

M11.04A

**VACANT FACTORY AND EXPANSION LAND
LITTLE MOUNTAIN
DRURY NEW ROAD
BUCKLEY
FLINTSHIRE
CH7 3DS**

**CLIENT:
WHITLEY ESTATES LIMITED**

COMMERCIAL VIABILITY ASSESSMENT REPORT

**PREPARED BY:
STEPHEN C WADE BSc (Hons) MRICS**

**LEGAT OWEN
ALBION HOUSE
ALBION STREET
CHESTER
CH1 1RQ**

8TH OCTOBER 2019

THE SITE



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1. INTRODUCTION

I have been instructed by Mr Guy Evans of Cassidy & Ashton, on behalf of Whitley Estates Ltd, to prepare a Commercial Viability Assessment Report in relation to a vacant factory premises with expansion land situated at Little Mountain, Drury New Road, Buckley, Flintshire, CH7 3DS.

I have acted for Whitley Estates as property advisor since October 2008 and I have provided advice in relation to the property throughout the intervening period.

2. RELEVANT EXPERIENCE

I have a 2:1 Honours Degree in Urban Estate Surveying from Nottingham Trent University and I am a Member of the Royal Institution of Chartered Surveyors.

I am an RICS Registered Valuer and I have achieved the Advanced Award in Expert Witness Evidence accredited by the Royal Institution of Chartered Surveyors.

I am a Director of Legat Owen Limited, Commercial Property Consultants based at Albion House, Albion Street, Chester, CH1 1RQ.

I have 25 years' experience in the letting/sale of office and industrial floor space in North Wales.

I am appointed by Welsh Government as a Board member of Deeside Enterprise Zone and Anglesey Enterprise Zone. I am a Board member of the North Wales Growth Deal – Business Delivery Group.

3. LOCATION

The town of Buckley is situated in the County of Flintshire in North East Wales. It lies approximately 3 miles to the east of Mold, 10 miles to the west of Chester and 27 miles to the south of Liverpool.

The A549 passes through Buckley and links the town to the A55 North Wales Expressway at Dobshill to the east and the County town of Mold to the west.

Historically employment in Buckley was centred around the extraction of clay and the manufacture of bricks. More recently Buckley's growth has been focussed towards residential development with employment opportunities situated nearby at Airbus in Hawarden and Deeside Industrial Park.

4. SITUATION

The subject property is situated on the eastern edge of the settlement of Buckley at the junction of Chester Road (A549) and Drury New Road. The property abuts Chester New Road to the south, Drury New Road to the east, open countryside to the north and a modern residential development to the west. The surrounding area would best be described as in mixed use.

The location of the property is more particularly illustrated on the attached location plan at Appendix 1

An aerial view of the site is attached at Appendix 2.

5. DESCRIPTION

The subject property comprises a detached manufacturing unit of 45,600 sq ft situated on an overall site area of 5.45 hectares (13.47 acres or thereabouts). The extent of the site is more particularly illustrated in the attached plan (Appendix 3).

Of this total approximately 1.95 hectares (4.82 acres) comprises the existing vacant factory premises, shaded red on the plan.

A further 1.45 ha (3.58 acres) comprises expansion land, allocated for employment use, shown shaded yellow on the plan.

The remaining 2.05 ha (5.06 acres) is ecologically sensitive and is not considered to be suitable for development. This area is shown shaded green on the plan.

The site is approached from New Chester Road (A549) which gives access to Drury New Road, off which is a gated entrance to the site.

The vacant manufacturing facility was originally built on a bespoke basis for Optec in 1988. Whitley Estates Limited acquired the site in 1998 after Optec vacated.

The property has more recently been occupied by Glen Dimplex Home Appliances Ltd who ceased production in March 2019 and vacated the property in May 2019.

A copy of the marketing particulars for the property is attached (Appendix 4).

The building is of double bay steel portal frame construction clad in part with brickwork and in part with insulated steel sheet cladding. The roof is formed of insulated steel sheet cladding and incorporates translucent roof lights. The unit has been subdivided internally in order to provide a manufacturing hall, offices and dedicated staff/welfare facilities. Servicing is provided via 4 loading doors, two in each gable elevation.

The unit benefits from fire and intruder alarms, fluorescent lighting to the production area and gas blown warm air heating.

The site has a gatehouse and perimeter fencing. The property has the benefit of expansion land to the north as referred to above.

The principal drawback with the building is the restricted eaves height of 3.75 metres which is significantly lower than most modern-day requirements.

6. SITE AREA

The overall site area extends to 5.45 ha (13.47 acres).

I consider that 3.4 hectares (8.4 acres) is capable of being used for employment use with the remainder has been set aside due to ecological constraints.

7. PLANNING

It is not within the remit of this report to provide a detailed planning commentary.

We note however that part of the site extending to 3.4ha (8.40 acres) is currently developed for or allocated for Employment Use within the Adopted Flintshire UDP 2000-2015. The Adopted Plan has now expired, and a new Local Development Plan is in the process of being prepared. It is noted that the site sits within the development boundary for Buckley.

The most recent assessment of the availability of employment land was considered in the Joint Employment Land Review, Wrexham County Borough Council and Flintshire County Council October 2015.

This report considered in detail the employment land supply position for both Wrexham and Flintshire.

Section 11 of the report summarised the employment land review and made recommendations.

Extracts from the report are set out below.

“Flintshire

11.16 In Flintshire the identified realistic land supply of 223.94 ha, at 31 March 2014, suggests a surplus of 195.44 ha when measured against the projected growth of employment in industry sectors. Against the net forecast requirement, i.e. sectors forecast to grow against those predicted to decrease, the surplus increases to 243.04 ha. Based on an analysis of long term employment land take up (at an average take-up rate of 5.5 ha/year) the surplus is 141.44 ha.

11.17 Again the weight of the evidence points towards taking the baseline growth estimate. This is felt to be a reflection of the past scale of employment growth and calculations for the past take up trend in Flintshire (i.e. that completions follow the expected land requirements according to the scale of employment growth).

11.18 It is therefore recommended that Flintshire County Council use the projected growth of employment in industry sectors as the main measure of Flintshire’s future land needs for the period up to 2030. This indicates a minimum need for some 2 ha/year (or 1.9 ha/year if split exactly) – although a more optimistic approach would allow 2-3 ha/year taking account of past performance and the benchmark levels, as well as acknowledging that the smaller land deals are no longer recorded by FCC. The total need for the LDP period is therefore some 28.50 ha.

*11.19 However, using any of the three measured of need still indicates that there is a substantial surplus of employment land in the County and thus there **is no immediate need for FCC to identify further land allocations for B1, B2 and B8 uses (other than those already allocated) in the emerging LDP.***

It is clear from Flintshire County Council's own consultants' analysis that there is a substantial surplus of allocated employment land in the County. In the intervening period, significant progress has been made with regard to the delivery of the employment land allocations at Northern Gateway and these are now finally coming on stream.

This analysis is supported by market evidence of nearby employment sites.

All of the following sites have been allocated for employment use since the year 2000 and have not been developed.

