

# QUANTUM HOUSE

| Interlink Way South | Interlink | Bardon |

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Lambert  
Smith  
Hampton



**FOR SALE**  
**FREEHOLD**

## Prime Distribution Investment Sale

| LE67 1PG |

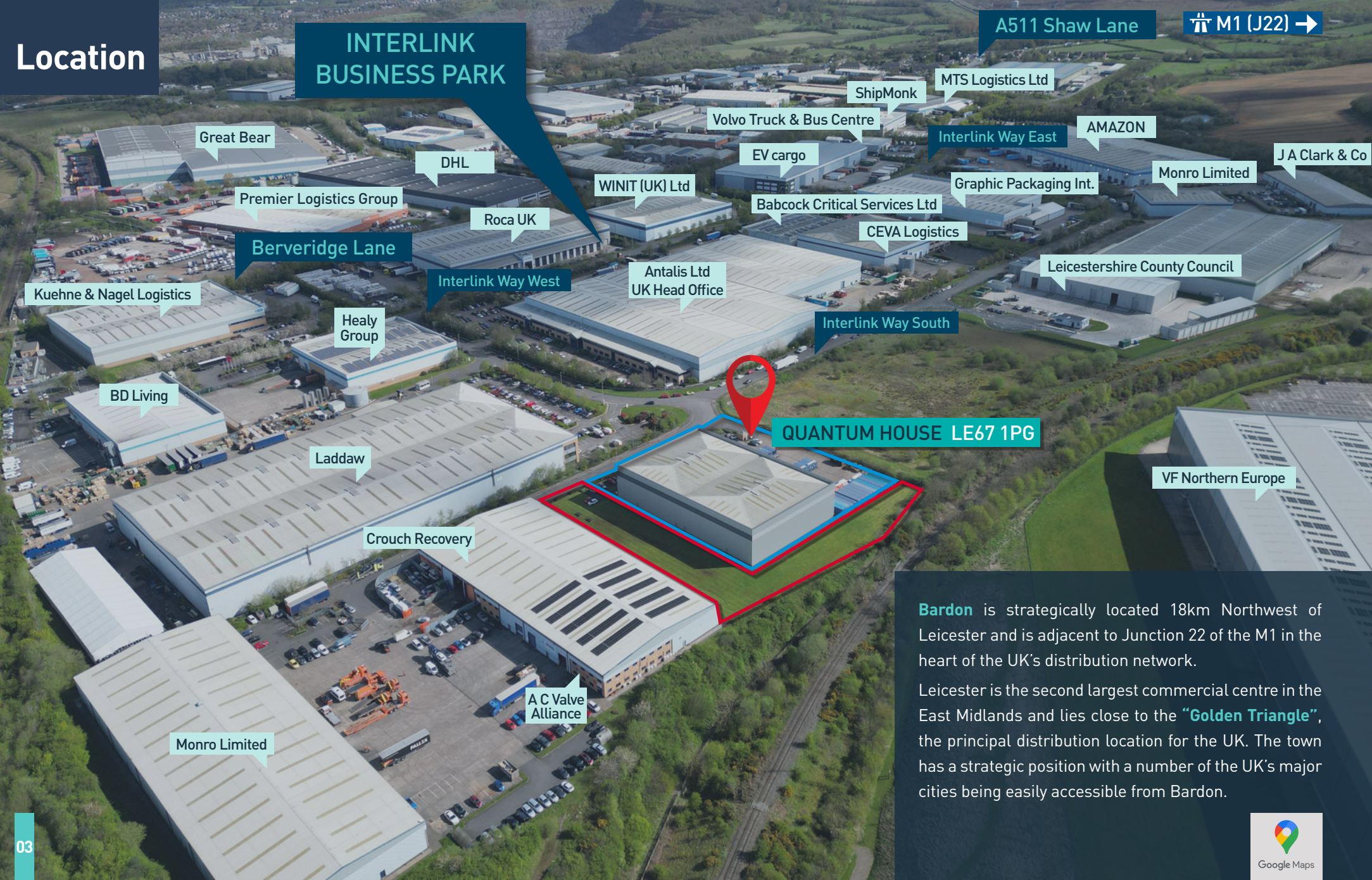
## Investment Summary

- ✓ Modern distribution and office facility comprising **40,174 sq ft (3,732.2 sq m) GIA** providing high quality offices built over three storeys to front
- ✓ The unit was built for the current tenant **Innotech Digital & Display Limited** in 2006 provides a prominent detached distribution warehouse with **12m eaves** incorporating integral three storey offices to front.
- ✓ The property is let for a further **9 years** to expiry and **4 years** to tenants break option at a current rent of **£300,000 per annum** which, in our opinion, represents a **reversionary £7.50 per sq ft**.
- ✓ Offers are invited in excess of **£4,500,000 (Four Million and Five Hundred Thousand Pounds)**, subject to contract.
- ✓ A purchase at this level will provide a net initial yield of **6.23%** assuming purchaser's costs of 6.50%. A purchase at this level reflects a low capital value of **£112 per sq ft**.



