



Tenants include:

**FLORIS**  
LONDON



**HOWDENS**  
JOINERY CO.

**JEWSON**

 Nuffield Hospitals

# Tiverton Trade Centre

LOWMAN WAY, TIVERTON

Freehold Warehouse Investment Opportunity

A Development by

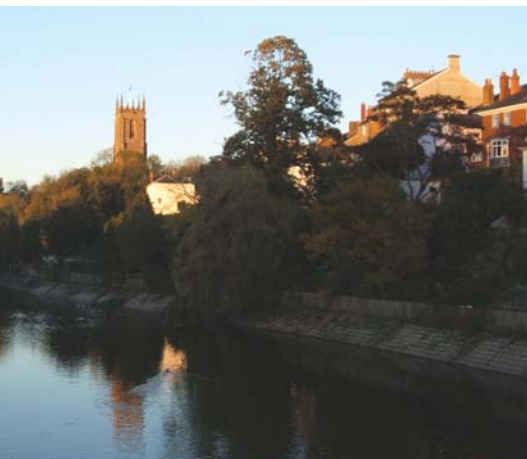
**LDT**

LONDON AND DEVONSHIRE TRUST LIMITED



# Tiverton Trade Centre

Lowman Way, Tiverton



## Investment Summary

- Freehold investment opportunity in Mid Devon
- 85% of the income is secured to covenants of Jewson, Howdens, Floris and Nuffield Hospitals on new 15 year leases
- Situated in a prominent position in an established business park with direct off the North Devon Link Road
- Excellent opportunity to benefit from the expanding Devon economy
- Low capital value of £86 per sq ft
- We are seeking offers of £5,000,000 which reflects a Net initial yield of 6.00% allowing for purchasers costs of 5.75%



# Tiverton Trade Centre

Lowman Way, Tiverton



## Description

The building was constructed in 1988 for a yarn manufacturer. The 62,000 sq ft building on a site of approximately 5 acres, has been subdivided along natural separation lines and refurbished to create a modern trade and distribution centre within units ranging from 10,000 sq ft to 15,750 sq ft and two office suites of 2,500 sq ft each.

The property is of concrete vertical frame and steel lattice construction with a clear eaves height of 6.1m. Each unit is clad in high quality steel sheeting with full insulation. The roof is in a double pitch with a central gutter and is of rolled steel sheeting, insulated with a full high bay lighting system switched for each unit.

As part of the refurbishment the services have been replaced with mains water, gas, electric and drainage separately connected to each unit from external points. The roads, yard and parking areas are also mainly renewed with fully concreted yards.

The offices lend themselves to be separate from the trade units with a dedicated access and a parking ratio of 1:190 sq ft. The open plan space benefits from new ceiling tiles and lighting, carpets, perimeter trunking and a new gas fired central heating system. Each floor is self contained with flexible access and minimal common parts. All windows have been replaced with double glazed aluminium frames and thermal quality glass, which conforms to Part L of the 2006 UK Building Regulations.



TIVERTON BUSINESS PARK OCCUPIERS

## Local Economy

The greater Exeter region has been recognised as one of the most desirable provincial centres in the UK, accounting for top growth profiles in housing and inward investment in recent years. Local commercial occupiers include South West Water, London Electricity, South West of England Regional Development Agency, Zurich Allied Dunbar, The Environment Agency and The Met Office.

Exeter, with a population of approximately 120,000, has reached a capacity that is influencing significant growth to the towns within a 15 mile radius such as Tiverton. In turn Tiverton is earmarked for expansion as the main town in Mid Devon to absorb sustainable growth in the Local Development Plan and Mid Devon has had a rise in population from circa 58,000 to 72,000 in the years 1981 to 2004.