- Mold – Broncoed Business Park – 0.59 hectares – fully serviced
- Mold – Mold Business Park – 5.3 hectares – fully serviced
- Rhydymwyn – Antelope Industrial Estate – 0.34 hectares – fully serviced
- Rhydymwyn – Antelope Industrial Estate – 0.86 hectares – fully serviced
- Hawarden Business Park Phase 1 – 6 hectares – fully serviced
- Hawarden Business Park Phase 2 – 18.2 hectares – infrastructure required

The position of oversupply of employment land in Flintshire is clearly recognised by the Council. Flintshire have recently reallocated land within their ownership from employment use to residential use. The site at Maes Gwern extended to 5.7 hectares and was identified as a "high quality" employment site within the Adopted UDP. Planning permission has recently been granted for the redevelopment of the site with residential dwellings. We consider this to be the correct approach given the position of a significant over supply of employment land.

8. TENURE

The site is held freehold by Whitley Estates Limited and is not subject to any occupational tenancies.

The property is currently vacant and to let.

9. SERVICES

We understand that all mains services are available to the property.

10. THE MARKET

In undertaking our Commercial Viability Assessment, we have considered the range of alternative employment uses for both the existing property and the adjoining expansion land.

Employment Use Classes include;

B1 (a) – Offices and R and D
B1 (c) – Light Manufacturing
B2 – General Manufacturing
B8 – Logistics

In practice the market in North Wales falls into two property types namely offices or industrial/warehouse property.

We set out below a brief resume of the market in Flintshire for office and industrial/warehouse property.

Offices

The North Wales office market has gone through a period of significant consolidation as a consequence of the financial crisis in 2008. The impact of public sector funding cuts and the subsequent programme of austerity have reduced public sector budgets significantly.

In an effort to combat the reduction in funding the public sector has sought to reduce head count and operational floor space. This has had a twofold impact upon the local office market, firstly it has reduced demand from the public sector for office accommodation, but it has simultaneously increased the supply of floor space to the market.

During the period 2008-2013 the private sector also underwent a period of rationalisation as a consequence of severe cost control and business failure.

Whilst there are early signs that the SME Sector is beginning to recover there is still an oversupply of office accommodation in the market resulting in both rents and capital values stagnating.

By way of illustration Legat Owen are marketing Vista at St David's Park in Ewloe, approximately 3 miles from the subject site. St David's Park is a well-connected Business Park with immediate access to the A55 road network. The Park is virtually fully developed and incorporates a range of services including a Hotel, Pub and Day Care facility. The building is circa 15 years old and was built to an exacting specification with features which include raised floors, air conditioning, passenger lifts and a feature glazed atrium. The accommodation is available in suites from 5,000 sq ft to 20,000 sq ft. The building has been vacant for over 2 years at a quoting rent of £14/per sq ft. The landlord is willing to offer very generous letting incentives in order to secure a tenant. A copy of the letting brochure is attached at Appendix 5.

In Mold town centre we are currently marketing St David's Buildings which extends to 9,683 sq ft and is available in suites from 4,841 sq ft. The modern building is available fully refurbished at a quoting rent of £75,000 per annum equivalent to approximately £7.75 per sq ft. The building has been vacant since November 2017 and to date we have generated very little interest in the opportunity.

These are just two examples of office accommodation which is currently available in the Flintshire market both in and out of town.

We have also been supplied with a summary of available office accommodation in Flintshire. According to the schedule provided by Flintshire Council there is currently 160,000 sq ft of office accommodation available to let in Flintshire in 70 suites ranging in size from 100 sq ft to 22,000 sq ft. There is clearly therefore a very healthy supply of existing floor space in the market at present.

Whitley Estates have had some success in letting smaller offices suites at Broncoed Business Park to the SME Sector but the largest suite was 2,000 sq ft and was let on a 5 year term. The best rent achieved in the market at Broncoed Business Park is £11 per sq ft.

Given the relatively weak pattern of demand and the position of excess supply it is difficult to recommend any developer even contemplate the development of new build office accommodation on the site.

Likewise given the physical configuration of the existing manufacturing facility and its depth and internal arrangement it is highly unlikely that the building would be capable of being converted in order to provide office accommodation.

Therefore, we do not believe that there is any prospect of either the existing building or the expansion land coming forward for office use either now in the foreseeable future.

Industrial

The market for industrial/warehouse property has performed better than the office market over the course of the last 3/5 years. During this period there has been a steady take up of industrial stock and rents and capital values have been steadily improving. That said there is still a healthy supply of second-hand floor space in the market providing accommodation for a range of unit sizes.

According to the schedule provided by Flintshire Council there is currently over 2,000,000 sq ft of industrial/warehouse accommodation available to let in Flintshire in 200 units ranging in size from 760 sq ft to 150,000 sq ft. There is clearly therefore a more than adequate supply of existing industrial floor space in the market at present.

The focus for industrial activity in Flintshire is centred on Deeside Enterprise Zone which incorporates both Deeside Industrial Park and Hawarden Business Park. Deeside Enterprise Zone extends to 2,000 hectares (4,942 acres). The Zone is focussed on the development of advanced materials and manufacturing. Major occupiers within the Zone include; Airbus, Tata Steel, Toyota and Iceland. Deeside Enterprise Zone is a Tier 2 Assisted Area offering grant support to qualifying business projects.

Despite the recovery in the market, new build industrial floor space in the Enterprise Zone has been limited in the course of the last 5 years. Pochin constructed a new 30,000 sq ft office and laboratory facility for SIRA and at Deeside Total Developments undertook the speculative development of 35,000 sq ft of industrial floor space on Zone 2. The SIRA unit was constructed for owner occupation and Prospect Park was built speculatively but the development was subsidised with a Property Development Grant. A further speculative development is due on site shortly at Deeside Industrial Park. The scheme being undertaken by Trebor Developments and Eric Wright Construction is also grant subsidised.

Buckley sits outside the Enterprise Zone and is not within a Tier 2 Assisted Area as defined by Welsh Government. This puts the site at a commercial disadvantage compared to nearby locations in Hawarden and Deeside which are within grant assisted areas. By way of example an advanced manufacturing company looking to relocate its facility in Deeside could be eligible for up to 30% of the project cost by way of grant funding whereas in Buckley any support would be de-minimis.

The same principle applies when seeking Property Development Grant to support the construction of manufacturing/distribution floor space on the expansion land which adjoins the existing building. Developments in Hawarden and Deeside are eligible for Property Development Grant from Welsh Government whereas no such support is available for the development of the subject site. This again puts a developer/owner occupier at a significant commercial disadvantage, and it is hardly surprising therefore that over the course of the last 10 to 15 years the majority of employment floor space which has been constructed in Flintshire has taken place in either Deeside Industrial Park or Hawarden Business Park.

Market rents for prime industrial stock are in the region of £5.50 per sq ft for new build units situated in the Enterprise Zone. Market rents in Buckley range from £3.50 to £5.00 per sq ft for the best quality industrial accommodation.

Legat Owen record all enquiries for property via Agency Pilot a CRM system. Most of the demand which we receive for units in the Buckley area originates from the SME sector with occupiers looking for small units from 2,000 – 5,000 sq ft. For the reasons stated above larger occupiers tend to focus their attention on the Grant Assisted Areas nearby.

11. MARKETING

The former occupier of the manufacturing facility, Glen Dimplex Home Appliances Limited, had the benefit of a break clause in May 2019. Because of the bespoke nature of the facility and the difficulty we had letting the property last time we insisted upon a 12 month break notice which was triggered in May 2018. The marketing of the property commenced in June 2018. The property has now been on the market for approximately 17 months and during that period we have not received a single offer for the unit. We have received expressions of interest but following further investigations these enquiries have not materialised into an offer for the property.

