KING STREET
REAL ESTATE

FOR SALE GREATER MANCHESTER
INDUSTRIAL INVESTMENT PORTFOLIO

TR PROJECT POD

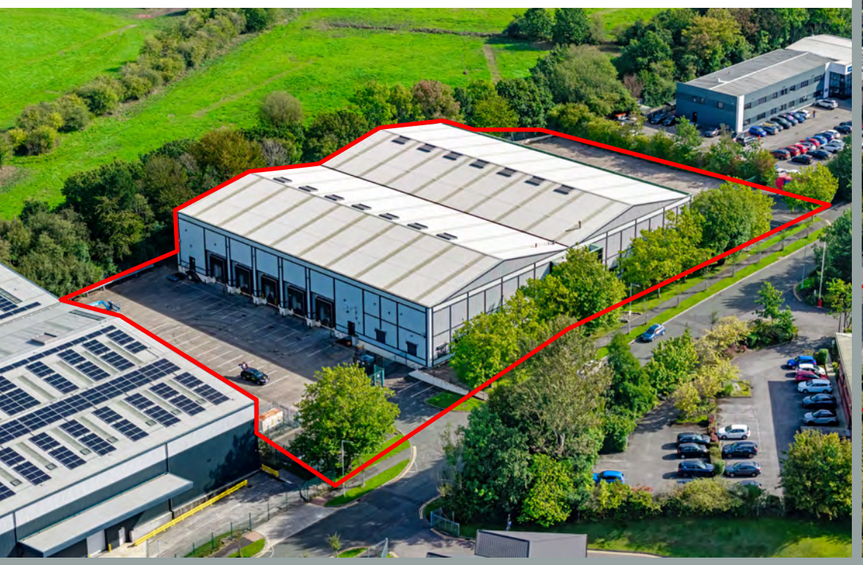
A PORTFOLIO OF THREE SINGLE-LET INDUSTRIAL PROPERTIES



STOCKPORT I WIGAN I MIDDLETON

INVESTMENT SUMMARY

BREDBURY INDUSTRIAL ESTATE, STOCKPORT



WHEATLEA INDUSTRIAL ESTATE, WIGAN



STAKEHILL INDUSTRIAL ESTATE, MIDDLETON



THE OPPORTUNITY

A rare opportunity to acquire a portfolio of three single let, detached industrial units in established Greater Manchester locations, totalling 106,532 sq ft (GIA). The headline income totals £1,010,855 pa, comprising two occupied units and a fully refurbished unit offered with a 12-month rent and rates guarantee.

INVESTMENT HIGHLIGHTS

- Three detached industrial units situated on established Greater Manchester estates at Stockport, Wigan and Middleton.
- Excellent motorway access, with Bredbury situated immediately off the M60, Middleton off the M62 and Wigan off the M6.
- Combined area of 106,532 sq ft (GIA), totalling 5.29 acres, with secure, self-contained sites, with dedicated yards and parking.
- **Carrs House, Bredbury Industrial Estate, Stockport** is let to DPD on a new 5-year lease (break at year 3) at £428,328 pa (£12.00 psf).
- **Caxton Close, Wheatlea Industrial Estate, Wigan** is let to Velocity Leisure Limited until 14 March 2031 at £362,000 pa (£7.81 psf).
- **Unit 2, Stakehill Industrial Estate, Middleton** has recently been fully refurbished and offered with a 12-month rent and rates guarantee at £220,527 pa (£9.00 psf).
- Total headline income of £1,010,855 pa with a weighted average unexpired lease term of approximately 4.7 years to expiry (3.6 years to breaks) across the let units at Bredbury and Wigan.
- Bredbury and Wigan are held freehold. Stakehill is held long leasehold (999 years).

LOCATION OVERVIEW

1 BREDBURY INDUSTRIAL ESTATE
CARRS HOUSE,
HORSFIELD WAY,
STOCKPORT SK6 2SU

2 WHEATLEA INDUSTRIAL ESTATE
CAXTON CLOSE,
WIGAN WN3 6XU

3 STAKEHILL INDUSTRIAL ESTATE
UNIT 2, STAKEHILL LANE,
MIDDLETON, MANCHESTER
M24 2UG



c.65% INCREASE
North West prime industrial rents 5 year growth.

£15 PSF
Prime new build rents for mid box units in the North West.

£463m
North West industrial investment in H1 2026 across 32 deals.

£1.19bn
North West industrial investment in 2025 across 84 deals, in line with the five-year average of £1.18bn

£285m
Under offer going into H2 2026 (16 deals).

