

**PREMIER
CEMENT**

A CRH COMPANY

FOR SALE

PRIME INDUSTRIAL INVESTMENT

LET ON A NEW 10 YEAR LEASE

PREMIER CEMENT, PACIFIC WAY, SALFORD, M50 1DL



Christopher Dee



MANCHESTER CITY CENTRE

SALFORD QUAYS

MEDIA CITY

BBC

itv

MANCHESTER UNITED

AKW GLOBAL LOGISTICS

QUAYSIDE MediaCityUK

MEDIACITYUK

IWM

M602

PREMIER CEMENT

BROADWAY

Nampak packaging excellence

müller

PACIFIC WAY

P&G

EXECUTIVE SUMMARY

UNIQUE INDUSTRIAL INVESTMENT LET ON A NEW 10 YEAR LEASE.

- Rare opportunity to acquire a **prime trinodal distribution facility** (with appropriate consents)
- 100% prime location within easy reach of **Manchester city centre, MediaCity** and the wider North West via the **M602 and M60 motorway networks**
- An extensive site of **3.12 acres** (1.26 hectares) fronting Pacific Way and with access from the Manchester Ship Canal where freight is brought to the site
- The site is used for the **storage and distribution of dry cement products**, effectively supplying batching plants
- Let to **Tarmac Cement and Lime Limited (t/a Premier Cement)** with a Dunn & Bradstreet Rating of **5A1**.
- Tarmac Cement and Lime Ltd are part of the **CRH Group Plc** who reported an EBITDA of **\$5.6bn** in 2022
- New 10 year lease commencing 4th December 2023
- Total passing rent of **£226,000 pa**
- Year 5 rent review calculated in line with uncapped RPI
- Longer term **redevelopment potential**
- Freehold
- We are instructed to seek offers in excess of **£3,750,000** (Three Million, Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT
- A purchase at this level provides an attractive **net initial yield of 5.65%**, assuming purchaser's costs of 6.56%



LOCATION

THE PROPERTY IS LOCATED ON THE TRAFFORD PARK / MEDIACITY BORDER IN AN ESTABLISHED INDUSTRIAL, OFFICE, RESIDENTIAL, LEISURE AND CULTURAL CENTRE.

The property is less than two miles from Manchester city centre and within a mile of the motorway network.

The areas connectivity to the city centre and beyond (by tram, canal, rail and road) has helped establish Salford as a key extension of Manchester city centre, which is set to drive further occupational demand and underpin the area as an important industrial/trade and office location.

Trafford Park was the first purpose built industrial park in the world and it remains one of the largest industrial parks in Europe, covering approximately 1,800 acres. It is widely regarded as the most prime industrial location nationally, outside of London.

The hugely successful Metrolink network has recently been enhanced with the completion of the Trafford Park section in 2020. The area is also serviced by a dedicated rail freight terminal which handles approximately 20 daily services to and from Felixstowe, Southampton and London Gateway.



- 1: Trafford Park
- 2: ITV Studios
- 3: The Lowry theatre and gallery
- 4: Metrolink
- 5: MUFC Old Trafford
- 6: NV Buildings

SITUATION

THE PROPERTY IS PROMINENTLY SITUATED AND HIGHLY VISIBLE ON PACIFIC WAY AND IS BOUND BY THE MANCHESTER SHIP CANAL TO THE SOUTH.

The property offers easy access to Centenary Way which in turn connects to the M602, a mile away to the north.

Furthermore, MediaCity Metrolink stop is within a 5 minute walk from the property providing a fast and regular service into Manchester City Centre.