Mid Devons CCCE strategy, planning to maintain Tivertons status as the largest urban area in Mid Devon, proposals will provide for the following annual development rates in the plan period to 2026:

- 145 dwellings
- 6,000 sq ft of employment floorspace
- 390 sq m of retails floorspace

## Tenure

Freehold

## Tenancy

The property is let in accordance with the attached tenancy schedule. On completion of the sale London and Devonshire Trust (LDT) shall guarantee the unexpired rent-free periods, in addition to entering into a one-year rental guarantee on the vacant office suites.

LDT shall retain responsibility for the marketing of the remaining office suites. The ground floor office space under offer to SQL Workshop Ltd.

LDT are confident that a tenant will be secured for the first floor offices during the rental guarantee period.



## Tenancy Schedule

Unit	Tenants	Size Sq Ft Parking/Yard Details	Rent psf	Rent pa	Permitted User	Term	Rent Free Period	Comments
Unit 1	Howden Joinery Properties Ltd (Guaranteed by Howden Joinery Ltd)	9,950 unit + 25 spaces / yard	£5.02	£50,000	B1, B2, B8	15 yr FRI Inside Act	3 months	Howden Joinery will operate as a B8 user with ancillary trade counter and sales area.
Unit 2	Jewson Ltd	15,770 unit + extra 20,500 yard	£5.05	£88,000	Sui Generis/ Builders Merchants	15 yr FRI Inside Act	3 months	Rent reviewed to 111% of open market value assuming the yard is reduced in area to 1,463.21 sq m
Unit 3	Floris Estates Ltd (Guaranteed by J Floris Holdings Ltd)	15,535 unit + 955 mezzanine + 28 car spaces + yard	Gr £4.50 incl yard Mezzanine £2.75	£72,500	B1, B2, B8	15 yr FRI Inside Act	6 months	Their manufacturing base is located on the estate
Unit 4	Nuffield Hospitals	13,480 unit + 20,000 sq ft yard area	£4.50 inc yard	£60,750	B1, B2, B8	15 yr FRI Inside Act	12 months	Nuffield will use this unit as an off site sterilisation facility for medical equipment
Unit 5	Under offer to SQL Workshop Ltd on the following terms. (6 month rental deposit held)	Ground Floor offices 2,445 + 12+1 dsbld car spaces	£8.80	£21,500	B1(a)	15 yr with a tenants break end years 5 & 10	4 months	The tenant must give 9 months notice of their intention to exercise their break in addition to paying a £5,000 rental penalty.
Unit 6	Vacant	First Floor offices 2,555 + 480 store 15 + 1 disabled car spaces	Office £9.25 Store £2.85	£25,000	B1 (a)	1 yr rental guarantee by LDT		
<b>Total</b>		<b>6,1170 sq ft</b>		<b>£317,750 pa</b>				

All leases have been granted on effective full repairing and insuring terms, with 5 yearly upward only rent reviews.

## Covenant Information

### London and Devonshire Trust

London and Devonshire Trust have reported the following accounts for the previous 3 years.

	Y/E 05	Y/E 04	Y/E 03
Turnover	£15,557,996	£11,221,830	£7,603,952
Pre-tax Profit (Loss)	£1,407,420	£2,388,844	£1,094,668
Shareholders Funds	£15,893,586	£15,184,117	£14,180,854

### Howden Joinery Properties Limited

Howdens opened their first depot in 1995. Within the first three years the company had opened 86 depots throughout the UK, and by 1998 the company reported sales of £60 million. The total number of depots around the UK will soon total about 300. The company has also begun to expand in North America. Howdens Joinery Properties Limited (company number 05656171) is a newly established company who have not published accounts as yet.

Howden Joinery Limited (company number 00526923) reported the following 3 years audited accounts:

	Y/E 05	Y/E 04	Y/E 03
Turnover	£617,776,000	£559,133,000	£448,092,000
Pre-tax Profit (Loss)	£42,635,000	£88,268,000	£71,914,000
Shareholders Funds	£100,770,000	£155,931,000	£94,756,000

### Jewson Limited

Established in Huntingdonshire in 1836 Jewsons are one of the UK's leading suppliers of building materials. Jewsons now have over 450 branches across the country.