1.20m SQ FT
Big box space under construction across the region, with no speculative units over 300,000 sq ft

TRIPOD PROJECT

TENANCY SCHEDULE

	Property	Tenant	Area (sq ft)	Lease Start	Lease Expiry	Tenant Break Option	Rent Review	Rent (£ pa)	Rent (£ psf)	Unexpired Term (Years)	Comments
1	Carrs House, **Bredbury Industrial Estate,** Stockport SK6 2SU	DPD Group UK Ltd	35,694	10/09/2026	09/09/2031	09/09/2029	-	428,328	12.00	4.86	4 months rent free to 09/01/2027, to be topped up by the vendor. If the break is not exercised, the tenant will receive a further 3 month's rent free. Fully repairing and insuring lease subject to a photographic schedule of condition. The tenant benefits from security of tenure under the L&T Act 1954.
2	**Wheatlea Industrial Estate,** Caxton Close, Wigan WN3 6XU	Velocity Leisure Ltd	46,335	15/03/2016	14/03/2031	-	15/03/2026, settled at £362,000 pa	362,000	7.81	4.37	Guaranteed by Run A Mocha (Liverpool) Ltd, plus a personal guarantee capped at £50,000. £50,000 rent deposit held. Tenant break (15/03/2026) not exercised. Fully repairing and insuring lease subject to a photographic schedule of condition. The tenant benefits from security of tenure under the L&T Act 1954.
3	Unit 2, **Stakehill Industrial Estate,** Middleton M24 2UG	Vacant - 12-month rent and rates guarantee	24,503	-	-	-	-	220,527	9.00	-	Recently refurbished. Sold with a 12-month rent and rates guarantee.
	Total		**106,532**					**1,010,855**	**9.49**	**4.64**	

1

BREDBURY INDUSTRIAL ESTATE

CARRS HOUSE I HORSFIELD WAY I STOCKPORT I SK6 2SU



Freehold
Industrial
Investment

Let to

dpd

Excellent
Access to M60
(Orbital Ring Road)

TR PROJECT POD

SUMMARY

LOCATION

Prominently situated on Horsfield Way within Bredbury Industrial Park, one of South Manchester's principal industrial estates, within 0.5 miles of Junction 25 of the M60.

TENANCY

Let to DPD Group UK Ltd on a new full repairing and insuring lease for a term of 5 years from 10 September 2026, with a tenant break option at the end of year 3, at a rent of £428,328 pa (£12.00 psf). The vendor will top up the 4-month rent-free period.

SIZE

A modern detached warehouse extending to 35,694 sq ft (3,316 sq m) GIA on a site of 1.918 acres, with two secure yards.

TENURE

Freehold.

Modern detached industrial unit
35,694 sq ft (3,316 sq m) 1.918 acre site

1

BREDBURY INDUSTRIAL ESTATE

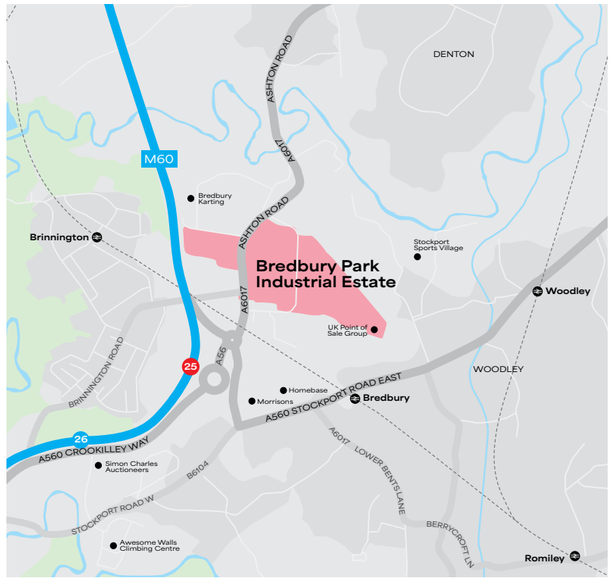
CARRS HOUSE I HORSFIELD WAY I STOCKPORT I SK6 2SU

LOCATION

Bredbury lies on the eastern side of Stockport, approximately 6 miles south-east of Manchester City Centre.

The property has excellent road connections, with Junction 25 of the M60 approximately 0.5 miles to the south-west, providing access to the wider North West motorway network including the M67, M56 and M62.

Stockport Town Centre is approximately 2.4 miles to the south-west, Bredbury railway station is 1.4 miles away and Manchester Airport is approximately 9 miles to the south-west.







SITUATION

The property is situated fronting Horsfield Way within Bredbury Industrial Park, one of South Manchester's principal industrial estates.

Access from Junction 25 is gained by heading north along Ashton Road (A6017), taking the first right onto Bredbury Parkway and the second right onto Horsfield Way.

CONNECTIVITY

Destination	Distance
M60 (J25)	0.5 miles
Bredbury Station	1.4 miles
Stockport Town Centre	2.4 miles
Manchester City Centre	6 miles
Manchester Airport	9 miles









BREDBURY INDUSTRIAL ESTATE

CARRS HOUSE I HORSFIELD WAY I STOCKPORT I SK6 2SU





Photos taken prior to DPD commencing fitout.