Our marketing activities are summarised below: -

- Marketing Board – a marketing board is erected fronting the A549 announcing the availability of the unit to let.

- Marketing Brochure – a copy of the marketing brochure is attached at Appendix 4.
- Public Sector Liaison – the property has been logged with both Flintshire County Council and Welsh Government and over the 17-month marketing period we have not received any direct enquiries from Flintshire County Council. We have received one enquiry from Welsh Government although following further investigation the property was found to be too small for the client's requirement.
- Web Site – the property is listed on the Legat Owen web site.
- Internet – the property is listed on Zoopla Commercial and other free to market commercial property web sites.
- Occupier Mailing – Legat Owen operate Agency Pilot a CRM system which runs alongside Evolutive operated by Flintshire County Council. We have regularly mailed occupier requirements recorded on our CRM system.
- Agent Mailing – the property is mailed regularly to the network of commercial agents operating throughout the North of England and North and South Wales.
- Social Media – the property is promoted regularly on social media via LinkedIn and Twitter.

Despite all of these marketing activities over a sustained period of 17 months we have been unable to secure a single offer to lease the manufacturing unit.

We believe there are two principle reasons for this, namely: -

1. The property is not situated in a Grant Assisted Area and therefore is at a commercial disadvantage for larger scale occupiers when comparing the facility to other buildings in the surrounding area.
2. The principle drawback with the building is its restricted eaves height. Even small buildings of 2,000 sq ft and above are built with a minimum eaves height of 6.5 metres to allow for the future installation of a mezzanine floor if required. Buildings of 40,000 sq ft and above tend to be built with an eave's height of at least 8 metres. This is more than double that of the subject property.

The eaves height is such that it is simply not viable for the building to be used for any form of logistics/distribution use. The eaves height is also a major deterrent for occupation for manufacturing use as again it restricts the ability of the occupier to make beneficial use of the building. By way of illustration I am attaching the marketing brochure for Boundary Park at Deeside (Appendix 6). The unit extends to 50,000 sq ft in total and has an eaves height of 10 metres.

Where demand does exist in the Buckley area it is for small manufacturing/warehouse units of up to 5,000 sq ft. The majority of this demand emanates from the SME sector being local occupiers who are not generally willing to commit to lease terms for longer than 3-5 years due to the needs for flexibility and business planning. This creates significant issues in relation to both valuation and the viability of new industrial development. In simple terms, without significant support from Welsh Government through the provision of a Property Development Grant it is simply not economically viable to develop the remaining land with small employment units.

12. COMMERCIAL VIABILITY OF THE EXPANSION LAND

We have undertaken a series of appraisals in relation to the expansion land to determine the commercial viability of developing the land for either office or industrial/warehouse use.

Offices

The expansion land shown shaded yellow on the attached plan (Appendix 3) extends to 1.45 hectares (3.58 acres).

We have undertaken a residual development appraisal to assess the commercial viability of an office development on the subject plot.

We have assumed that the site would be capable of accommodating two storey office development of approximately 35,000 sq ft gross 29,000 sq ft net. We have capitalised the net area at a rent of £12.50 per sq ft which is ahead of the best rent achieved to date in Mold/Buckley.

We have capitalised the rent at an investment yield of 8.5% which is realistic for an investment of this nature.

We have assumed that the office development would be undertaken in phases and would provide a series of smaller office buildings more designed to meet the needs of the SME market.

We have assumed a 12 month void period (which is optimistic given our comment in Section 11 above) and we have assumed that the tenants for each would be granted a 6 month rent free period.

Our appraisal assumes that the land value would be transferred for the fixed sum of £1 in other words the landowner would transfer the land into the project without any residual value.

Using the BCI tables we have applied a construction rate of £120 per sq ft. We have assumed a contingency of 5% for construction. We have applied professional fees at 10% to cover architects, quantity surveyors, structural engineers, mechanical engineer, project manager and CDM.

We have allowed a marketing budget of £15,000 and applied usual letting fees. We have assumed the project will be financed at a development rate of 6%.

The residual appraisal demonstrates that the project will make a loss of £1,181,243 or -28.8% using these assumptions. A copy of the Development Appraisal is attached at Appendix 7.

It is important to remember that this assumes that the land would be transferred for £1 and that the rent of £12.50 per sq ft could be achieved setting a new record for Buckley. Given that the project is clearly loss making we cannot recommend any client undertaking the development of the site for office use.

Industrial

We have undertaken a similar developed appraisal assuming the site could be development with industrial/warehouse units. We have assumed that the site is capable of accommodating 70,000 sq ft of industrial floor space. We have assumed that this will be delivered in a series of smaller units from 2,000 – 5,000 sq ft orientated towards the demand for floor space in the Buckley area. We have applied a rent of £5.50 per sq ft which would be a new record for employment floor space in the Buckley area.

We have capitalised the rent at 8.5% which is a realistic investment yield for properties of this nature in this location. We have assumed that the principle occupiers would be from the SME sector who would typically commit to the units by way of a lease for a term of 3-5 years.

We have assumed a period of 9 months within in which to secure a letting of the units and have assumed that the tenants would each require a 6 month rent free period on average.

We have assumed that the land would be transferred for a sum of £1 and that the new development would be constructed at a price of £60 per sq ft which is competitive for small units of this scale.

We have adopted a contingency of 5%.

We have assumed professional fees at 10% to include architects, quantity surveyor, structural engineer, mechanical engineer, project manager and CDM.

We have assumed marketing budget of £15,000 to cover boards, brochures, advertising etc.

We have adopted letting fees of 10% and have applied legal fees of £15,000.

We have adopted a finance rate of 6% for the development.

The residual appraisal demonstrates that the scheme makes a loss of £929,367 or -21.37%. A copy of the Development Appraisal is attached at Appendix 8. Given the results of the residual appraisal we could not recommend any prudent client undertake the development of the site with industrial/warehouse units.

It should be remembered that this appraisal assumes that the value of the land is £1.

The appraisal clearly demonstrates why developers are focussing their attention on the construction of new floor space in Hawarden and Deeside which is eligible for Property Development Grant via Welsh Government. The availability of Property Development Grants is pivotal to the success or failure of the financial delivery of a scheme of this nature.

13. CONCLUSIONS

The subject site is situated on the eastern fringe of the urban settlement of Buckley and sits within the development boundary.

The site comprises a vacant, detached manufacturing unit and an area of allocated employment land and a further area of land which is not available for development for ecological reasons.

I have personally been marketing the manufacturing building since the former tenant took the decision to vacate in May 2018. During this period, we have not received a single offer for the building. I believe that this situation has arisen for two reasons namely:

(a) that the building is not within an Assisted Area and that other buildings nearby in Deeside and Hawarden are able to offer significantly greater financial incentives to large scale occupiers.

(b) that the property suffers from a very restricted eaves height (3.75 metres) which severely limits the market potential for the building.

Both these factors combined mean that the potential market for the building is severely restricted.

I have undertaken commercial viability appraisals for the expansion land assuming either office or industrial/warehouse use. In either case the development of the land is simply not commercially viable as the costs of development outweigh the value of the buildings on completion. It is simply unrealistic to expect any prudent developer to undertake a development which is loss making on the day of practical completion.

In competing locations nearby in Hawarden and Deeside developers are able to access Property Development Grant via Welsh Government which subsidises the cost of construction, but this is not available in Buckley which sits outside the Assisted Area boundary.