BY CAR

M602 (JUNCTION 2)	0.4 MILES
A57	1.7 MILES
M60 (JUNCTION 12)	4.0 MILES
M62 (JUNCTION 12)	4.5 MILES

BY METROLINK

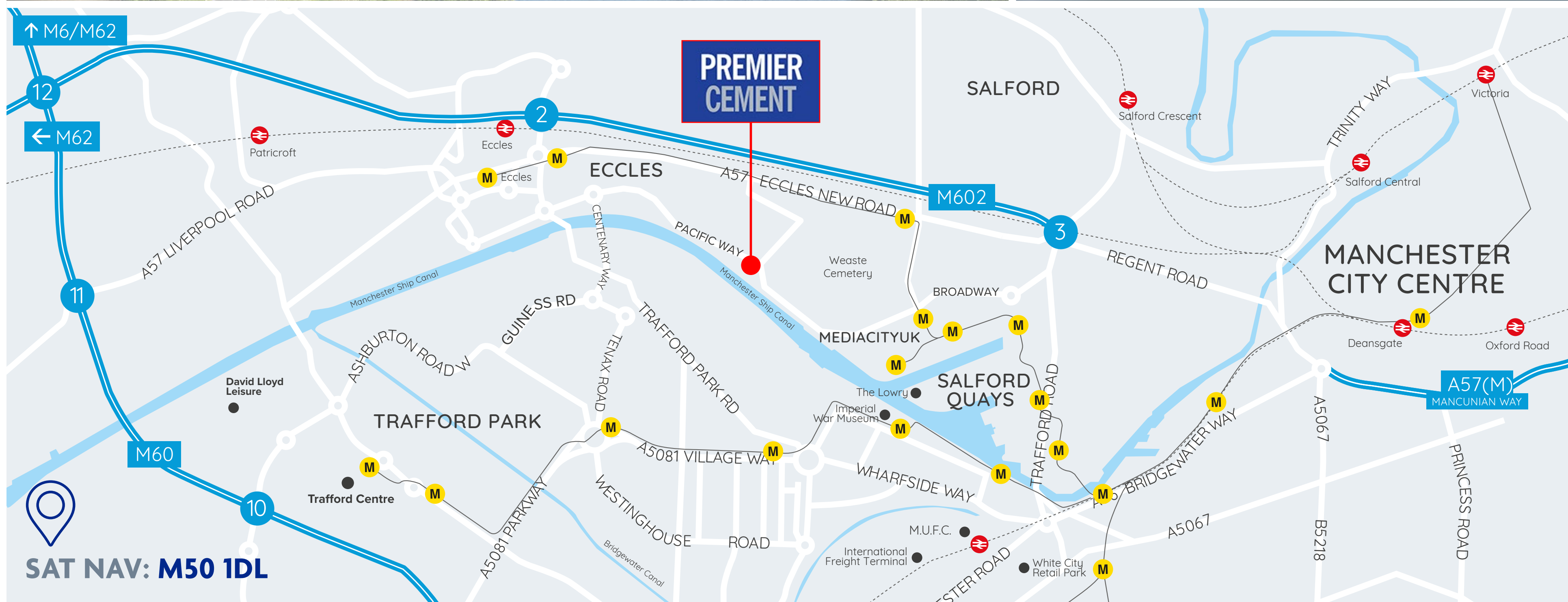
MEDIACITY	5 MINS
OLD TRAFFORD	20 MINS
MANCHESTER PICCADILLY	23 MINS
MANCHESTER AIRPORT	55 MINS

BY TRAIN

MANCHESTER PICCADILLY	10 MINS
LIVERPOOL LIME STREET	46 MINS
BIRMINGHAM NEW STREET	1 HR 40 MINS
LONDON EUSTON	2 HRS 30 MINS

BY AIR

MANCHESTER AIRPORT	12 MILES
LIVERPOOL AIRPORT	31 MILES
BIRMINGHAM AIRPORT	100 MILES
LONDON HEATHROW	200 MILES





INTERNATIONAL
FREIGHT TERMINAL

TRAFFORD CENTRE

WESTBROOK
TRADING ESTATE

QUAYSIDE
MediaCityUK
A LIFESTYLE BUZZLE DESTINATION

MEDIA CITY

PREMIER
CEMENT



M60

M60

M60

A56

A56

TO MANCHESTER
CITY CENTRE

DESCRIPTION

The property comprises a 3.12 acre cement storage and distribution facility whereby dry cement is delivered to site (mainly via boat) before being stored within one of the two 2,500 tonne silo's. It is then distributed in smaller quantities to the local / regional market.