1

BREDBURY INDUSTRIAL ESTATE

CARRS HOUSE I HORSFIELD WAY I STOCKPORT I SK6 2SU

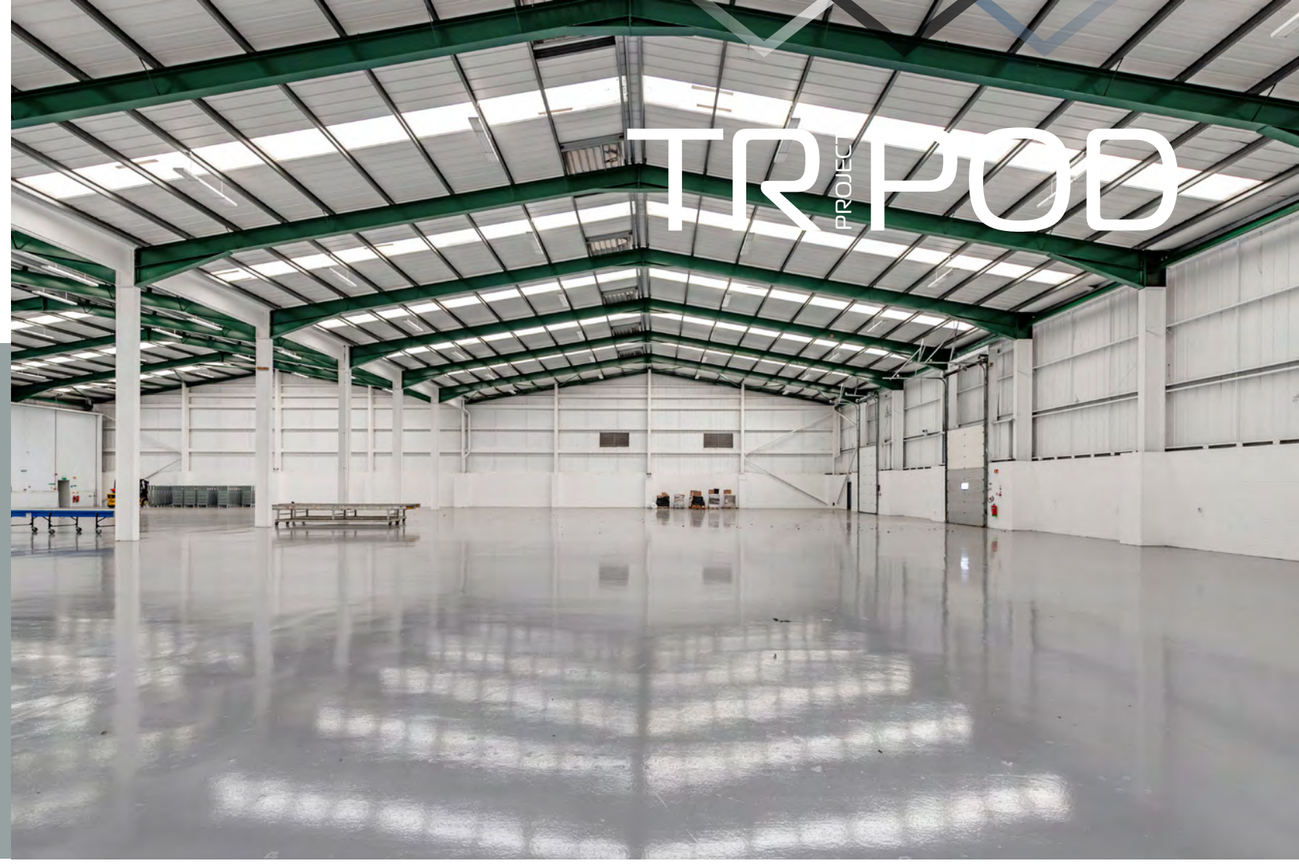
DESCRIPTION

The property comprises a modern detached industrial/warehouse unit of steel portal frame construction beneath a pitched profile-clad roof. The unit provides 8m clearance to the underside of the haunch, and loading is via five dock level doors and two level access doors, served by two secure, surfaced yards each approximately depth of 30m.

An attractive glazed reception leads to integral ground floor offices and ancillary accommodation. The site extends to 1.918 acres, providing a low site cover of approximately 43%.

SPECIFICATION

- Steel portal frame construction
- Pitched profile clad roof and elevations
- 8m clearance to underside of haunch
- 5 dock loading doors
- 2 level access loading doors
- Attractive glazed reception
- Integral ground floor offices
- 2 secure surfaced yards (approx. 30m depth)







ACCOMMODATION

From measurements taken on site, the property provides the following Gross Internal Areas (GIA):

Description	sq ft	sq m
Warehouse	30,810	2,862.32
Reception/Offices/Ancillary	4,884	453.74
Total	**35,694**	**3,316.05**

1

BREDBURY INDUSTRIAL ESTATE

CARRS HOUSE I HORSFIELD WAY I STOCKPORT I SK6 2SU

TENANT COVENANT

DPD is one of the UK's leading parcel delivery companies and part of Geopost, the parcel division of La Poste Groupe.