## Location

### INTERLINK BUSINESS PARK



A511 Shaw Lane

M1 (J22) →

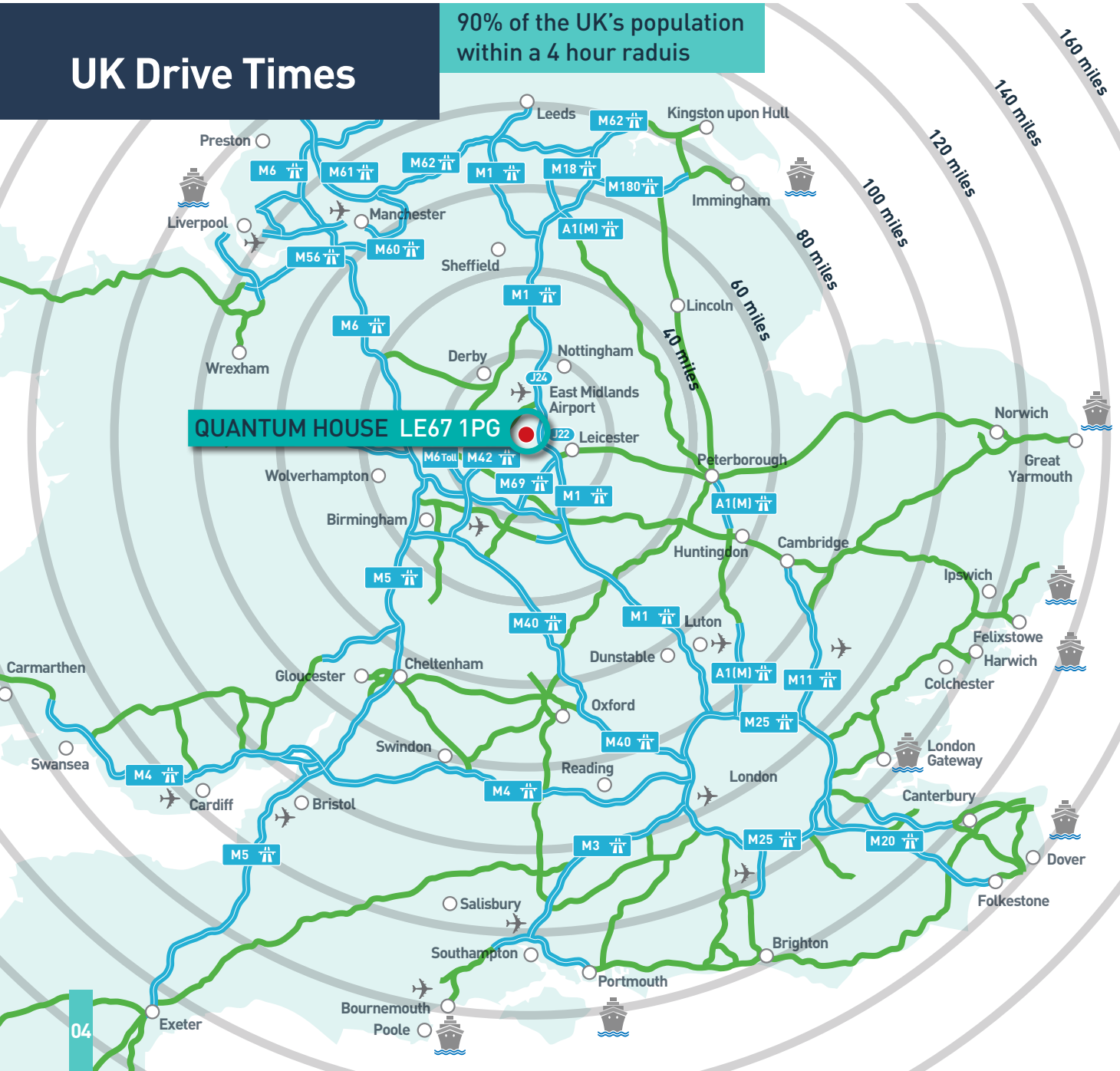
QUANTUM HOUSE LE67 1PG

**Bardon** is strategically located 18km Northwest of Leicester and is adjacent to Junction 22 of the M1 in the heart of the UK's distribution network.

Leicester is the second largest commercial centre in the East Midlands and lies close to the **"Golden Triangle"**, the principal distribution location for the UK. The town has a strategic position with a number of the UK's major cities being easily accessible from Bardon.

## UK Drive Times

90% of the UK's population within a 4 hour radius



## Location

### DISTANCE DRIVE TIMES

Coventry	51 km (32 miles)	45 minutes
Birmingham	60 km (37 miles)	55 minutes
Manchester	145 km (90 miles)	120 minutes
London	(109 miles)	140 minutes
Bristol	210 km (125 miles)	140 minutes
Newcastle	290 km (180 miles)	195 minutes

Bardon also benefits from excellent communications, being 4.2km west of Junction 22 of the M1 and 11km east of the A42 / M42. The M69 merges with the M1 at Junction 21, and in turn links to the M6 and M42 and the West Midlands conurbation. Distances and travel times to the major motorway locations are:

### DISTANCE DRIVE TIMES

M1	4.2 km (2.6 miles)	5 minutes
A42/M42	11 km (7 miles)	11 minutes
M69	18 km (11 miles)	15 minutes
M6	42 km (26 miles)	28 minutes
M5	66 km (41 miles)	40 minutes
M18	90 km (56 miles)	56 minutes
M25	140 km (87 miles)	140 minutes

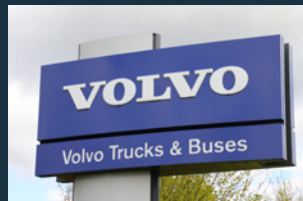
Approximately 90% of the UK's population can be reached in a 4 hour commercial drive from Bardon.

Additionally, **East Midlands Airport** is situated at **Junction 24 of the M1**. The airport provides passenger flights to a number of key European Cities and UPS and DHL have recently expanded their freight operations from the airport which now include services to Japan.

