

INVESTMENT FOR SALE
NEW BUILD CARBON NEGATIVE
INDUSTRIAL UNIT (EPC A+)

**SPEEDY HIRE, CLEATOR MILL,
CUMBRIA CA23 3FA**



Christopher Dee



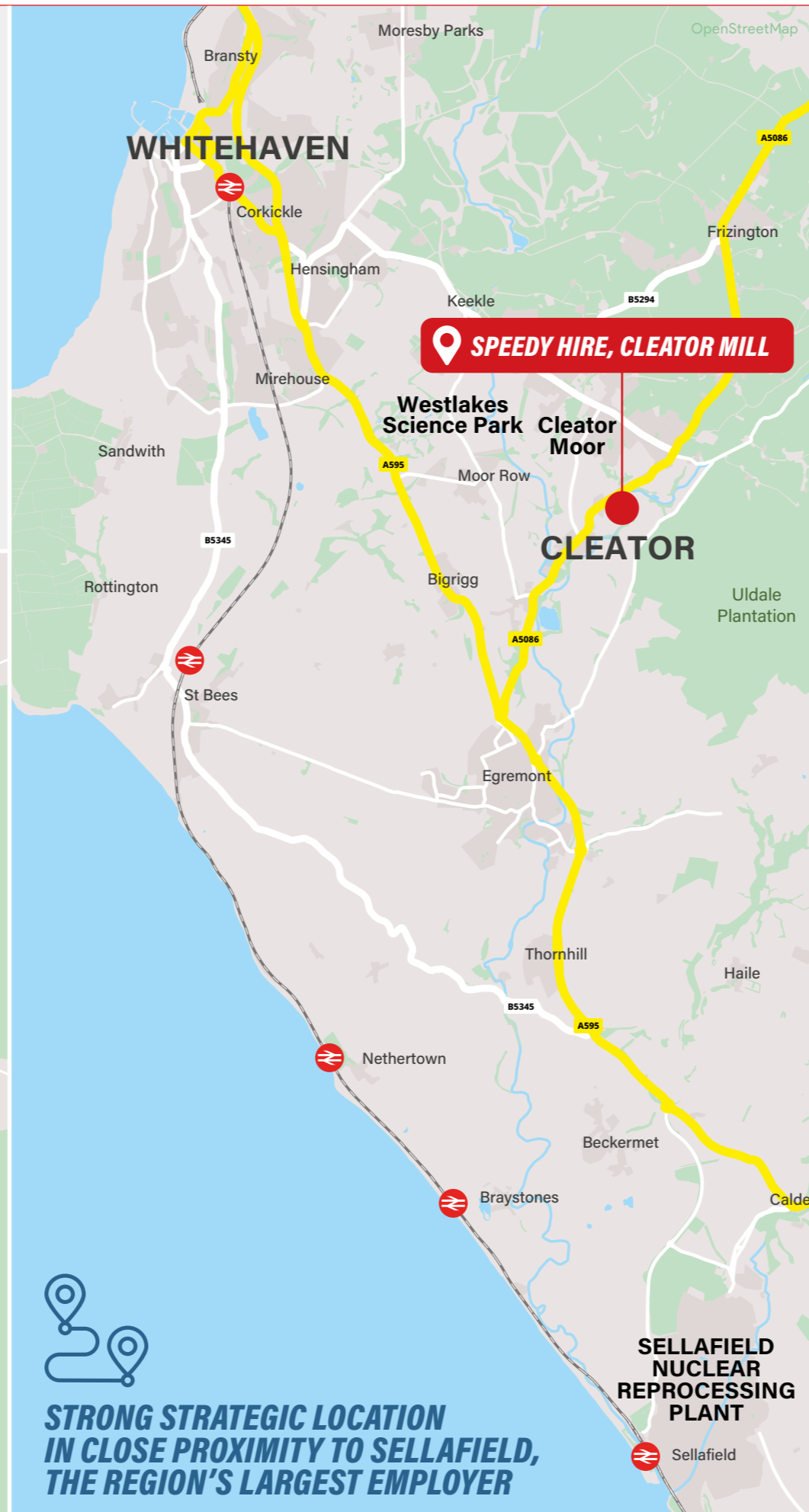
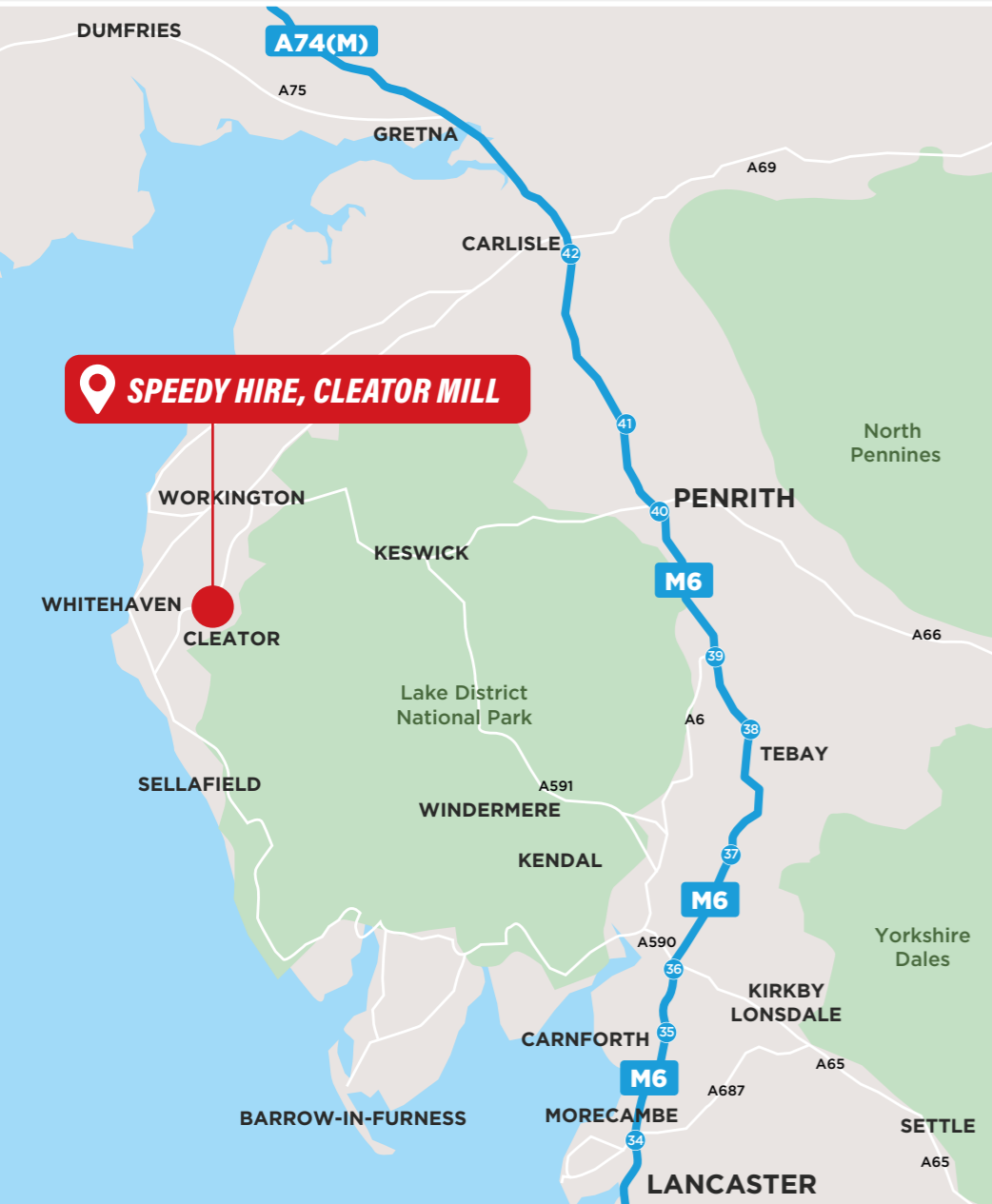
INVESTMENT SUMMARY