Given these constraints it is difficult to see how the expansion land could be brought forward for employment development and indeed it explains why the land has not been developed despite being allocated for employment use since the inception of the Unitary Development Plan in 2000.

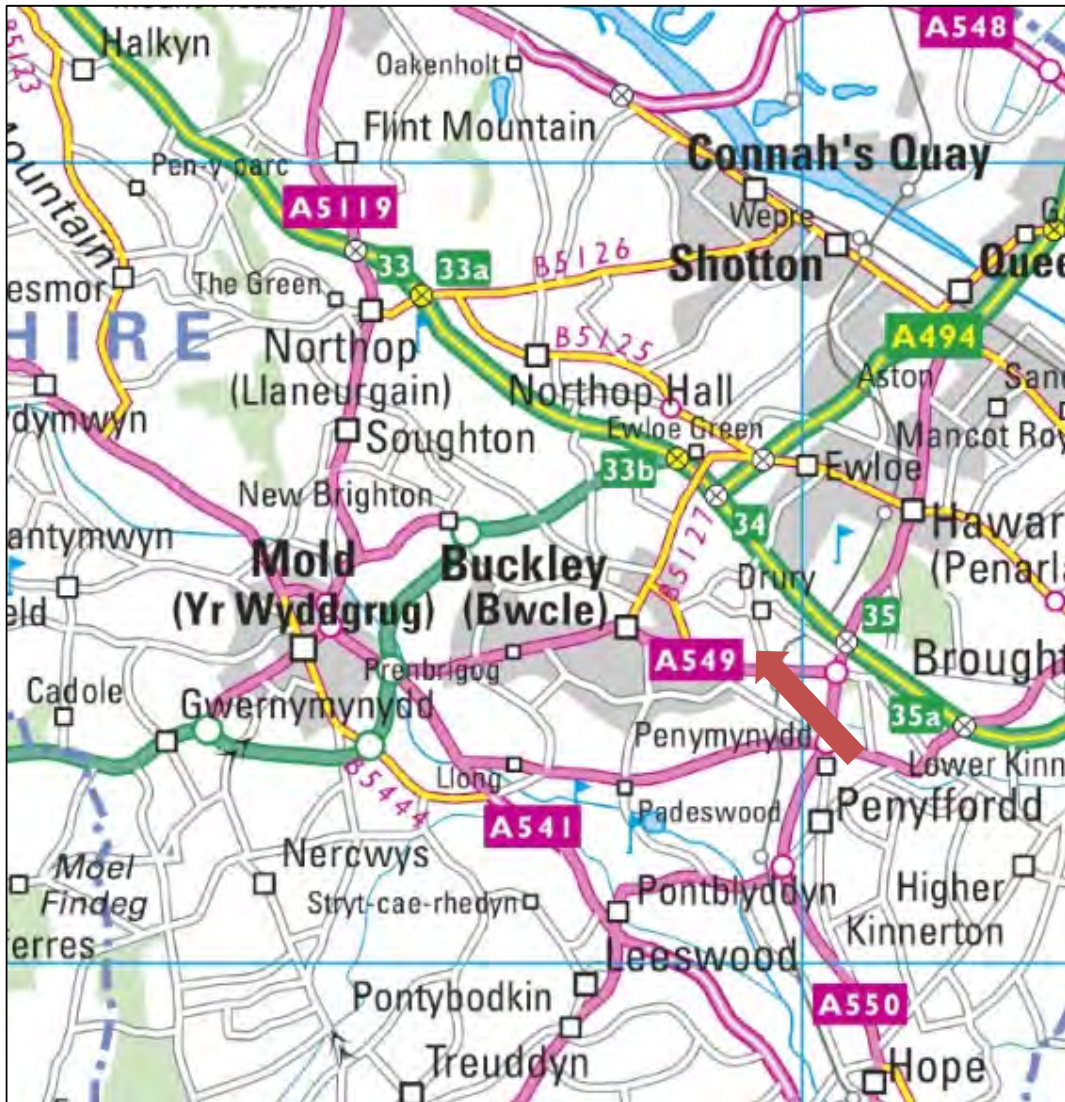
According to the Joint Employment Land Review, October 2015,

“Flintshire say there is a substantial surplus of employment land in the County.”

In this context the site owner, Whitley Estates, should consider alternative forms of development in order to bring the site back into economic use.

Appendix 1

Location Plan



Appendix 2

Aerial View of the Site

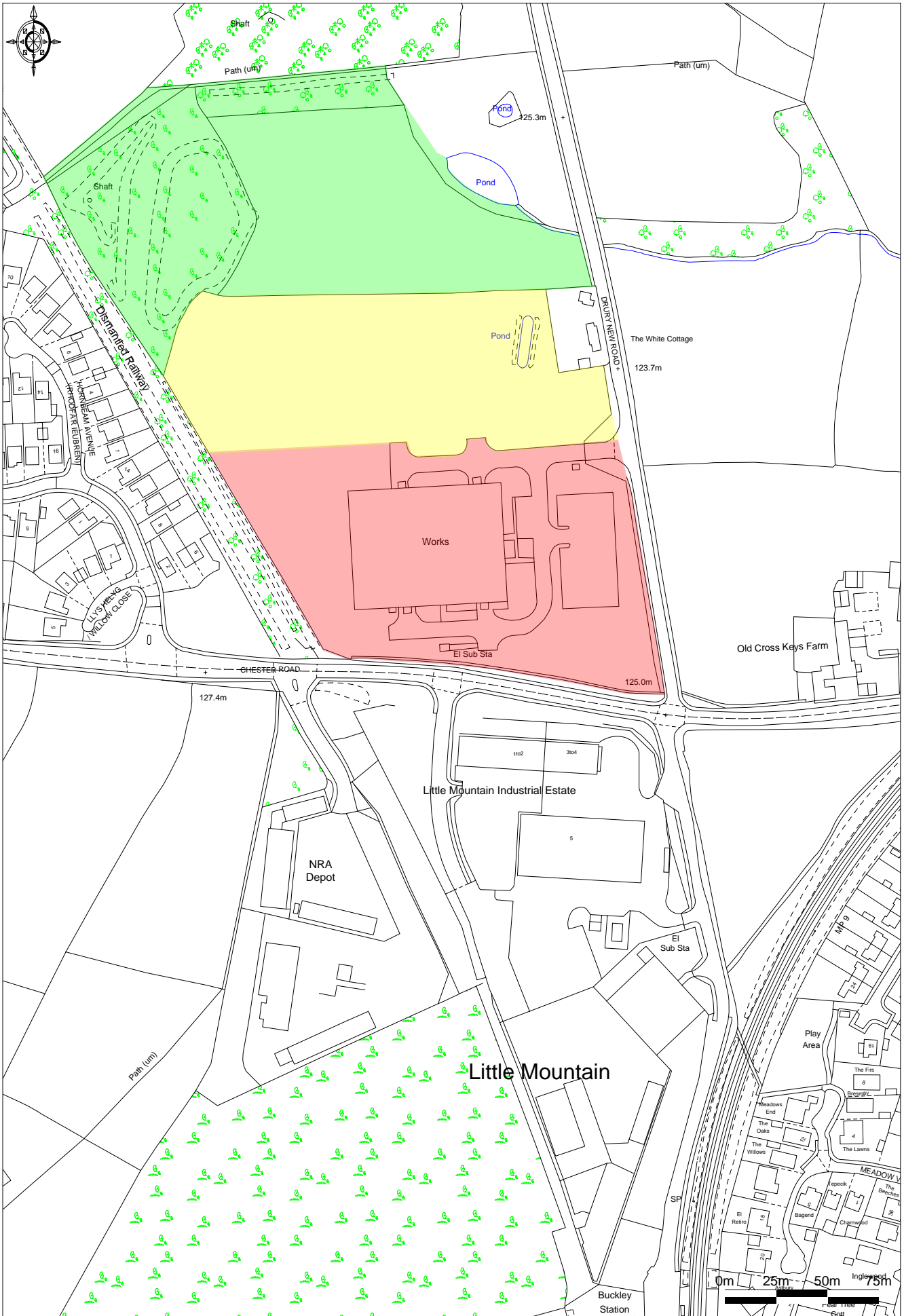
Vacant Factory & Expansion Land at Little Mountain,
Drury New Road, Buckley, CH7 3DS