Jewson was acquired by Saint-Gobain Building Distribution Group in April 2000, which is Europe's number one building materials distributor. Other associated companies of the Saint-Gobain Building Distribution Group include Graham, Frazer, Ashworth, George Boyd, Platform Building Materials, International Timber, International Decorative Surfaces, United Ceramic Tiles, World's End Tiles, Calders & Grandidge and PDM.

Saint-Gobain Building Distribution UK consists of over 40 subsidiary businesses spread over more than 800 sites with total annual sales of over £2.5 billion. Jewson Limited (company number 00348407) reported the following three years audited accounts:

	Y/E 05	Y/E 04	Y/E 03
Turnover	£1,721,496,000	£1,528,589,000	£1,395,715,000
Pre-tax Profit (Loss)	£180,776,000	£90,304,000	£75,139,000
Shareholders Funds	£152,942,000	£98,242,000	£79,660,000

### Floris Estates Limited

Floris are a family run perfumer offering superior quality products since 1730. The company originally established in Jermyn Street, have a flagship store on Madison Avenue, New York and other selected outlets worldwide. Since 1990 the production of the entire Floris range has been manufactured in Tiverton.

Floris Estates Limited (company number 03314482) reported the following 2 years audited accounts:

	Y/E 05	Y/E 04
Turnover	£735,243	£688,407
Pre-tax Profit (Loss)	£123,356	£128,817
Shareholders Funds	£8,441,554	£3,671,364

J Floris Holdings Limited (company number: 3486483) reported the following 2 years audited accounts:

	Y/E 05	Y/E 04
Turnover	£11,383,000	£10,754,000
Pre-tax Profit (Loss)	£160,000	£123,000
Shareholders Funds	£7,383,000	£7,328,000

### Nuffield Hospitals

Nuffield Hospitals is Britain's longest standing not-for-profit group of independent hospitals with 41 hospitals location around the UK and have expanded their services to include Nuffield Pro-Active Health and Vanguard Healthcare. As a charity they hold no shareholders funds, but do have noteworthy charity funds. Nuffield Hospitals (charity number 205533) reported the following two years audited accounts:

	Y/E 05	Y/E 04
Turnover	£523,663,000	£455,874,000
(Loss)/Surplus for Financial Year	(£1,753,000)	£9,284,000
Charity Funds	£160,188,000	£172,081,000

### SQL Workshop Limited

SQL Workshop Limited is a local web-business in, based in Dartmouth, Devon. SQL Workshop Limited, established in 1996 trade under the name of Cult Pens, specialists in classic, hard-to-find and niche pens, pencils and refills from the world's biggest manufacturers. SQL Workshop Limited (company number 02676287) shareholders funds over the last three years are as follows:

	Y/E 05	Y/E 04	Y/E 03
Shareholders Funds	£62,491	£59,097	£63,544

SQL Workshop Limited are providing a six month rental deposit.

# Tiverton Trade Centre

Lowman Way, Tiverton

## VAT

This property has been registered for VAT and VAT is therefore applicable on this purchase.

## Proposal

We are seeking offers of **£5,000,000 (Five Million Pounds)** for this opportunity, which reflects a NIY of 6%, allowing for purchase costs of 5.75%.

## Contact

### London Office

Tim Peters

020 7224 2222

timpeters@keningtons.com

Laura Corr

020 7317 3316

lauracorr@keningtons.com

### Taunton Office

Philip Kerr

01823 444097

philipkerr@keningtons.com



A Development by



1 Misrepresentation Act 1967:

Keningtons Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that:

i. These particulars do not constitute, nor constitute any part of, an offer or contract. ii. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. iii. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv. The vendor(s) or lessor(s) do not make or give and neither Keningtons Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

2 Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

3 Property Misdescriptions Act 1991:

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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