- New build, highly specified detached industrial unit extending to 10,191 sqft.
- Strong strategic location in close proximity to Sellafield Power Station, the region's largest employer.
- Best in class energy sustainability credentials achieving a rare EPC A+ (-4) rating.
- Carbon negative.
- Let to Speedy Asset Services for an unbroken term of 10 years with effect from 6th January 2025 at a passing rent of £105,000 pa (£7.85 psf and an additional £25,000 pa for the secure concrete yard area).
- Additional Income from a Power Purchase Agreement equating to an estimated £10,739 pa and reviewed annually to RPI.
- Day one income of £115,739 pa.
- Site area of 1.37 acres, providing a low site cover of just 17%.
- Upwards Only OMRV on the 5th anniversary of the term.
- Freehold.
- Offers are sought in excess of **£1,560,000** (One Million, Five Hundred and Sixty Thousand Pounds) subject to contract and exclusive of VAT.
- Assuming purchasers' costs of 6.13%, a purchase at this level reflects an attractive **Net Initial Yield of 7.00%** and a **Capital Value of £153 psf**.

LOCATION

CLEATOR MILL IS SET ON THE EDGE OF CLEATOR MOOR ON THE WEST COAST OF CUMBRIA. THE LOCATION IS APPROXIMATELY 40 MILES SOUTHWEST OF CARLISLE AND 40 MILES WEST OF PENRITH.

Westlakes Science Park and the University of Lancaster Westlakes Campus are situated 3 miles to the west and the town of Whitehaven is 5.5 miles to the northwest.



**STRONG STRATEGIC LOCATION
IN CLOSE PROXIMITY TO SELLAFIELD,
THE REGION'S LARGEST EMPLOYER**

CLEATOR MOOR

Cleator Moor was awarded £40.9m in 2019 as part of the Government Town Fund Initiative and matched funding.

The money is to be invested in four key areas of the town, including developing a new innovation campus on Leconfield Industrial Estate, one mile from Cleator Mill.

The investment will attract a host of high-quality skilled engineering and support jobs to the area.

Other occupiers in Cleator Moor include:

- Travis Perkins
- Romar Innovate (JBS Group)
- Sellafield Engineering Centre of Excellence
- Capital Aluminium
- Forth Engineering

SELLAFIELD

Cleator Mill is situated 7 miles north of Sellafield Power Station, which is undergoing decommissioning by the Nuclear Decommissioning Authority (NDA) at a total cost of £136 billion over a further 100 year project timeline.

The scale of the decommissioning project at Sellafield dwarfs other major UK infrastructure projects with an estimated total cost of £136bn.