The site was originally opened in 2000 as a Blue Circle Cement depot supplied by rail from the Hope Cement Works. Following a major investment programme in 2015, the site was opened as cement import terminal operated by Tarmac.

The site receives cement from Limerick by boat for onward distribution to Tarmac Ready-mix sites in the area. In 2017, operational control of the site was passed to Premier Cement where the site now forms an integral part of the distribution network.

THE PROPERTY IS SPECIFIED AS FOLLOWS:



AN ENCLOSED SECURE SITE BOUND BY PALISADE FENCING AND THE MANCHESTER SHIP CANAL



CONCRETE SITE TOGETHER WITH TWO PURPOSE BUILT 2,500 TONNE SILOS AND OFFICE BLOCK



SECURE ACCESS POINT WITH AUTOMATED GATES



RAIL LINE WITHIN THE SITE, CONNECTING TO MAIN LINE NETWORK, WITH AGREEMENTS IN PLACE



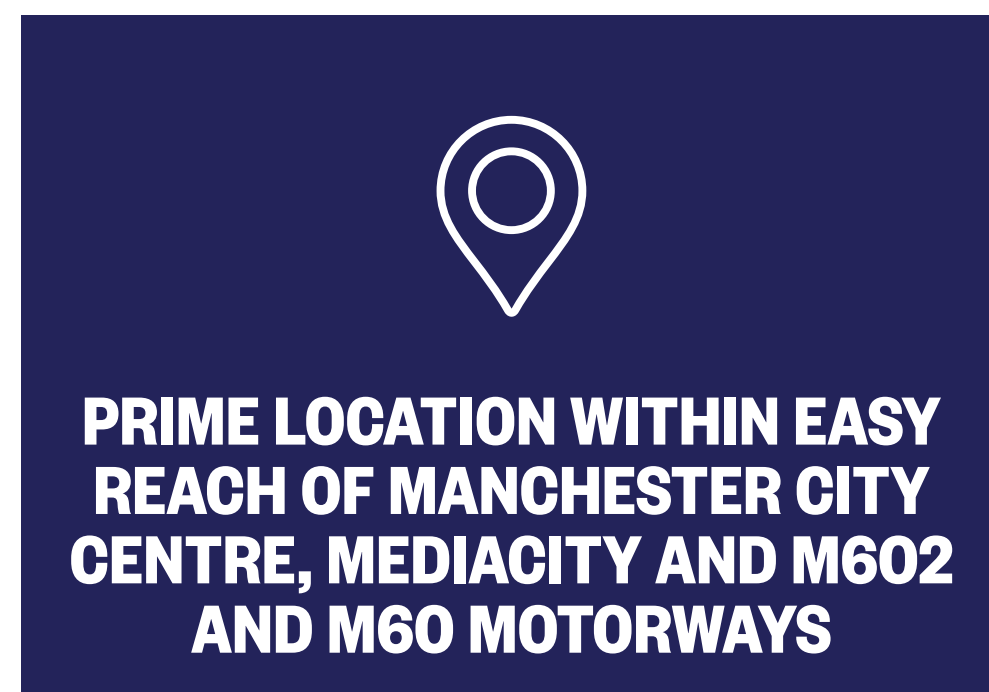
FRONTAGE TO THE MANCHESTER SHIP CANAL WITH ACCESS VIA A SECURE JETTY FOR LOADING AND UNLOADING. THERE IS A SEPARATE AGREEMENT WITH PEEL PORTS FOR USE OF THE JETTY



EXTENSIVE SITE
OF 3.12 ACRES
(1.26 HECTARES)



LONGER TERM
REDEVELOPMENT
POTENTIAL



PRIME LOCATION WITHIN EASY
REACH OF MANCHESTER CITY
CENTRE, MEDIACITY AND M602
AND M60 MOTORWAYS

TECHNICAL INFORMATION

ESG

The tenant has confirmed that they are regulated by The Environmental Agency and hold a PCC Permit which defines how they operate and how they minimise their impact on the environment and neighbours.