Appendix 3

Site Plan

Little Mountain, Buckley, Flintshire



Enabled by Ordnance Survey

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For identification purposes only

Legat Owen
CHARTERED SURVEYORS

Vacant Factory & Expansion Land at Little Mountain,
Drury New Road, Buckley, CH7 3DS

Appendix 4

Marketing Brochure for the Subject Property

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



**Little Mountain , Drury New Road
Buckley, Flintshire, CH7 3DS**

**A MODERN DETACHED
MANUFACTURING
UNIT OF**

**45,600 SQ FT
(4,236 SQ M)**

**HIGH SPECIFICATION FIT OUT
ON A SITE OF 4.25 ACRES (1.7 HECTARES)
POTENTIAL FOR FURTHER EXPANSION**



DESCRIPTION

The property comprises a modern, detached, manufacturing facility of a double bay, steel portal frame construction clad with insulated steel sheet cladding. Features includes:

- Open plan and cellular office accommodation
- Staff/welfare facilities
- Eaves height of 3.75 metres
- 4 loading doors
- Generous power supply
- Fire alarm
- Intruder alarm
- Fluorescent lighting to the production area
- Gas blown warm air heating to the production area
- Gatehouse and perimeter fencing

RENT

Upon application.

BUSINESS RATES

We are advised by the VOA web site that the property has a rateable value of £ 105,000.



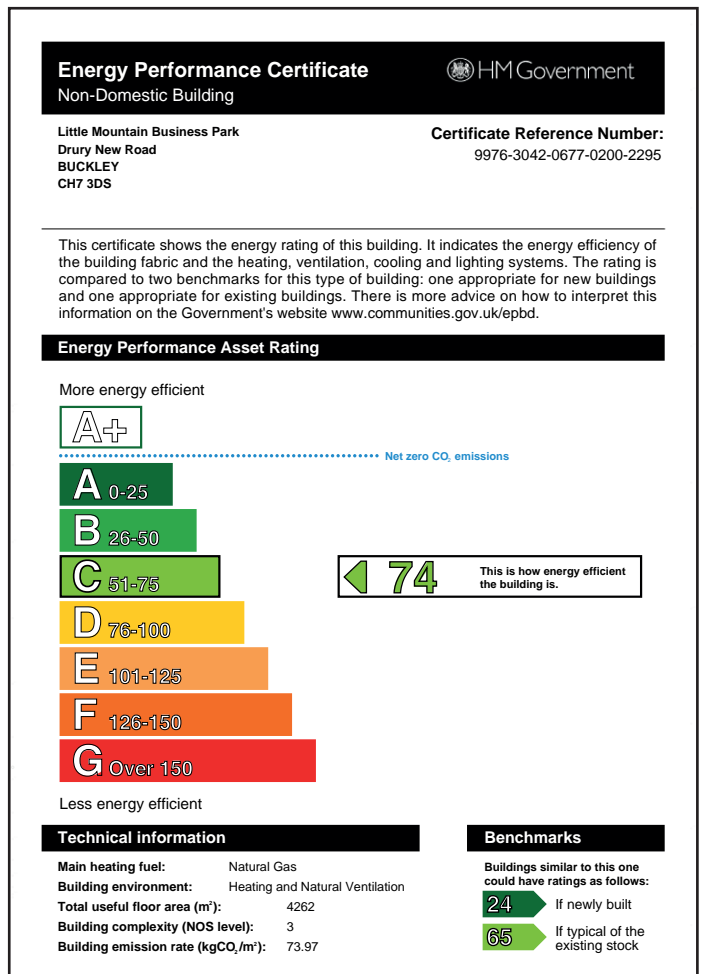
VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE





ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

We calculate the gross internal area to be:-

Warehouse	4,236 sq m	45,600 sq ft
Site Area	1.75 hectares	4.25 acres

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.