- Phase 1 HS2: £57bn
- Heathrow Runway 3: £14bn
- New Dreadnought submarine procurement: £41bn

CLEATOR MILL

THE PROPERTY IS LOCATED ON A NEW BUILD INDUSTRIAL ESTATE AND BUSINESS PARK CONSTRUCTED ON THE HISTORIC FORMER CLEATOR MILLS SITE ON THE BANKS OF THE RIVER EHEN IN CLEATOR.

Set back from Main Street in landscaped grounds, the Cleator Mill site is within easy access to the A595 (1.8 miles) at Egremont.

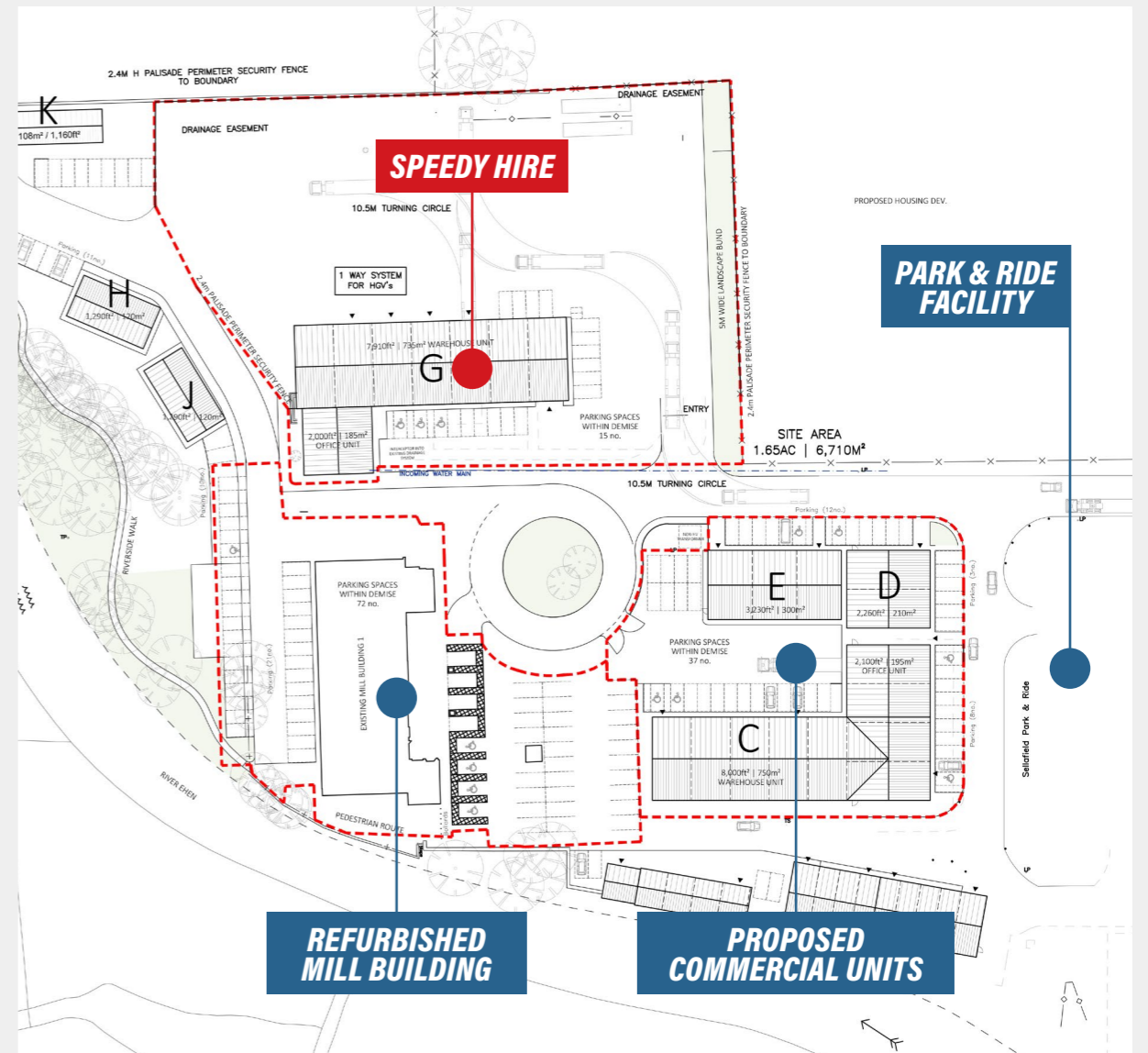
Part of the estate is occupied by Sellafeld Limited as a park and ride facility accommodating 600 vehicles.

The adjacent listed mill building is currently being refurbished by our client to create high quality office premises for React Engineering Ltd (Decommissioning Specialists) and will accommodate 60 highly qualified employees on PC in late 2025.

Our client proposes further phases of commercial development on the site, with consent obtained for three commercial units totalling 15,590 sq ft.



Image: Manning Elliott Partnership



DESCRIPTION

The subject property comprises a highly specified, modern detached industrial unit extending to 10,191 sq ft on a self-contained site of 1.37 acres.

The property was completed in January 2025 and Speedy Hire have just taken possession.