The lease is granted to DPD Group UK Ltd (Company No. 00732993), DPD's main UK operating company, incorporated in 1962 and owned by Geopost Holdings Limited.

	29-12-24	29-12-23
Turnover	£1.5bn	£1.47bn
Operating profit	£219m	£225.7m
Pre-tax profit	£198m	-

TENANCY

Tenant	DPD Group UK Ltd (Company No. 00732993)
Lease start	10/09/2026
Lease expiry	09/09/2031 (5 years)
Break option	Tenant break on 09/09/2029 (end of year 3), on 6 months' notice
Rent review	None
Passing rent	£428,328 pa (£12.00 psf)
Rent free	An initial 4 months expiring on 09/01/2027 (to be topped up by the vendor). A further 3 month period from 10/09/2029 if the tenant break option is not exercised.
Repair	Fully repairing and insuring lease subject to a photographic schedule of condition.
1954 Act	Inside

TR PROJECT POD

LETTING COMPARABLES

Property	Address	Date	Size	Tenant	Rent (£ psf)	Condition
Unit 2 Castlehill	Horsfield Way, Castlehill Industrial Estate, Bredbury SK6 2SU	Under offer	26,991 sq ft	Under Offer	£13.50 psf	Modern Refurbished
Units 8-9, Lowry Park	Lowry Park, Grimshaw Lane, Manchester M40 2BA	Jul 2026	56,009 sq ft	CAF Rail	£14.50 psf	New build
Bay 1 Longwood Park	Longwood Park, Trafford Park M17 1PZ	Jun 2026	28,961 sq ft	MKM Building Supplies	£12.60 psf	Modern Refurbished
Unit 2 Leo Industrial Estate	Leo Industrial Estate, Mosley Road, Trafford Park M17 1JS	Apr 2026	22,356 sq ft	Polish Village Bakery	£12.50 psf	Modern Refurbished
Unit 1 Sharston Green	Sharston Industrial Estate, Wythenshawe M22 4TY	Apr 2026	28,117 sq ft	Geodis	£11.50 psf	Modern Refurbished
Unit B Parkgate Close	Bredbury Industrial Estate, Bredbury SK6 2SZ	Jun 2025	21,440 sq ft	Rogers Wholesale	£12.45 psf	Modern Refurbished

2

WHEATLEA INDUSTRIAL ESTATE

CAXTON CLOSE I WIGAN I WN3 6XU



Freehold
Industrial
Investment

Let to

VELOCITY PADEL CLUB

TRIPOD PROJECT

SUMMARY

LOCATION

Situated on Caxton Close within the established Wheatlea Industrial Estate at Marus Bridge, with direct access to the A49 Warrington Road and within 2 miles of Junction 25 of the M6.

TENANCY

Let to Velocity Leisure Limited (operating as an indoor padel centre) on a full repairing and insuring lease expiring 14 March 2031, providing approximately 4.5 years unexpired, at a rent of £362,000 pa (£7.81 psf) following the increase at the March 2026 rent review.

SIZE

A modern self-contained industrial/ warehouse unit extending to 46,335 sq ft (4,304.66 sq m) on a secure site of 2.23 acres, with 105 car parking spaces.

TENURE

Freehold.

A modern self-contained warehouse / industrial unit **46,335 sq ft 2.23 acre site** within 2 miles of J25 M6

2

WHEATLEA INDUSTRIAL ESTATE

CAXTON CLOSE I WIGAN I WN3 6XU

LOCATION

Wigan is strategically located on the western edge of the Greater Manchester conurbation, with Manchester approximately 18 miles to the east, Preston approximately 18 miles to the north and Liverpool approximately 20 miles to the west.

The town benefits from excellent motorway access, with Junctions 25, 26 and 27 of the M6 to the west of the town and Junction 6 of the M61 approximately 6 miles east. The A577 links to the M58, providing direct access to Liverpool.

Wigan North Western Station provides direct services to London Euston in just over two hours via the West Coast Main Line. Pemberton and Bryn stations are within approximately 2 miles of the property, and Manchester and Liverpool John Lennon airports are both approximately 25 miles away.







SITUATION

The property is located on Caxton Close within the established Wheatlea Industrial Estate in the Marus Bridge area of Wigan, approximately 3 miles south of Wigan town centre.

The estate has direct access to the A49 Warrington Road, the main arterial route between Wigan town centre and Newton-le-Willows, which provides excellent access to Junction 25 of the M6 within 2 miles. The A580 East Lancashire Road is less than 4 miles away.