LOCATION

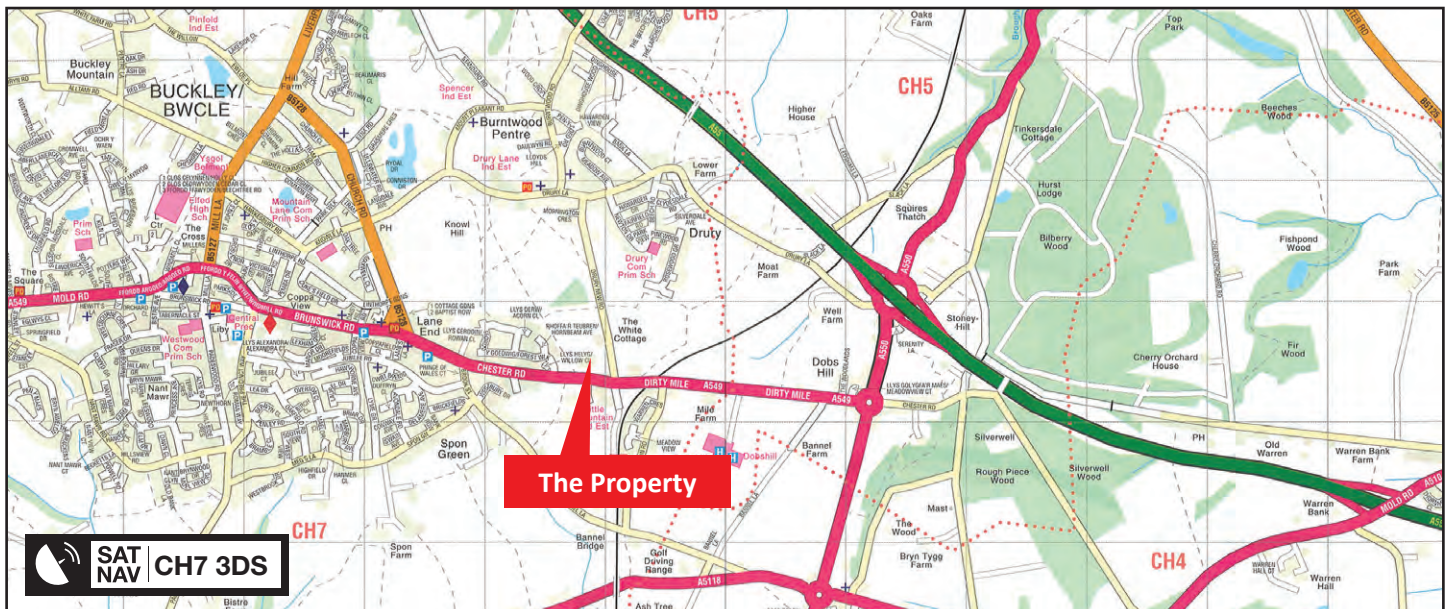
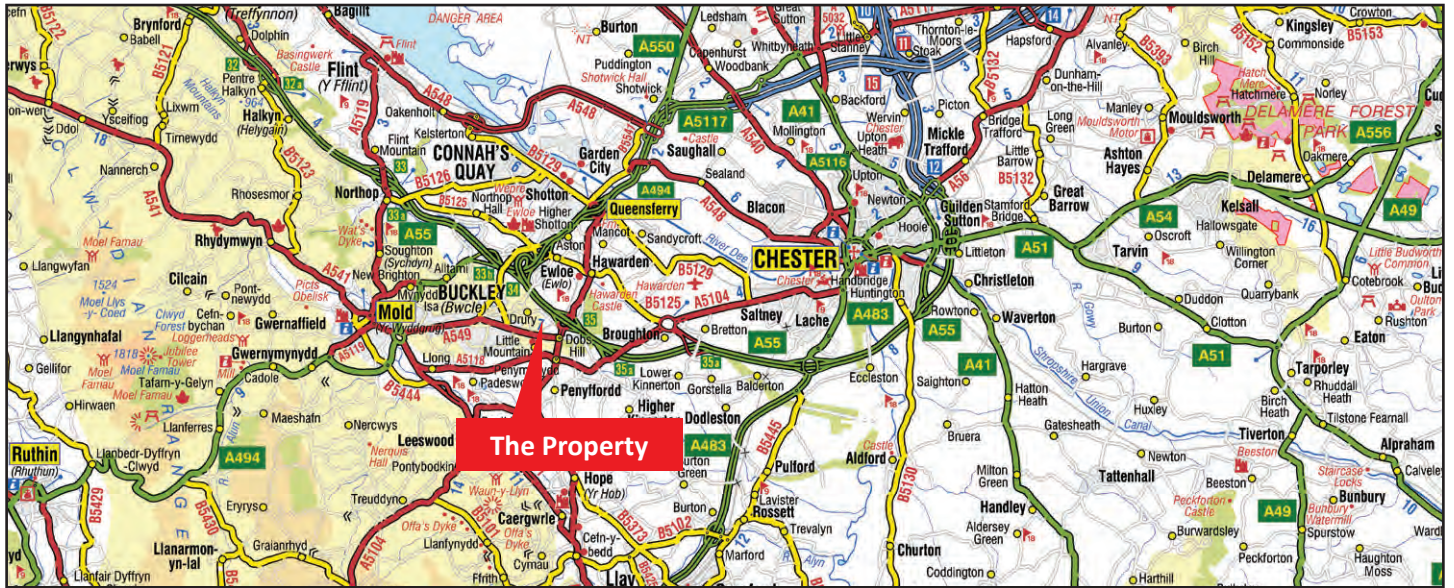
The Little Mountain Business Park is situated approximately 1 mile to the east of Buckley in Flintshire. The property occupies a prominent position fronting the A549 which gives direct access to the A55 (T) approximately 1 mile to the east.

The property lies close to Airbus at Broughton and is situated 10 miles to the west of Chester and 22 miles to the south of Liverpool.

VIEWING

Strictly by prior appointment with the sole agents Legat Owen

Stephen Wade
scw@legatowen.co.uk



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. June 2018.

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Vacant Factory & Expansion Land at Little Mountain,
Drury New Road, Buckley, CH7 3DS

Appendix 5

Marketing Brochure for Vista, St David's Park

VISTA

ST DAVID'S PARK EWLOE CH5 3DT

TO LET Modern Offices
from 5,000 - 20,500 Sq Ft
Up to 100 Parking Spaces

Description

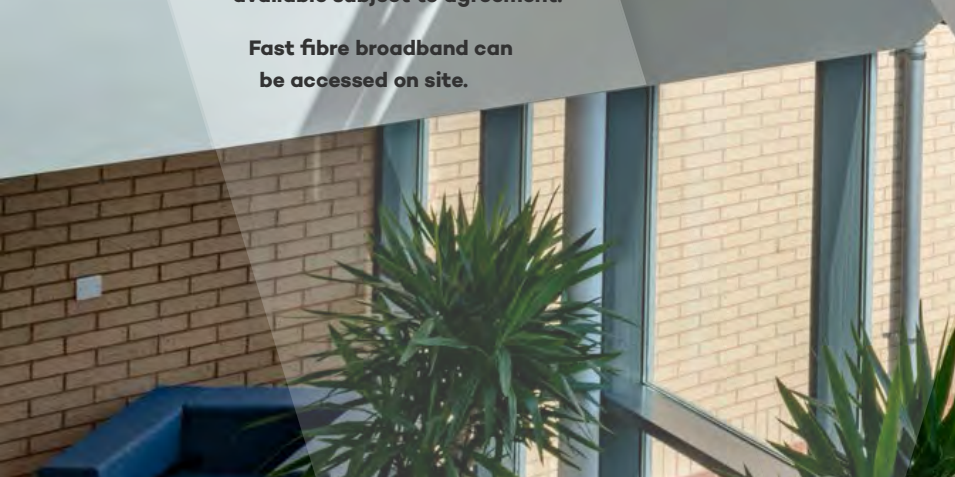
VISTA lies at the heart of St David's Business Park, amongst a cluster of similar buildings occupied by blue chip companies.

The first and second floors, are both approximately 10,250 sq ft provide high quality air-conditioned space, with exceptional views across the park.

There are two passenger lifts. Male / Female toilets are located on each floor and the building is DDA compatible.

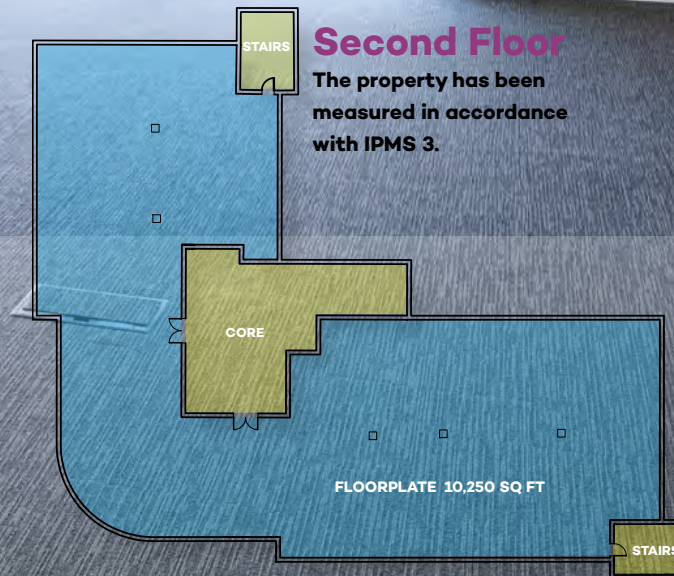
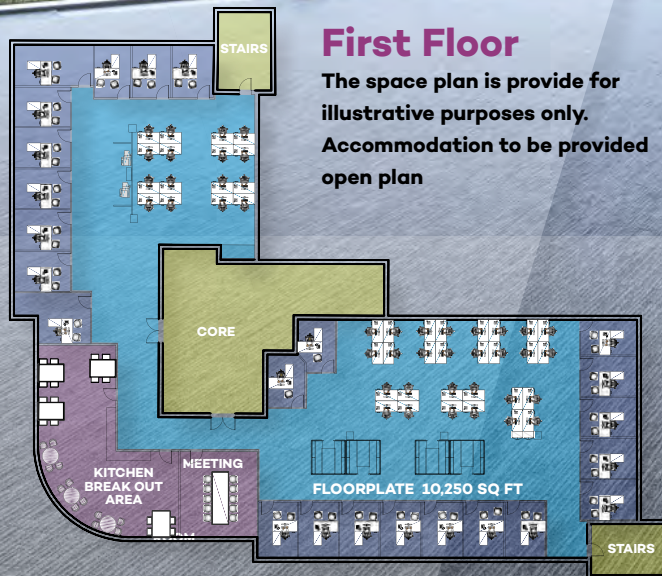
Up to 100 parking spaces are available subject to agreement.