ACCOMMODATION

| USE | SIZE (SQM) | SIZE (SQ FT) |
|-------------------|---------------|---------------|
| INDUSTRIAL | | |
| GROUND FLOOR | 745.50 | 8,021 |
| | 745.50 | 8,021 |
| OFFICE | | |
| GROUND FLOOR | 99.51 | 1,071 |
| FIRST FLOOR | 102.07 | 1,099 |
| | 201.58 | 2,170 |
| TOTAL | 947.08 | 10,191 |



SPECIFICATION



STEEL FRAME CONSTRUCTION WITH PROFILED SHEET CLADDING



MINIMUM EAVES HEIGHT 7.5M



PROFILED INSULATED ROOFING SHEET CLADDING WITH 4 NO. PHOTOVOLTAIC PANELS FIXED TO THE ROOF STRUCTURE



LARGE SELF-CONTAINED YARD AREA, WITH ELECTRONICALLY GATED ACCESS



DEDICATED CAR PARKING SPACES FOR 19 VEHICLES INCLUDING 3 DISABLED SPACES



WELL SPECIFIED, INTEGRAL TWO-STOREY OFFICE ACCOMMODATION



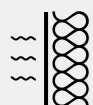
LED LIGHTING THROUGHOUT



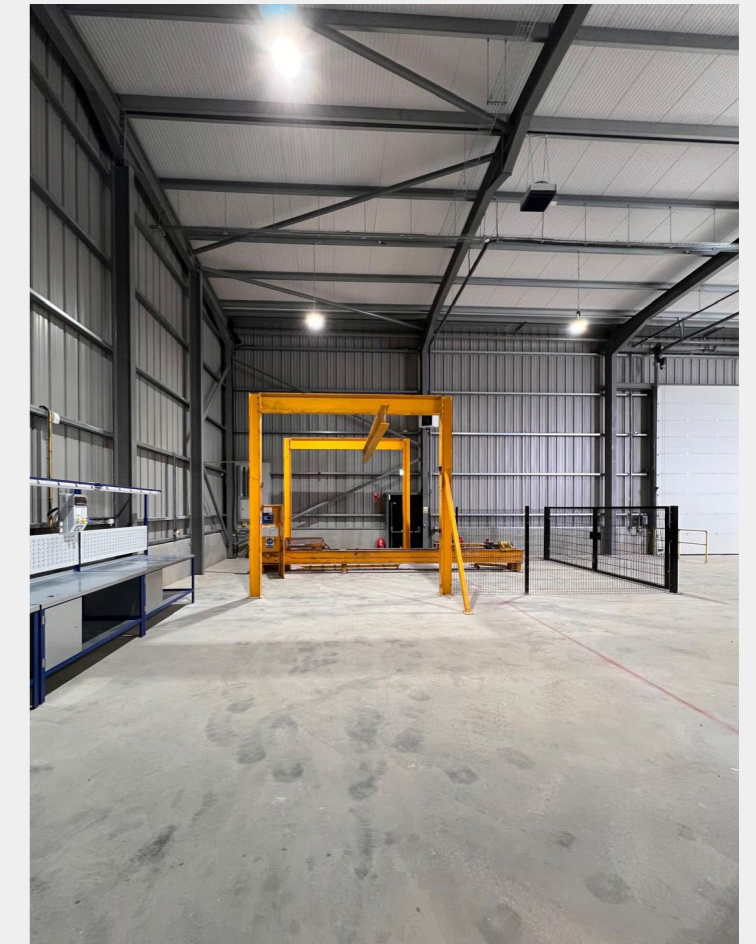
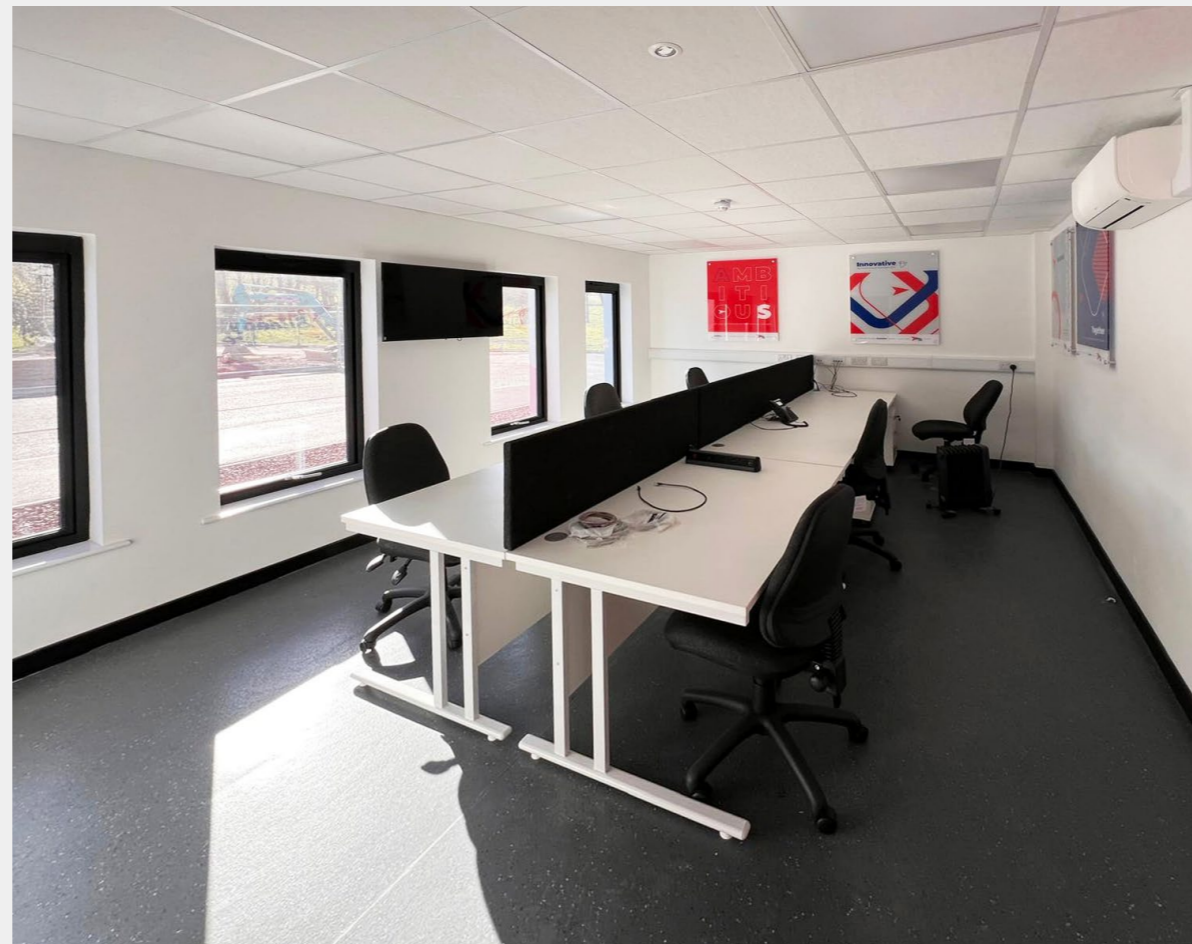
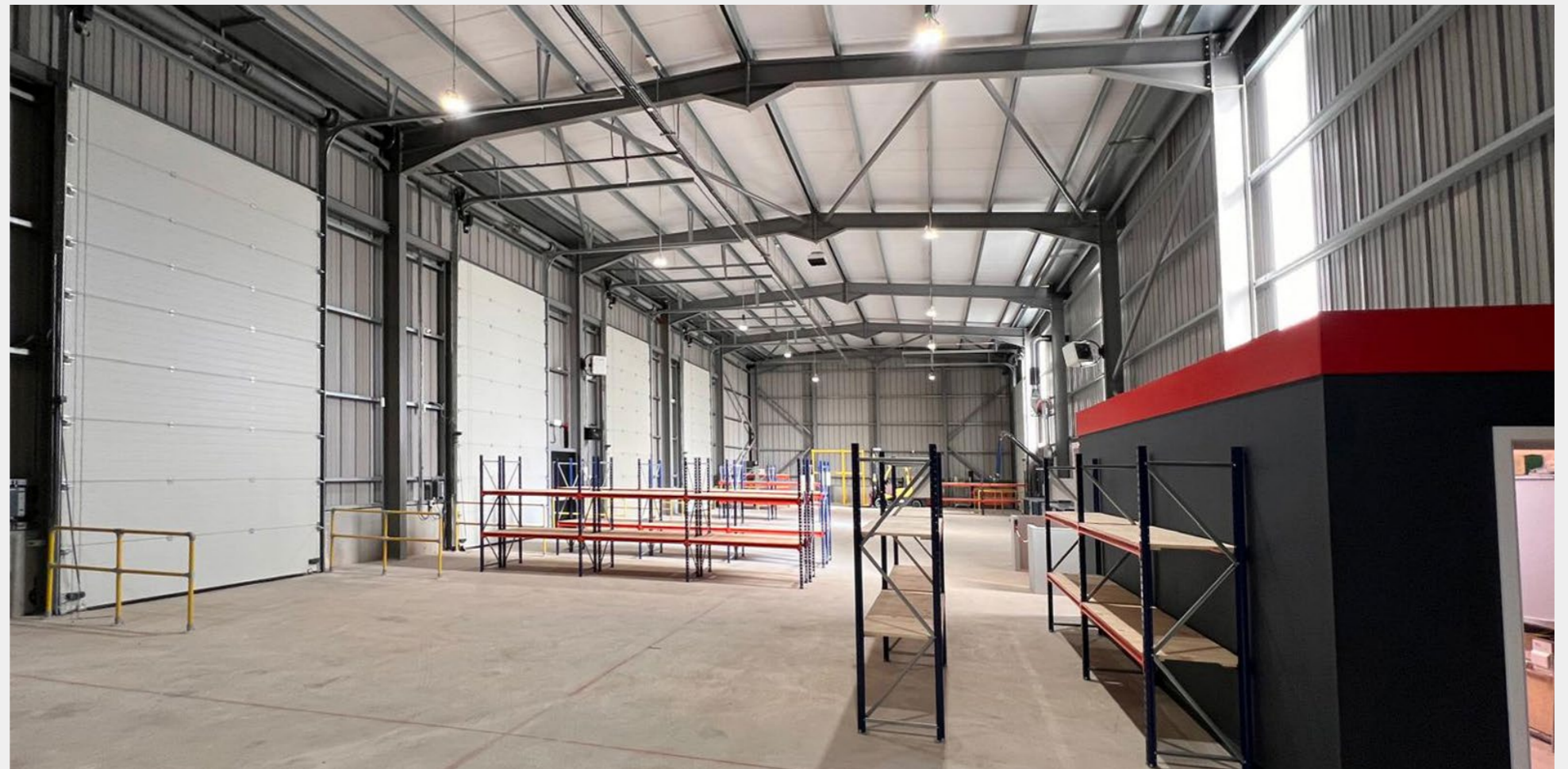
5 NO. 3.5M X 6M STEEL INSULATED ROLLER SHUTTER SECURITY DOORS