The property is accessed via its own security entrance off Caxton Close and adjoins the Wheatlea Park pub and hotel.

The immediate area is home to a wide range of occupiers, including BHW Components, Heinz, Saica, British Red Cross, Flowtech and Premier Inn. The adjacent Marus Bridge Retail Park includes Asda, Sainsbury's, Aldi, B&M, Homebase and McDonald's.

CONNECTIVITY

Destination	Distance
M6 (J25)	< 2 miles
Wigan Town Centre	3 miles
A580 East Lancashire Road	< 4 miles
Pemberton Station	1.8 miles
Bryn Station	2.1 miles
Manchester Airport	25 miles
Liverpool JL Airport	26 miles

2









WHEATLEA INDUSTRIAL ESTATE

CAXTON CLOSE I WIGAN I WN3 6XU





2

WHEATLEA INDUSTRIAL ESTATE

CAXTON CLOSE I WIGAN I WN3 6XU

DESCRIPTION & SPECIFICATION

The property comprises a modern, self-contained industrial/warehouse facility of single-span portal frame construction, with insulated cladding to the roof and elevations and translucent roof lights. The warehouse provides a clear height of 6.05m to the underside of haunch.

A two-storey office and amenity block is built within the main structure, including a reception, canteen and offices over ground and first floors. Loading is via level access doors to both the front and rear.

The property sits within a secure, fully fenced site of approximately 2.23 acres with a security entrance gate, CCTV, external lighting and a large car park to the front providing 105 spaces. The unit is currently occupied as an indoor padel centre.

- Single-span portal frame construction
- Insulated clad roof and elevations
- Translucent roof lights
- 6.05m eaves rising to 8.25m apex
- Front and rear level access loading
- Heating and lighting to the warehouse
- Dedicated electricity sub-station
- Two-storey office/amenity block within the main building
- CCTV security and external lighting
- Fully fenced site with security entrance gate
- Large car park with 105 spaces
- EPC rating C (60)



ACCOMMODATION

From measurements taken on site, the property provides the following Gross Internal Areas (GIA):

Description	sq ft	sq m
Warehouse	33,785	3,138.7
Ground floor canteen / amenity	3,104	288.4
Ground floor office / amenity	3,171	294.6
First floor original offices	3,104	288.4
First floor additional offices	3,171	294.6
Total	**46,335**	**4,304.66**

The site extends to approximately 2.23 acres (0.9 hectares), representing a low site cover of approximately 41%.

2

WHEATLEA INDUSTRIAL ESTATE

CAXTON CLOSE I WIGAN I WN3 6XU



TENANT COVENANT

Velocity Leisure Limited operates the property as an indoor padel centre.

The company was incorporated on 28 January 2015 and has occupied Caxton Close since its lease began in March 2016.

Velocity Leisure Limited is wholly owned by S&C Leisure Holdings Limited.

The lease is further secured by a guarantee from Run A Mocha (Liverpool) Limited, a £50,000 rent deposit and a personal guarantee capped at £50,000.

The tenant has committed to a fit out of the unit in excess of £500,000.

TENANCY

Tenant	Velocity Leisure Limited (Company No. 09410038)
Guarantor	Run A Mocha (Liverpool) Limited, plus a personal guarantee capped at £50,000 and a £50,000 rent deposit
Lease start	15/03/2016
Lease expiry	14/03/2031 (15 years)
Break options	None remaining (tenant break on 15/03/2026 not exercised)
Rent review	15 March 2026 review (upward only to open market rent), settled at £362,000 pa
Passing rent	£362,000 pa (£7.81 psf)
Repair	Fully repairing and insuring lease subject to a photographic schedule of condition (November 2015)
1954 Act	Inside

TR PROJECT POD

LETTING COMPARABLES

Property	Address	Date	Size	Tenant	Rent (£ psf)	Condition
Bredbury Park	Bredbury Park Way, Stockport SK6 2TJ	Aug 2026	79,259 sq ft	FyterTech	£10.50 psf	Modern Refurbished
K53, Knowsley	Acornfield Road, Knowsley Business Park, Knowsley L33 7TH	Q2 2026	52,947 sq ft	Applied Nutrition	£10.00 psf	New Build
Unit 1 Sharston Green Sharston	Sharston, Wythenshawe, Manchester M22 4TY	Apr 2026	28,117 sq ft	Geodis	£11.50 psf	Modern Refurbished
Widnes 54	Gorsey Point, Gorsey Lane, Widnes WA8 0RN	Sept 2025	54,456 sq ft	Yusen Logistics	£9.50 psf	New Build
BP71 Boston Park	Old Boston Trading Estate, Wilcock Road, Haydock WA11 9SQ	Q4 2024	71,222 sq ft	Aimia Foods	£8.75 psf	Modern Refurbished

3

STAKEHILL INDUSTRIAL ESTATE

UNIT 2 I STAKEHILL LANE I MIDDLETON I MANCHESTER I M24 2UG



Virtual
Freehold

Fully
Refurbished

12 month
Rent & Rates Guarantee

Excellent
Access to M62 and A627(M)

TR PROJECT POD

SUMMARY

LOCATION

Situated on Stakehill Industrial Estate, one of the North West's premier industrial and distribution locations, 0.5 miles from the A627(M) and 1.5 miles from Junction 20 of the M62.

