

FOR SALE

**Substantial
Multi Let Investment**

Phoenix Works, 7 Stanley Street
Stalybridge, Cheshire SK15 1SS





Executive Summary

- Opportunity to acquire well-established warehouse premises in close proximity to Junction 23 of the M60.
- Phoenix Works comprises of 74,241 sq ft of warehouse and office accommodation which is fully let to 3 tenants.
- Anchor tenant is the Dane Group which was originally founded in 1853 and acquired by RPM International Inc in 2006.
- Dane Color UK Ltd have recorded a turnover of £14.5m + and a pre-tax profit of £5m + in 2017. RPM recorded net sales of £4.81 billion for 2016.
- Total Income of **£221,315 per annum** reflecting a low average rent of £2.98 per sq ft.
- Asset management opportunities including re-gearing Dane lease, renewing Swift Repair lease, exercising rent reviews to push rental tone of the estate.
- We are instructed to invite offers in the region of **£1,750,000 (One Million Seven Hundred Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **net initial yield of 11.91%** (assuming purchasers costs of 6.20%) and a **very low capital value of £23.57psf**.



Location

Stalybridge is located in Cheshire in the North West of England and is approximately 13 km (8 miles) East of Manchester, 13 km (8 miles) north of Stockport and 10 km (6 miles) south of Oldham. Stalybridge has a population of approximately 27,000 people and approximately 1.3 million people live within 16 km (10 miles) of Stalybridge Town Centre.

The location is recognised for an industrial, logistics and distribution hub due to its close proximity to the M60 Motorway which provides access to the wider national motorway network, including the M6, M62, M56 and M61.

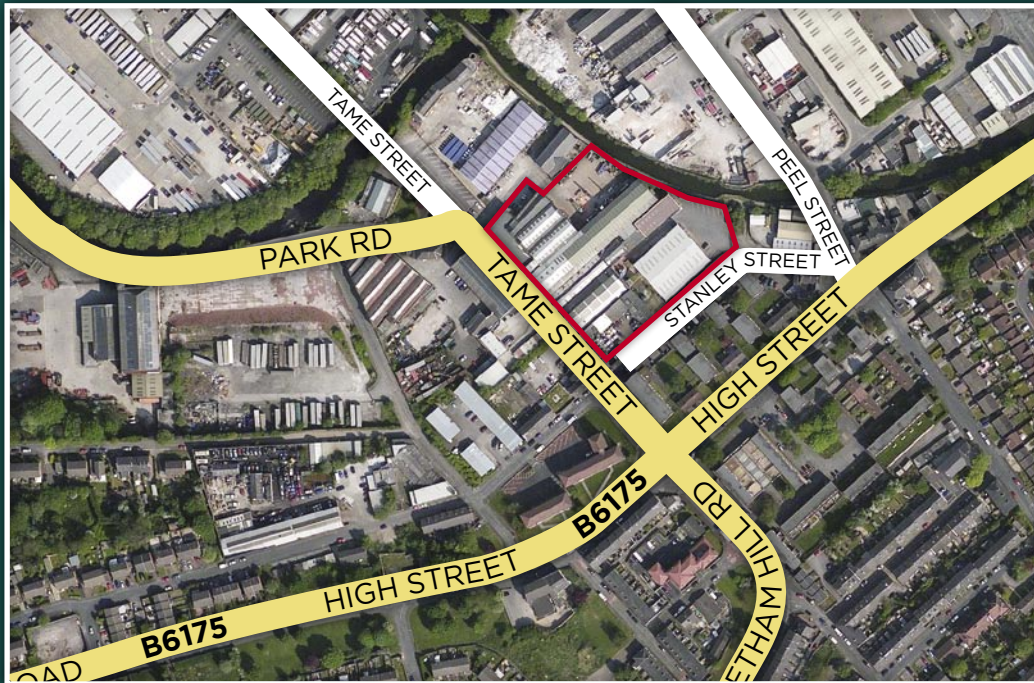
The town is within 30 minutes' drive of Manchester International Airport, the UK's largest regional airport. The airport handles approximately 120 tonnes

of import and export freight annually, connecting the north of England to over 160 destinations around the world.