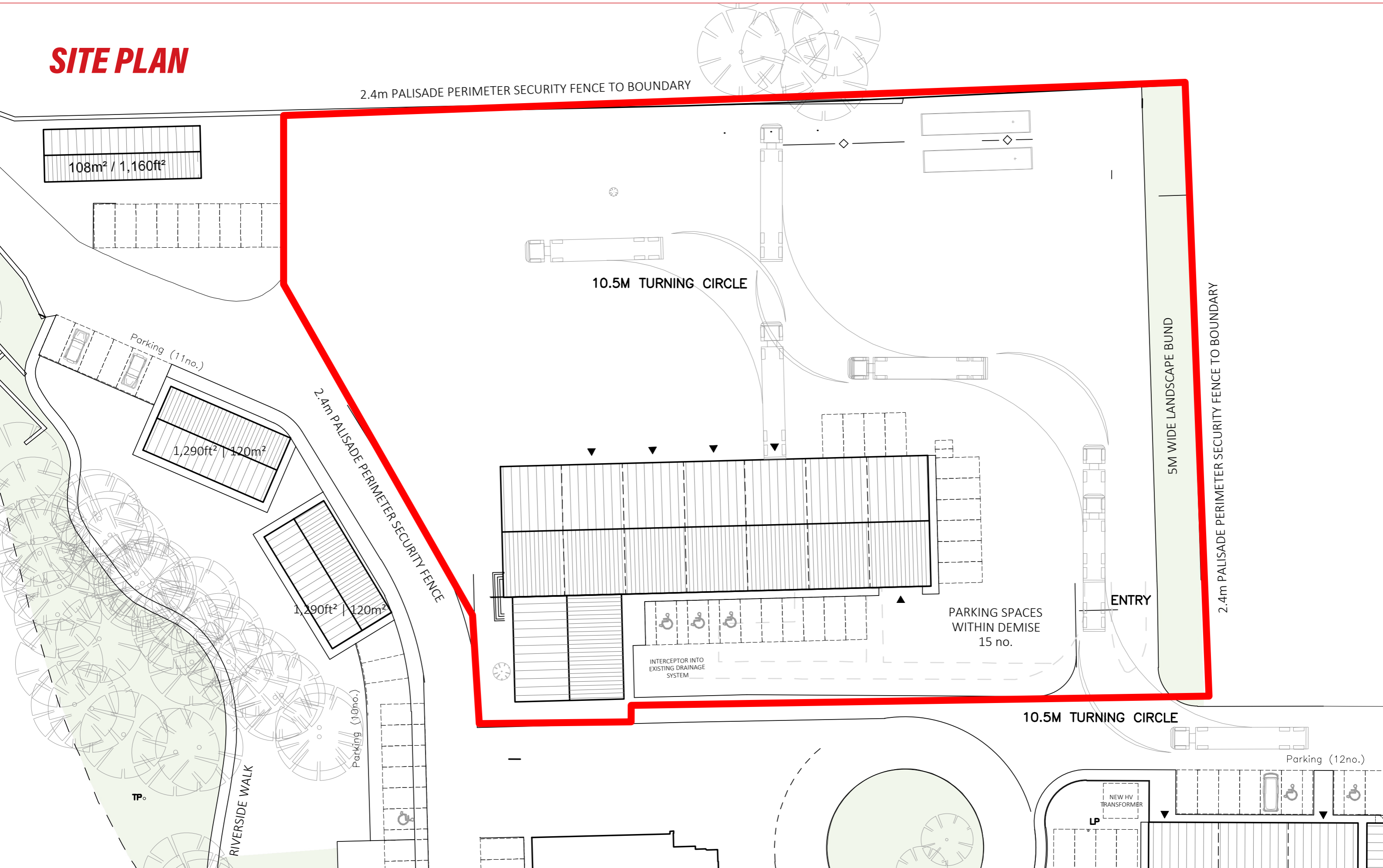
GALVANISED VERTICAL SECURITY FENCING TO THE FULL PERIMETER OF THE SITE



WALLS SURROUNDING THE OFFICE AREA HAVE BEEN INSULATED TO PROVIDE A MINIMUM U-VALUE PERFORMANCE OF $U=0.24W/M2K$ TO THE OFFICES ENCLOSURE



SITE PLAN



TENANCY

The property is let in its entirety to **Speedy Asset Services Ltd** on a new 10-year FRI lease from the 6th January 2025 at a commencing rent of **£105,000 pa.**

There is an upwards only rent review to open market rental value on the 5th anniversary of the lease start date.

We assess the passing rent at a **£7.85 psf** for the industrial property and an additional **£25,000 pa** for the 1 acre additional secure concrete yard area.

In addition the tenant has entered into a Power Purchase Agreement under the following key terms:

- 10 Year term with effect from 9th January 2025.
- Original tariff agreed at 21p per kWh which equates to **£10,739** in year one.
- Reviewed annually to RPI (capped at 90% of the appropriate market rate at time of review).
- Insurance and annual maintenance to year 3 to be deducted. The estimated cost is £500pa post year 3.
- Billed monthly/quarterly. Billing grade meters have been installed in the unit and can be monitored via an app.

Accordingly, there is a total day one income of **£115,739 pa.**

TENURE

The property is held freehold.