TENANCY

Currently vacant following a comprehensive refurbishment. The vendor will provide a 12-month rent and business rates guarantee from completion, based on a rent of £220,527 pa (£9.00 psf).

SIZE

A detached warehouse/industrial unit extending to 24,503 sq ft (2,276.4 sq m) GIA on a self-contained, secure site of 1.14 acres.

TENURE

Long leasehold. Held for a term of 999 years from 31 May 2000, with approximately 972 years unexpired. There is a 2-year option to acquire the freehold for £1 running from 18th September 2025 to 18th September 2027.

Fully refurbished industrial unit
24,503 sq ft (2,276.4 sq m) 1.14 acre site
12-month rent and rates guarantee

3

STAKEHILL INDUSTRIAL ESTATE

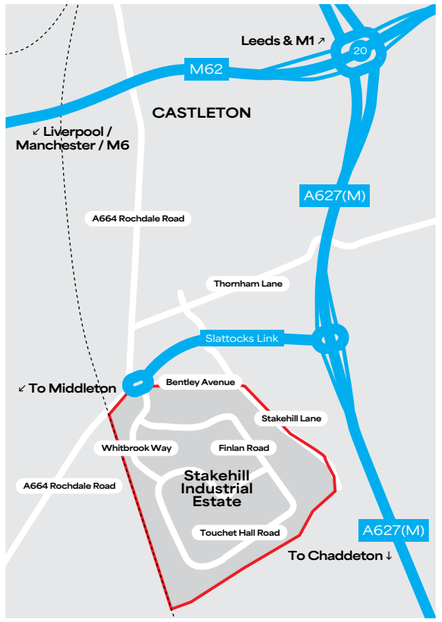
UNIT 2 I STAKEHILL LANE I MIDDLETON I MANCHESTER I M24 2UG

LOCATION

Stakehill Industrial Estate has long been established as one of the premier industrial and distribution locations in the North West of England.

The estate lies approximately 8 miles north of Manchester City Centre, between the M60 and M62 motorways, and is well placed to serve the north, east and west of Greater Manchester as well as Yorkshire and Lancashire.

The estate has excellent motorway access, located immediately adjacent to the A627(M), which provides direct access to Junction 20 of the M62 within 1.5 miles and Junction 21 of the M60 approximately 2.5 miles to the south. Manchester Airport is approximately 22 miles to the south.







SITUATION

The property is located in the north-east corner of the estate, fronting Stakehill Lane. Stakehill Industrial Estate extends to approximately 200 acres and provides over 2.5 million sq ft of industrial and distribution space.

Nearby occupiers include Dunlop, Sykes, Booker Wholesale, Greene King, DHL, CEVA Logistics, Yodel, Evri, Parcelforce, Scania, Toolstation and Vitafoam.

CONNECTIVITY

Destination	Distance
A627(M)	0.5 miles
M62 (J20)	1.5 miles
M60 (J21)	2.5 miles
Rochdale	4 miles
Oldham	5 miles
Manchester City Centre	8 miles
Mills Hill Station	1 mile
Manchester Airport	22 miles
Port of Liverpool	1 hour

3









STAKEHILL INDUSTRIAL ESTATE

UNIT 2 I STAKEHILL LANE I MIDDLETON I MANCHESTER I M24 2UG





3

STAKEHILL INDUSTRIAL ESTATE

UNIT 2 I STAKEHILL LANE I MIDDLETON I MANCHESTER I M24 2UG

DESCRIPTION

The property comprises a detached, fully refurbished 3 bay warehouse/industrial unit set within a self-contained, fenced and gated site of approximately 1.14 acres.

