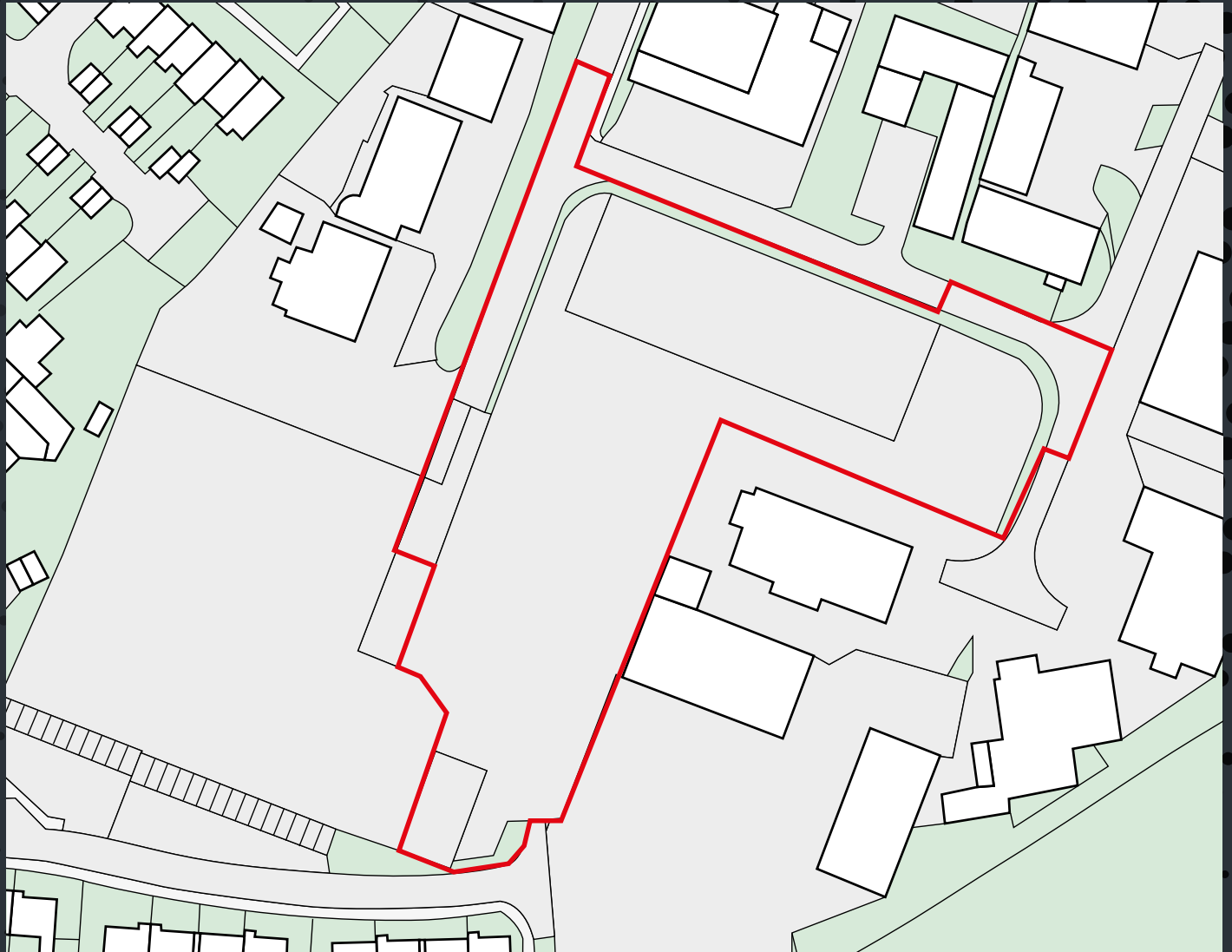
# DESCRIPTION

The property is a detached industrial building comprising two units totalling approximately 18,577 sq ft. The site is shaped as an inverted "L" measuring approximately 1.59 acres, representing a low site coverage of 27%.

The building was constructed in 2005/6 of steel portal frame with an approximate eaves height of 5.7m to the underside of the haunches. Unit 19 benefits from 2 no. electrically operated roller shutters and Unit 15 from one.

The smaller of the two units (Unit 15) measures approx. 4,660 sq ft and is sub-let to Screwfix.

Unit No.	Tenant	Area (Sq M)	Area (Sq Ft)
Unit 19	Jewson	1,292.89	13,917
Unit 15	Screwfix	432.94	4,660
<b>Total</b>		<b>1,725.83</b>	<b>18,577</b>



# DESCRIPTION



FREEHOLD SINGLE-LET SITE FOR SALE

Units 15 & 19 Poundbury West Industrial Estate, Dorchester, DT1 2PG

# TENURE / TENANCY / COVENANT

## TENURE

The property is held freehold under title number DT337653.

## TENANCY

- | The property is single-let to Jewson Limited on FRI terms
- | 25.25 year term from 24 March 2006 expiring 23 June 2031 (approx. 6.9 years unexpired)
- | The passing rent is £160,000 per annum reflecting £8.67 per sq ft overall
- | 5 yearly open market rent reviews, next due on 24/06/2026
- | Unit 15 is sub-let to Screwfix Direct Limited on the following terms:
  - 8.5 year term commencing 07 December 2022 expiring 31 May 2031
  - The tenant has a break option on 07/12/2027
  - Initial rent of £28,400 per annum reflecting £6.09 per sq ft.
  - Subject to open market review on 07/12/2027

## COVENANT INFORMATION

Jewson Limited is a dormant company which is 100% owned by Stark Building Materials UK Limited. For the past 3 years they have reported a Net Worth of £15M. Stark Building Materials UK Limited have a Creditsafe Rating of 100 A reflecting "Very Low Risk". A summary of their recent accounts is set out below:

	YE 31/12/2022	YE 31/12/2021	YE 31/12/2020
Turnover	£2,248,866	£2,128,582,000	£1,751,727,000
Pre-tax Profit	£60,148,000	-£23,591,000	-£215,563,000
Net Worth	£192,179,000	193,477,000	£45,212,000





# FURTHER INFORMATION

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## VAT

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

## EPC

| Unit 15 rating      D 96

| Unit 19 rating      D 99

Copies of the certificates are available in the data room.

## DATA ROOM

Access to the data room is available on request.

## AML

A successful bidder will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## PROPOSAL

Offers are sought in excess of £2,500,000 (Two million five hundred thousand pounds) reflecting a net initial yield of 6% assuming standard purchaser's costs at 6.38% and a capital value of £135 per sq ft.

## ALDER KING INVESTMENT CALCULATOR

[www.alderking.com/investment-calculator](http://www.alderking.com/investment-calculator)

## FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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## CONTACT

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