**SITE AREA OF 1.37 ACRES,
PROVIDING A LOW SITE COVER
OF JUST 16.76%**

POWER PURCHASE AGREEMENT FAQs

What is the power output from the panels?

48,816 kW pa. This is a conservative estimate based on computer modelling of, orientation, pitch, location and 20 years of weather data. The systems tend to perform 5-10% better than assessed.

Are there warranties on the PV panels?

There is a 25-year performance warranty in place and guaranteed 85% of Day One performance until year 25. The panels have a 45-year life expectancy.

What is the commencing charging rate?

£0.21 per kWh i.e £10,739 in year one (agreed with Speedy Hire Ltd). The current market rate is c. £0.26 per kWh.

How much power do Speedy Hire require?

The unit has 160KVA available from grid connection. Speedy Hire are electrifying their fleet and plant and will be charging their vehicles on site hence the high-power requirement. It is estimated the PV panels will provide c.35% of this requirement.

What happens to the power generated if the unit becomes vacant?

Power can be sold back to the grid at a rate equating to 80% of the market rate.

COVENANT



Speedy Asset Services Ltd

Speedy Hire is the UK and Ireland’s leading provider of tools, specialist equipment and services.

They provide services to the construction, infrastructure and industrial markets. The company was founded in Wigan in 1977, and now operates nationally across the United Kingdom and Ireland from over two hundred fixed sites.

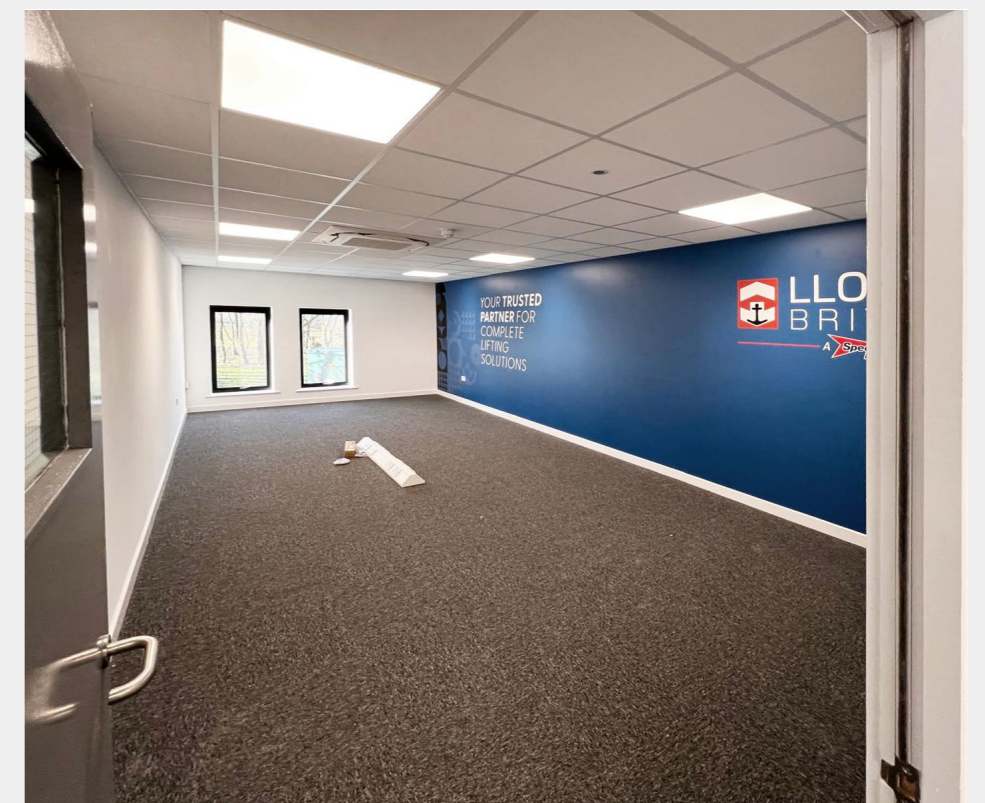
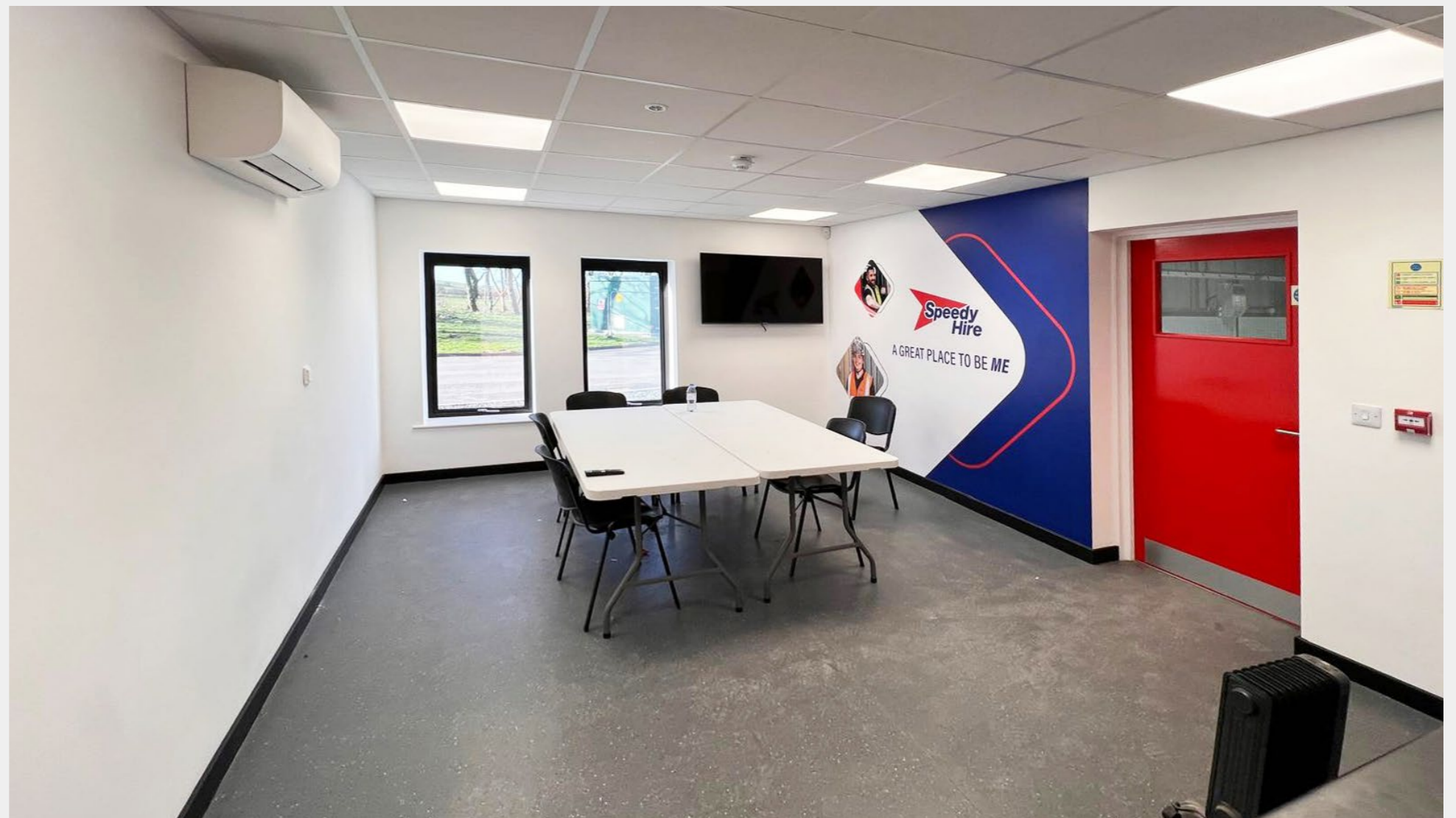
Sellafield is owned and managed by the Nuclear Decommissioning Authority (NDA), a public body of the UK Government.