Fast fibre broadband can be accessed on site.



Accommodation

FLOOR	SIZE SQ FT	PARKING	RENT (Per Annum)	RATEABLE VALUE AND RATES PAYABLE		BUDGET SERVICE CHARGE PAYABLE (Per Annum)
				RV	RP	
First	10,250	50	£148,700	£179,000	£92,000	£62,800
Second	10,250	50	£148,700			£62,800



Specification

Interior

- Mineral Fibre suspended ceilings
- Category II lighting
- Full accessed raised floors
- Air Conditioning
- Fully decorated throughout
- Carpeted throughout
- High levels of natural light

Exterior

- Up to 100 car parking spaces
- Landscaped environment



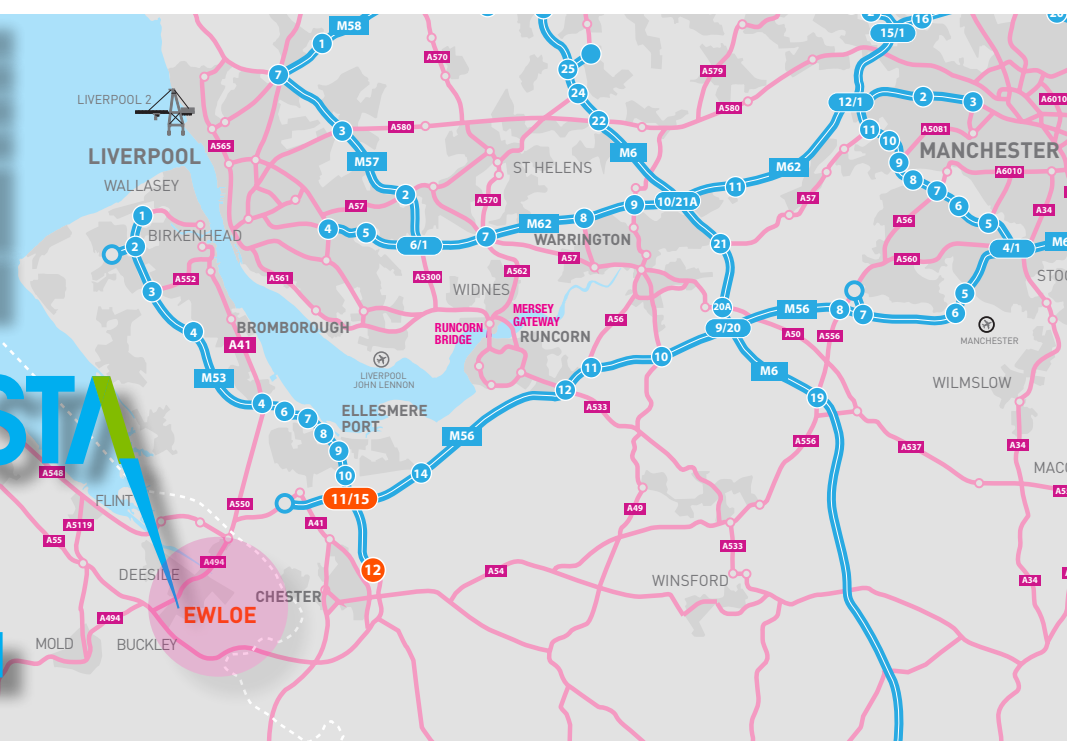
Location



Manchester	45 Miles
Liverpool	25 Miles
Chester	8 Miles
Warrington	26 Miles
Liverpool John Lennon Airport	29 Miles
Manchester Airport	36 Miles

VISTA

SAT NAV CH5 3DT



VISTA is centrally located on the established St David's Park at Ewloe, which extends to about 140 acres and is home to the headquarters of Redrow Group, HSBC, and Moneysupermarket. HSBC occupies the ground floor of VISTA.

St David's Park is adjacent to a roundabout intersection of the A55 and A494 dual carriageways which offers easy access to the M56 and M53 motorways. Chester is just 7 miles to the east.

Amenities

On-site amenities, include a Village Hotel with a health, and fitness club, extensive conference facilities, Village Grill and Village Pub and an integrated Starbucks Coffee Shop.

Situated opposite VISTA is The Running Hare Public House / Restaurant and a childcare centre.

Historic Chester City Centre is just 15 minutes away by car.

Broughton Shopping Park is located just off the A5104 Chester Road, approximately 4 miles to the east of Ewloe.

There are many high street retailers here including Asda, Boots, M&S Food, MacDonalds, Frankie & Benny's, Pizza Express along with many fashion retailers and multi screen Cineworld.



Gallery



Contacts

Rent

On application to the joint agents.

Service Charge

The Tenant will be responsible for a fair proportion of the costs in connection with the provision of services to the building.

Utilities

Included in the service charge.

Energy Performance

EPC information is available on request from on request from the agents.

Legal Costs

Each party to a transaction will be responsible for its own costs.

VAT

All prices are exclusive of but will be liable to VAT at the appropriate rate.

Viewing

Viewing is strictly by appointment with the joint agents.

MISREPRESENTATION ACT

Legat Owen and Eddisons for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Legat Owen and Eddisons has any authority to make or give any representation or warranty in relation to this property. Subject to contract.

09-18 Alphabet Design 0151 707 1199

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Will Sadler
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VISTA, ST DAVID'S PARK, EWLOE, CH5 3DT

Availability Schedule



Floor	Size (sq ft)	Car Parking	Rent (Per Annum)	Rates Payable	Budget Service Charge (Per annum)
Ground	10,250	50	£148,700	£4.50 psf	£6.25 psf
First Floor	5,308	26	£77,000		
Second Floor	4,343	21	£63,000		
TOTAL	19,901	97	£288,700	-	-

Floors can be split, more information on request.

Service charge includes electricity, water, cleaning and maintenance of shared areas (including externally), landscaping, security, lift maintenance, fire alarm maintenance.

For further information, please contact:

Will Sadler
01244 408219

willsadler@legatowen.co.uk

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Eddisons

Appendix 6

Marketing Brochure for Boundary Park



BOUNDARY PARK

WELSH ROAD // ZONE 1 // DEESIDE // FLINTSHIRE // CH5 2LR

- ⊗ Easy access to J16 M56 and M53 motorways
- ⊗ 8–10m internal eaves height
- ⊗ Secure yard areas
- ⊗ Prominent position onto the A494
- ⊗ Tier II grant assisted area
- ⊗ Enterprise Zone status

www.boundaryparkdeeside.com



in FOLLOW TREBOR

**NEW MODERN
MANUFACTURING/
WAREHOUSE UNITS**

**FROM 10,280 SQ FT
TO 50,000 SQ FT**

**TO LET/FOR SALE
AVAILABLE Q2 2020**



Ariennir yn Rhannol gan
Lywodraeth Cymru
Part Funded by
Welsh Government

TO LET/FOR SALE - HIGH QUALITY PREMISES

LOCATION

Boundary Park is strategically located on the boundary of the Wales and England border. The estate occupies a prominent position fronting the A494 Welsh Road on Zone 1, Deeside Industrial Estate. Zone 1 is accessed from the A550 which in turn connects to J16 of the M56 motorway via the A5117, approximately 3 miles to the east. Notable occupiers on Deeside Industrial Park include: Iceland, Great Bear Distribution, Tata Steel, Toyota and Convatec.