## Situation

Interlink Business Park presents a premier distribution location and as part of the Bardon Business Park provides an established and thriving commercial centre which benefits from its strategic location. The property affords dual carriageway access to Junction 22 of the M1 which is 4.2km (2.6 miles) to the east and the A42/M42 is 11km (7 miles) to the west.

Interlink, developed by WB Developments, is almost fully developed and benefits from planning consent for B1, B2 and B8 uses with no restrictions on building heights or working hours. The attraction of the Park can be evidenced by the calibre of occupiers.



## Description

- ✔ The building, constructed in 2006, was built by WB Developments for the current tenant and provides a prominent detached distribution warehouse incorporating integral three storey offices to front.
- ✔ The property is a purpose-built twin-bay distribution warehouse of steel portal frame construction, beneath twin-pitched roofs with integral three-storey brick and glazed elevation offices.
- ✔ The property benefits from a substantial secure concreted yard with 38m yard depth, 2x dock-level access doors, 1x level access door and a separate self-contained secure gated staff car park.
- ✔ The main warehouse benefits from solid power floated concrete flooring, with a loading capacity of 50 kN/sq m and provides an internal clearance to underside of haunch 12m (40 feet), beneath a pitched roof incorporating translucent light panels.
- ✔ The ground floor warehouse benefits from dedicated dispatch office, kitchen, and toilets.
- ✔ The offices are fitted to an extremely high standard and benefit from LED lighting, air conditioning, gas heating, suspended ceilings, raised floors, 8-person passenger lift with ancillary kitchen and WC facilities.
- ✔ Externally, the staff car park provides parking for 28 cars including 2 disabled spaces, together with a large logistics yard and storage.