In addition, as the site is considered as a designated port, the tenant comes under the remit for the Department for Transport with regard to security of the ships and crew on the berth.

SITE AREA

The site is approximately **3.12 acres (1.26 hectares)**.

TENANCY

The property is let to **Tarmac Cement and Lime Limited** on a new 10 year FRI lease from **4th December 2023**.

The passing rent is **£226,000 pa** (£72,436 per acre).

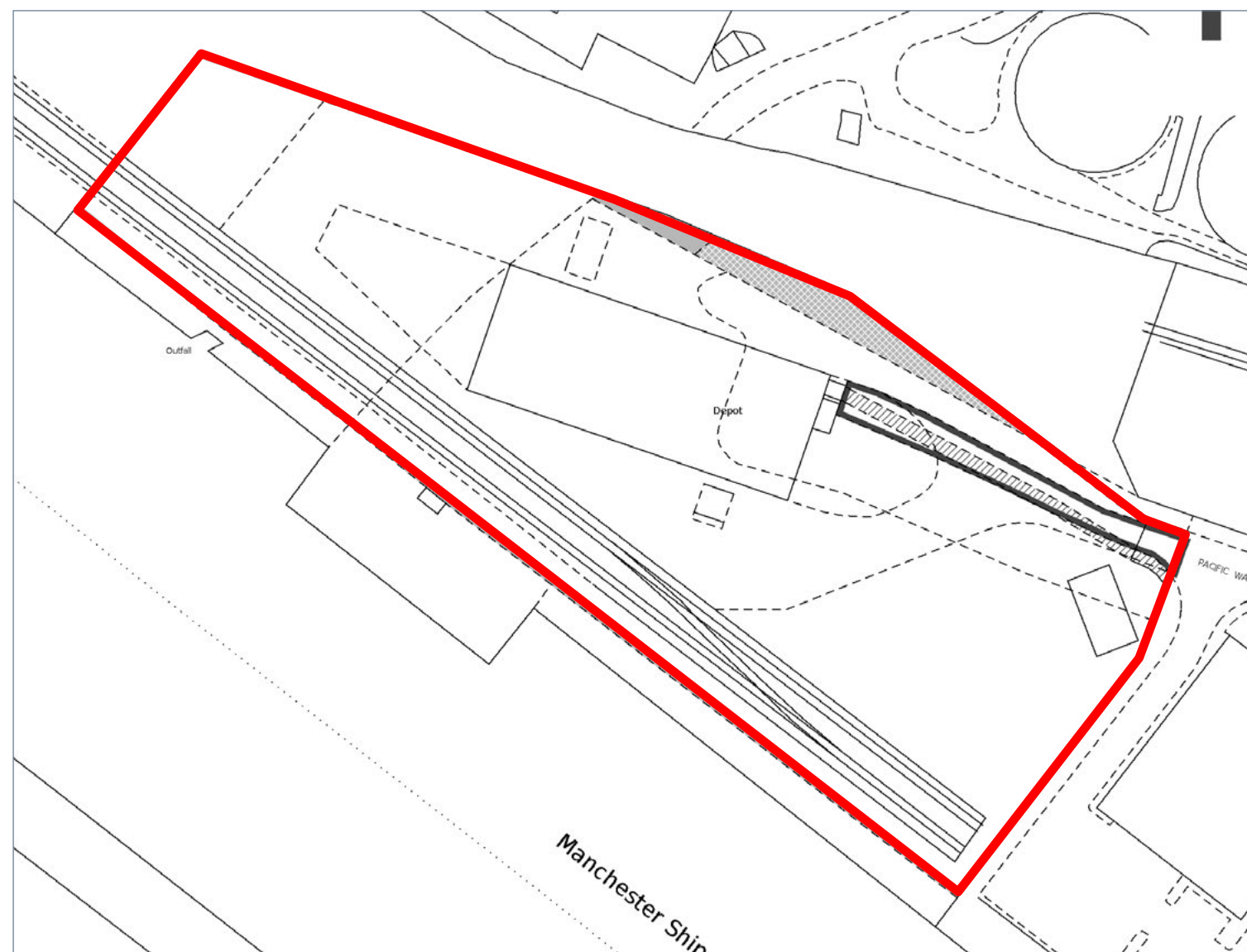
The lease contains a rent review in year 5 based on uncapped RPI.