DEESIDE ENTERPRISE ZONE

Located in the Deeside Enterprise Zone and eligible for Tier II Grant Assistance. Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale.

If you have an enquiry about Deeside Enterprise Zone, please **click here** for more information or contact the Business Information Helpline by telephone: +44 (0)3000 603000.

ACCOMMODATION (SQ FT)

UNIT	WAREHOUSE	OFFICES	TOTAL
*Unit 1	45,750	4,250	50,000
Unit 2	20,400	3,440	23,840
Unit 3	10,280		10,280

*UNIT 1 can be split

TRAVEL DISTANCES

Chester	6.1 miles
Liverpool	15.3 miles
Manchester	41.3 miles

Source: Google Maps

SPECIFICATION

The buildings will be constructed to a high specification incorporating the following:

- 8–10 m eaves
- BREEAM VERY GOOD
- Concrete service yard
- Fenced and gated
- 30–42m yards
- Floor loading 50kN/m2
- Steel portal frame construction
- Profile metal sheet clad
- 15% skylights to roof
- Electric up & over sectional loading doors
- Mains Gas and 3-phase power
- Dedicated car parking

FIRST FLOOR OFFICE

- Double glazed windows
- Carpet tiles
- Suspended ceiling
- W.C. facilities
- LED Lighting
- Combined heating and cooling system

TERMS

The premises are available by way of sale or by way of new lease.

RENT/PRICE

On application.

FURTHER INFORMATION

Please contact the retained agents:



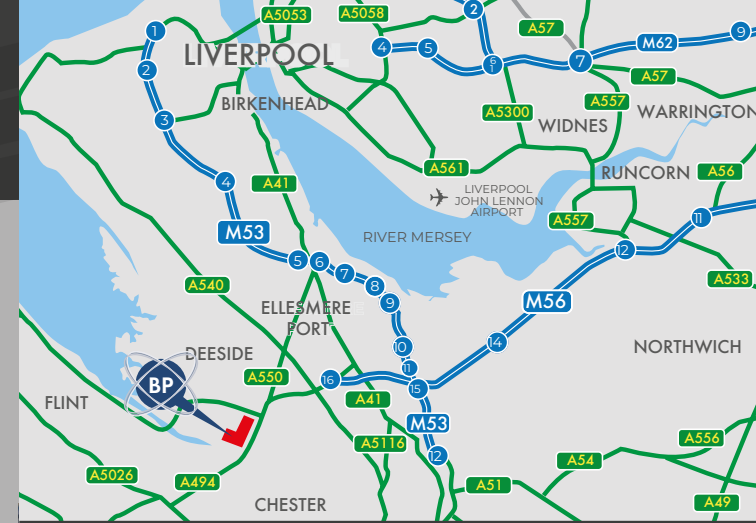
Sam Royle
sam.royle@cushwake.com
William Kenyon
William.Kenyon@cushwake.com

EPC

EPC certificates will be available on completion. The construction will aim for an A rating.



Mark Diaper
markdiaper@legatowen.co.uk



SAT NAV: CH5 2LR



Unit 1 can be split

IMPORTANT NOTICE Legat Owen and Cushman & Wakefield give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that calculations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published January 2019.

BLAUE 0161 387 7252

Appendix 7

Office Viability Appraisal

Office Appraisal- Little Mountain
Buckley

Development Appraisal
Prepared by Stephen Wade
Licensed Copy
08 October 2019

APPRAISAL SUMMARY**LICENSED COPY****Office Appraisal- Little Mountain
Buckley****Appraisal Summary for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office Unit	1	29,000	12.50	362,500	362,500	362,500

Investment Valuation**Office Unit**

Market Rent	362,500	YP @	8.5000%	11.7647		
(6mths Rent Free)		PV 6mths @	8.5000%	0.9600	4,094,249	

NET REALISATION**4,094,249****OUTLAY****ACQUISITION COSTS**

Fixed Price		1				
Fixed Price			1			
				1		

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Office Unit	35,000	120.00	4,200,000	
Contingency		5.00%	210,000	
				4,410,000

PROFESSIONAL FEES

Professional Fees		10.00%	420,000	
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APPRAISAL SUMMARY**LICENSED COPY****Office Appraisal- Little Mountain
Buckley**

			420,000
MARKETING & LETTING			
Marketing		15,000	
Letting Agent Fee	10.00%	36,250	
Letting Legal Fee		15,000	
			66,250
FINANCE			
Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land		0	
Construction		353,324	
Letting		25,917	
Total Finance Cost			379,241
TOTAL COSTS			5,275,492
PROFIT			(1,181,243)

Performance Measures

Profit on Cost%	(22.39%)
Profit on GDV%	(28.85%)
Profit on NDV%	(28.85%)
Development Yield% (on Rent)	6.87%
Equivalent Yield% (Nominal)	8.50%
Equivalent Yield% (True)	8.97%
IRR	(12.61%)
Rent Cover	-3 yrs -3 mths
Profit Erosion (finance rate 6.000)	N/A

Appendix 8

Industrial Viability Appraisal

Industrial Appraisal- Little Mountain
Buckley

Development Appraisal
Prepared by Stephen Wade
Licensed Copy
08 October 2019

APPRAISAL SUMMARY**LICENSED COPY****Industrial Appraisal- Little Mountain
Buckley****Appraisal Summary for Phase 2**

Currency in £

REVENUE**Rental Area Summary**

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial Unit	1	70,000	5.50	385,000	385,000	385,000

Investment Valuation**Industrial Unit**

Market Rent	385,000	YP @	8.5000%	11.7647		
(6mths Rent Free)		PV 6mths @	8.5000%	0.9600	4,348,374	

NET REALISATION**4,348,374****OUTLAY****ACQUISITION COSTS**

Fixed Price		1				
Fixed Price			1			
				1		

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Industrial Unit	70,000	60.00	4,200,000
Contingency		5.00%	210,000
			4,410,000

PROFESSIONAL FEES

Professional Fees		10.00%	420,000
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APPRAISAL SUMMARY**LICENSED COPY****Industrial Appraisal- Little Mountain
Buckley**

		420,000	
MARKETING & LETTING			
Marketing		15,000	
Letting Agent Fee	10.00%	38,500	
Letting Legal Fee		15,000	
			68,500
FINANCE			
Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land		0	
Construction		353,324	
Letting		25,917	
Total Finance Cost			379,241
TOTAL COSTS			5,277,742
PROFIT			(929,367)

Performance Measures

Profit on Cost%	(17.61%)
Profit on GDV%	(21.37%)
Profit on NDV%	(21.37%)
Development Yield% (on Rent)	7.29%
Equivalent Yield% (Nominal)	8.50%
Equivalent Yield% (True)	8.97%
IRR	(8.58%)
Rent Cover	-2 yrs -5 mths
Profit Erosion (finance rate 6.000)	N/A