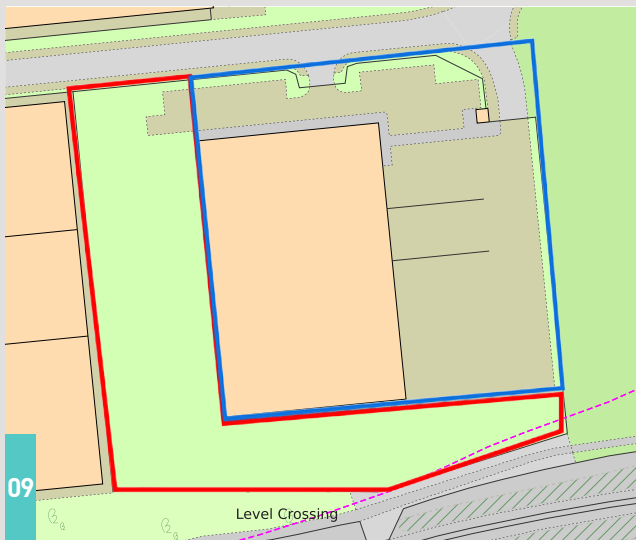
## Accommodation

The property provides the following gross internal floor areas:

Area	Use	Sq m	Sq ft
Ground Floor	Warehouse & Offices	3,191.0	34,348
First Floor	Offices	270.6	2,913
Second Floor	Offices	270.6	2,913
<b>TOTAL</b>		<b>3,732.2</b>	<b>40,174</b>

Quantum House covers an area of **2.062 acres** producing a site coverage of 44.5%. Shown in the **Blue line** below.

**Additional Land** to the rear of the property is **0.98 acres**. This may be available under a separate negotiation. Shown in the **Red line** below.



## Tenancy

The property is let to **Innotech Digital & Display Ltd** on a full repairing and insuring lease for a **term of 10 years from 17 May 2023 expiring 16 May 2033**, at a current annual rent of **£300,000**.

There is an upward only open market rent review and tenant break option at the 5th anniversary of the term 17th May 2028.

The repairing liability is subject to a Schedule of Condition which is annexed to the lease (copy available on request).

## Estimated Rental Value (ERV)

We are of the opinion that the current rental value of the property is in the region of **£320,000 per annum** reflecting an approximate **£8.00 psf** given recent transactions in the marketplace of second-hand accommodation with lower eaves and quality.

## Tenure

The interest to be sold is **freehold**.



## Covenant

**Innotech Digital & Display Limited**, the tenant, supply large format printing materials, hardware, presentation media, digital signage and point of sale material throughout the UK, Europe and the world. The company has more than 80 years' experience in the print industry supporting printers, re-sellers, retailers and marketers.

The company has a Dunn & Bradstreet rating of 3A2 which indicates a strong tenant covenant and has recorded the following financial figures for the past three years.

	Year ending 31/12/2022 £'000	Year ending 31/12/2021 £'000	Year ending 31/12/2020 £'000
<b>Sales</b>	£24,298	£17,665	£17,740
<b>Pre-tax profit</b>	£3,402	£2,380	£2,336
<b>Net Worth</b>	£8,176	£5,692	£4,378





## Planning

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

## Anti-Money Laundering Policy

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(s).

## VAT

We understand that the property is being elected with VAT. It is intended that the sale will be treated as a transfer of a going concern (TOGC).

## Proposal

We are instructed to seek offers in excess of **£4,500,000 (Four Million and Five Hundred Thousand Pounds)**, subject to contract.

A purchase at this level will provide a net initial yield of **6.23%** assuming purchaser's costs of **6.50%**. A purchase at this level reflects a low capital value of **£112 per sq ft**.

## Viewing and Further Information

Further information on EPC & Property Lease can be obtained from the joint agent:

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## Business Rates

Local Authority: Northwest Leicestershire

Period: 2023/2024

Rateable Value: £207,000

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of Band **B [48]**.