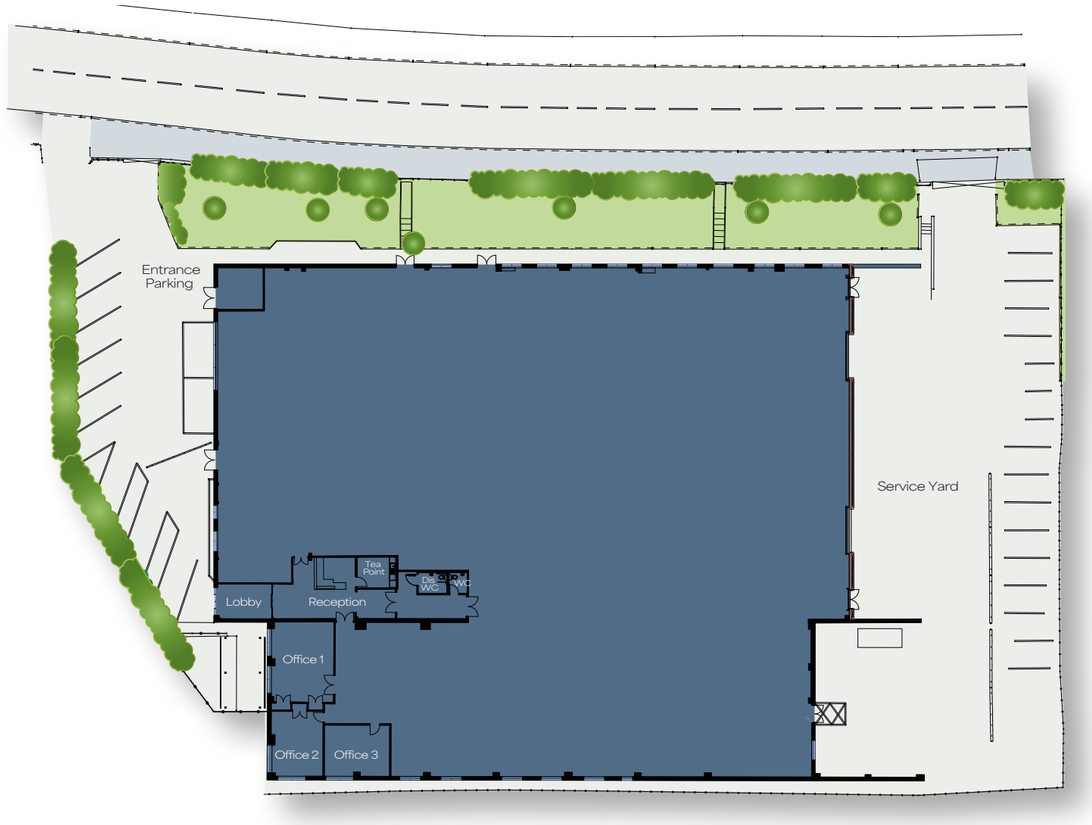
The unit benefits from a separate service yard and dedicated car parking, with open plan offices and a modern lobby/reception area.

SPECIFICATION

- Fully refurbished
- Self-contained secure site
- Fenced and gated
- LED lighting
- Separate service yard and car parking
- 400kVA electricity supply
- 1.14 acre site
- Eaves height of 5m to the apex

TRIPOD PROJECT

SITE PLAN



ACCOMMODATION

The property provides the following approximate Gross Internal Areas (GIA):

Description	sq ft	sq m
Warehouse	22,570	2,096.80
Office / Amenity	1,933	179.58
Total	**24,503**	**2,276.38**

3

STAKEHILL INDUSTRIAL ESTATE

UNIT 2 I STAKEHILL LANE I MIDDLETON I MANCHESTER I M24 2UG





TR PROJECT POD

LETTING COMPARABLES

Property	Address	Date	Size	Tenant	Rent (£ psf)	Condition
Unit A Britannia Business Park	Unit A Britannia Business Park, The Valley, Bolton BL2 2HP	Jul 2026	16,749 sq ft	Withheld	£10.00 psf	Secondary Refurbished
Unit 10-12 Southgate Industrial Estate	Unit 10-12 Southgate Industrial Estate, Heywood OL10 1PW	Apr 2026	30,008 sq ft	Withheld	£8.00 psf	Unrefurbished
Electron Stakehill	Finlan Road, Stakehill Industrial Estate, Middleton M24 2RW	Q4 2025	82,506 sq ft	Charles & Ivy	£8.50 psf	Modern Refurbished
Unit B Broadgate Business Park	Unit B Broadgate Business Park, Oldham OL9 0JA	Nov 2025	10,811 sq ft	Eco Belt	£9.50 psf	Modern Refurbished
2 Omega Drive	Cadishead Way, Irlam M44 6GR	Oct 2025	60,883 sq ft	Media Co Group	£9.50 psf	Modern Refurbished
Unit G1 Stakehill	Touchet Hall Road, Stakehill Industrial Estate, Middleton M24 2SJ	Q2 2025	76,834 sq ft	Apparel Brands	£8.75 psf	Secondary Refurbished
Link 95	Heywood Distribution Park, Heywood OL10 2SB	Q1 2024	95,980 sq ft	N Brown Group	£8.00 psf	New Build

NORTH WEST INDUSTRIAL MARKET

The North West is one of the UK's strongest industrial investment and occupational markets. The region benefits from direct access to the national motorway network as well as a working age population of nearly 5 million people, which supports its substantial manufacturing and logistics sectors, driven by deep occupier demand across the warehouse, industrial, and trade counter markets.