Situation

The property is located in a well-established industrial area which runs along the banks of the River Tame. To the west of the site is an area that remains a popular industrial location due to its close proximity to the M60, the east of the site is predominantly populated by residential with the town centre approximately 1 mile away.

Phoenix Works is accessed off either Stanley Street or Tame Street, which both lead to the B6431 and Stamford Street (A635) providing direct access to junction 23 of the M60.



Description

The property is a substantial former mill site, comprising of a number of buildings which are adjoined and have been modified to suit Dane Color Ltd's operational requirements. Part of the warehouse has 1st floor accommodation accessed via the carpark and is fit out for a gym user.

There is a steel profile clad warehouse of steel portal frame construction with twin bay vehicular access and built in two-storey office accommodation. Built approximately in 2005 the property extends to 11,582 sq ft.

The most southern part of the site forms a small section of the mill premises offering a 1,144 sq ft garage with a yard.

Warehouse

- Traditional brick construction with pitched roof
- 9.2 metres height to underside of haunch increasing to 14.3 metres at the apex
- Access via No 4 electrically operated roller shutter loading doors
- External yard areas secured with palisade fencing
- On-site parking
- 2 levels of mezzanine

Modern Warehouse and Offices

- Steel portal frame construction with steel profile clad elevations and pitched roof
- Access via reception entrance or No 2 electrically operated roller shutter loading doors
- 5.7 metres eaves height to underside of haunch
- Two-storey office accommodation

Accommodation

The site extends to approximately 1.02 hectares (2.5 acres). We have been provided with the following gross internal floor areas:

Description	SQ M	SQ FT
Warehouse	5,647	60,783
New Warehouse and Offices	1,076	11,582
Storage Warehouse	174	1,873
Total	6,897	74,238





Tenancy

The property is let to 3 tenants on fully repairing and insuring terms including Dane Color Ltd, Ultimate Fitness Ltd and Swift Repairs Ltd. Ultimate Fitness Ltd is a gym user located on the 1st floor of the warehouse and have been in occupation since 2006. Swift Repairs Ltd occupy a small garage and yard to the south of the site and have been in occupation for 30+ years.

Dane Color Ltd manufacture and distribute daylight fluorescent pigments and inks serving markets in the UK, Europe, Far East, North and South America. The Dane Group of company's dates back to 1853 and when acquired in 2006 became a subsidiary of RPM International Inc. RPM International Inc owns a number of subsidiaries that manufacture and market high-performance coatings, sealants and speciality chemicals. RPM employs more than 13,000 people worldwide and operates 120 manufacturing facilities in 24 countries.

Dane Colors Ltd 2017 accounts exceed £14.5 million in turnover with nearly £5.1 million profit before tax.

Their Experian Delphi Credit Rating is 100/100 which is classed as low risk and have a net worth of £14.9 million.

RPM International Inc had fiscal sales of \$4.81 billion (£3.74 billion) in 2016.





Huddersfield Canal

Park Rd

Tame Street

Stanley Street

B6175 High Street

Tenant	Area (sq ft)	Lease start	Lease expiry	Break options	Rent review	Total rent pa	Total rent £psf	Comments
Dane Colors UK Ltd	65,038	11/2004	11/2024	11/2019	11/14 and 11/19	£193,075	£2.97	RR not exercised in 2014 and potential lease re-gear.
Ultimate Fitness Ltd	8,056	07/2006	07/2031	-	07/2016 07/2021 07/2026	£20,800	£2.58	RR not exercised in 2016
Swift Repairs Ltd	1,146	07/2006	07/2012	-	-	£7,440	£6.49	Holding over, potential re-gear. Been in occupation for 30+ years
TOTAL	74,241					£221,315	£2.98	



VAT

We understand that the property has been elected for VAT. As such it is anticipated that the sale will be handled as a transfer of a going concern (TOGC).

EPC

A copy of the EPC is available upon request.

Tenure

Freehold.

Proposal

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Viewing

By appointment with the sole agent W T Gunson for the attention of:

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