TENURE

The property is held freehold.

DATA ROOM

Data room access can be provided upon request.



TENANT COVENANT



TARMAC CEMENT AND LIME LIMITED (FORMALLY BLUE CIRCLE INDUSTRIALS LTD WHO HAVE BEEN IN OCCUPATION OF THE SITE SINCE 2000), ARE PART OF THE CRH GROUP OF COMPANIES.

CRH is the leading building materials business in the world, employing 71,000 people at 3,155 locations in 28 countries. It is the largest building materials business in both North America and Europe and has significant regional positions in Asia. Through its various subsidiaries, CRH manufactures and supplies a diverse range of integrated building materials, products, and innovative end-to-end solutions, which can be found throughout the built environment, from major public infrastructure projects to commercial buildings and residential homes. A Fortune 500 company, CRH is a constituent member of the FTSE 100, the EURO STOXX 50, the ISEQ 20 and the Dow Jones Sustainability Index (DJSI) Europe. For the year ending 31 December 2021, CRH reported sales of \$31.0 billion and pre-tax profits of \$3.3 billion.

Premier Cement, who are another one of the CRH Group Companies, are in occupation of the site and use the site to store and distribute powder cement throughout the north west region. In addition to Salford, they have terminals in Swansea, Liverpool, Howden and Montrose. They supply premium quality bulk and bagged cement products to customers in the UK construction market.

Further information can be found on their website at www.tarmac.com or www.premiercement.co.uk

The last three years accounts for Tarmac Cement and Lime Limited are shown in the table below:

Year Ending	31/12/22	31/12/21	31/12/20
Turnover	£528.6m	£395.6m	£330.7m
Profit / (loss)	£12.5m	£20.0m	(£53.3m)
Shareholders Funds	£130.4m	£127.4m	£122.7m

Tarmac Cement and Lime Limited

D&B rating: 5A1.



INVESTMENT MARKET

Demand in the industrial investment sector continues following a record year in 2021 where in excess of £17bn was invested in the UK Industrial Market, double the 5 year average. (2022: circa £14bn, 2023: circa £10bn).

More specifically, the North West Industrial market has and still continues to attract strong interest from investors given its connectivity, strong demographic and growing population.

Given the significant demand / supply imbalance, robust occupier market and constrained development supply – particularly in Trafford Park and surrounding areas, we believe the strong industrial market dynamics will continue for the foreseeable future.



**RENTAL LEVELS IN
TRAFFORD PARK ARE
ANTICIPATED TO INCREASE
BEYOND £150,000 PA PER ACRE**



OPEN STORAGE RENTAL

Secure open storage sites are limited in availability within prime locations in Greater Manchester and with an increase in demand from a range of users (battery charging, plant storage, aggregates, etc) the pressure on rental levels is becoming apparent.

In 2023 rental levels in Trafford Park increased above £125,000 pa per acre and are anticipated to increase beyond £150,000 pa per acre shortly.

Image: Mercedes-Benz Trucks Charging Park © Daimler Truck AG



PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF

£3,750,000 (STC)

(Three Million, Seven Hundred and Fifty Thousand Pounds)
exclusive of VAT.

A purchase at this level provides an **attractive net initial yield of 5.65%**, assuming purchaser's costs of 6.56%.

VAT

The property is elected for VAT and it is the intention to treat the sale as a Transfer of a Going Concern (TOGC).

FURTHER INFORMATION

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

CHRIS BATHURST

Tel: 07957 138 003

Email: cb@christopherdee.co.uk

ADAM WILDIG

Tel: 07739 325666

Email: aw@christopherdee.co.uk

Christopher Dee

CHRISTOPHER DEE LLP

The Warrant House,
1 High Street,
Altrincham, WA14 1PZ

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