Rental growth has been driven by constrained supply, rising construction costs and sustained occupier demand. Prime rents for new build mid-box units now stand at £15 psf, with modern second-hand refurbished space achieving £12-£13 psf.

Investor demand has been resilient. Value-add mid-box assets continue to attract strong interest, with purchasers targeting stabilised yields of 7% or above. H1 2026 volumes totalled £463m across 32 deals, of which 14 were below £5m, and a further £285m (16 deals) was under offer going into H2.

	Address	Sold Date /Status	Size	Price	Cap Val (Psf)	NIY	Tenant	WAULT (Years)	Comments
	XPO Logistics, Greenfold Way, Leigh Business Park, Leigh WN7 3BD	Quoting	41,766 sq ft (site 8.07 acres)	£8,360,000 (Quoting)	£200	7.00%	XPO Transport Solutions UK Ltd	4.85	Low site cover c.13.4% (c. 3.5 acres overage). 2.85 years to break.
	DHL, Unit 1 Blackheath Lane, Manor Park, Runcorn WA7 1SE	Q4 2026	72,317 sq ft	£11,950,000	£165	6.80%	DHL	10	
	Unit 5, Agecroft Industrial Estate, Salford	Q3 2026	60,310 sq ft	£9,350,000	£155	5.00%	Bunzl UK Limited	6.8	Low rent passing of £8.29 psf with OMV review in c. 2.25 years
	The Vella Group, Trafford Park, Manchester	Q1 2026	20,521 sq ft	£4,250,000	£207	3.51%	Karl Vella Group	4.4	Immediate reversion. Low passing rent at £7.75. Outstanding sep 2025 rent review to settle to OMV with an ERV of £15 psf.
	Churchill Point, Trafford Park, Manchester M17 1BL	Q4 2025	45,133 sq ft	£8,700,000	£193	4.50%	Hyva UK	8	Higher of OMV or indexation at next review (in c. 3 years)
	Unit A Parkgate Close, Bredbury SK6 2SZ	Q2 2024	13,390 sq ft	£2,180,000	£163	6.25%	Headlam Group	10	6 years to break.
	Pfeifer Drako, Marshfield Bank, Crewe CW2 8UY	Q2 2026	19,758 sq ft	£1,800,000	£91	7.70%	Pfeifer Drako Limited	10	
	Premier Point, Aston Lane, Preston Brook, Runcorn WA7 3GG	Q2 2026	95,503 sq ft	£9,300,000	£97	5.74%	EV Cargo	7.5	Fully refurbished with OMV review in 2.5 years
	Dearboy Petcare, Unit F Spectrum Business Park, Wrexham LL13 9QA	Q2 2026	112,711 sq ft	£10,000,000	£89	7.00%	Dearboy Pet Care Ltd	7.5	
	Senator Point, Knowsley Industrial Park, Liverpool L33 7RR	Q2 2026	66,674 sq ft	£6,000,000	£90	6.90%	Clarke Energy Ltd	8.2	4 buildings, all let to one tenant.
	14c Charon Way, Westbrook, Warrington WA5 7YD	Quoting	45,714 sq ft	£5,000,000 (Quoting)	£109	–	VP	–	
	QC65, First Avenue, Poynton SK12 1ND	Q3 2026	65,000 sq ft	£8,300,000	£128	–	VP	–	Recently fully refurbished and sold to an owner occupier
	2 Tallow Way, Fairhills Industrial Estate, Irlam M44 6RJ	Q2 2026	15,566 sq ft	£1,950,000	£125	–	VP	–	
	Fieldgate, Marshgate Industrial Estate, Widnes, WA8 8UA	Q1 2026	25,414 sq ft	£2,500,000	£98	–	VP	–	

EPC

Carrs House, Bredbury	**C (54)**
Caxton Close, Wigan	**C (60)**
Unit 2, Stakehill, Middleton	**C (53)**

Copies are available on request.

VAT

Bredbury and Wigan will be treated as Transfer of Going Concerns and VAT will be payable on the Stakehill apportionment.

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.

FOR SALE GREATER MANCHESTER
INDUSTRIAL INVESTMENT PORTFOLIO

TR PROJECT POD

A PORTFOLIO OF THREE SINGLE-LET INDUSTRIAL PROPERTIES

PROPOSAL

We are instructed to seek offers in excess of

£12,600,000

(Twelve Million Six Hundred Thousand Pounds) for the freehold and long leasehold portfolio, subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield (blended) of 7.50%** on the headline rent of **£1,010,855 pa,** assuming purchaser's costs of 6.90%, creating a **low capital value of £118 per sq ft.**

FURTHER INFORMATION

To discuss the opportunity or arrange an inspection, please contact King Street Real Estate.

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