Speedy Hire have expanded into the nuclear sector in recent years, becoming a trusted partner of the NDA and supplying tools and specialist equipment to Sellafield since 2011.

www.speedyservices.com/nuclear-power

Speedy Asset Services Ltd have reported the following accounts:

| DATE | MAR 2024 | MAR 2023 | MAR 2022 |
|---------------------------|----------|----------|----------|
| TURNOVER (£,000) | £413,913 | £431,771 | £375,562 |
| PROFIT BEFORE TAX (£,000) | £6,876 | £27,180 | £26,826 |
| NET ASSETS (£,000) | £48,793 | £48,056 | £49,326 |



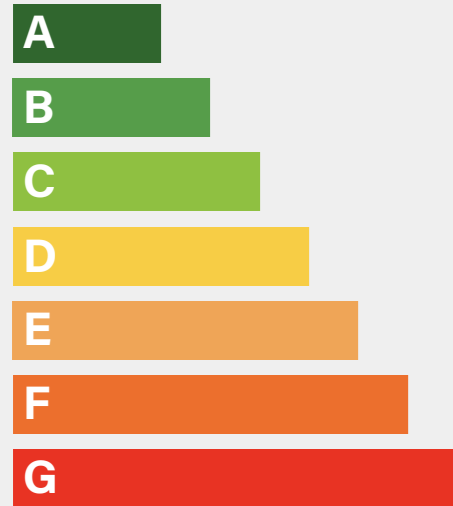
SUSTAINABILITY CREDENTIALS

The property has obtained a rare **EPC A+ (-4)** rating, incorporating sustainable design elements throughout to become a carbon negative asset. Less than 0.2% of buildings in the UK are A Plus rated, generating more energy from renewables than they consume.

EPC

The property has a **best in class EPC rating of A+ (-4)**. A copy of the certificate can be provided on request.

A+ **-4** ◀ THIS IS HOW ENERGY EFFICIENT THIS BUILDING IS
..... NET ZERO CO2 EMISSIONS



BEST IN CLASS ENERGY SUSTAINABILITY CREDENTIALS ACHIEVING A RARE EPC A+ (-4) RATING





PROPOSAL

OFFERS ARE SOUGHT IN EXCESS OF

£1,560,000

(ONE MILLION, FIVE HUNDRED AND SIXTY THOUSAND POUNDS)
SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

ASSUMING PURCHASERS' COSTS OF 6.13%, A PURCHASE AT THIS LEVEL
REFLECTS THE FOLLOWING ATTRACTIVE OVERALL YIELD PROFILE:

7.00%

NET INITIAL YIELD

£153 PSF

LOW CAPITAL VALUE

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).

ANTI-MONEY LAUNDERING REGULATIONS

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.

FURTHER INFORMATION

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT:

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