

STRATEGICALLY LOCATED WEST LONDON INVESTMENT/DEVELOPMENT OPPORTUNITY

UNITS A&B THE AVENUE EGHAM TW20 9AB



Colliers

✈ Heathrow Airport

Staines

J13

A30

M25

A308

A308

B388 THE AVENUE

UNITS A&B
THE AVENUE

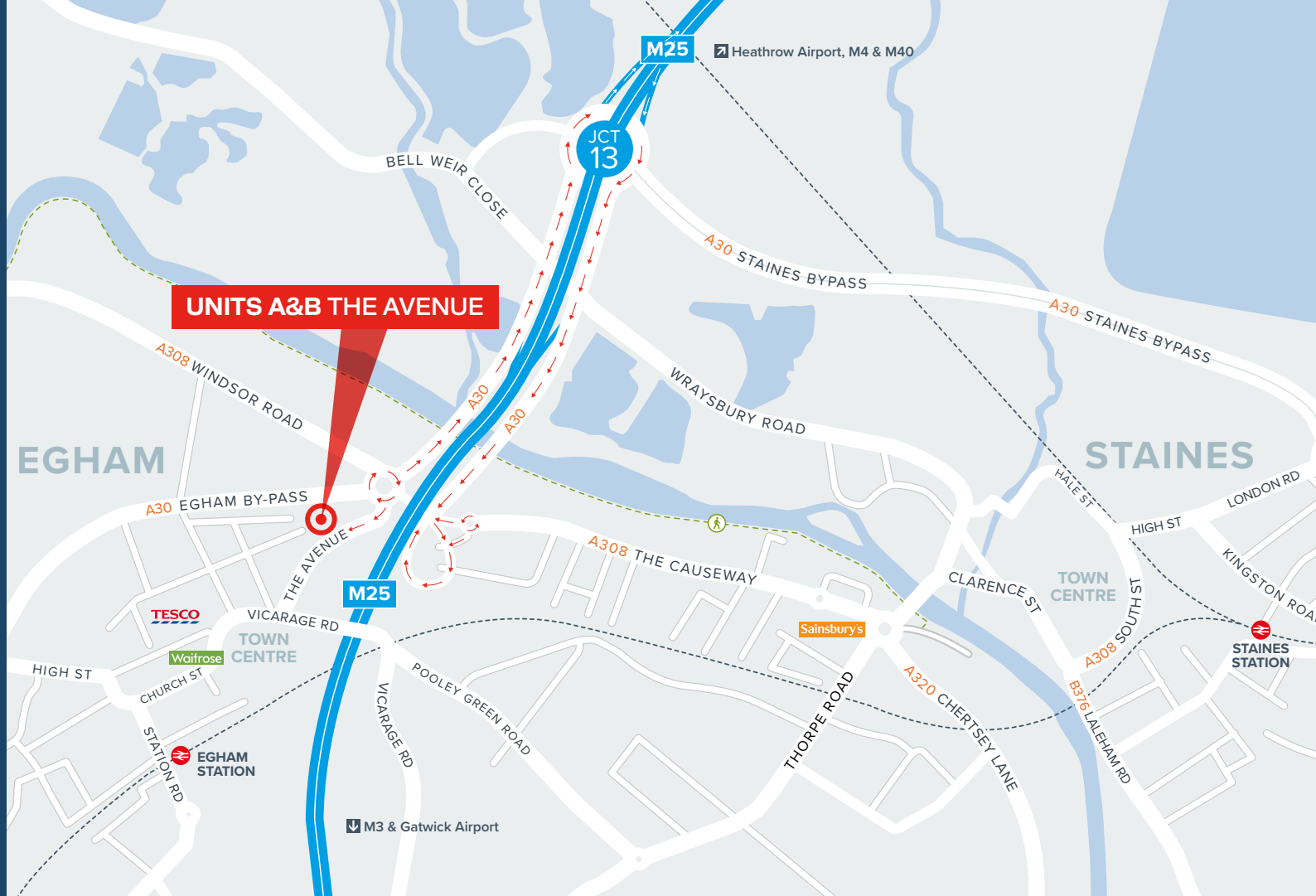
A30

INVESTMENT SUMMARY

- Prime West London location, strategically positioned adjacent to the **M25 motorway**.
- Excellent connectivity to the national motorway network, **Heathrow Airport** and **Central London**.
- Two bay distribution warehouse extending to **69,963 sq ft GIA** (6,499.7 sq m) / **72,337 sq ft GEA** (6,720.4 sq m) with a large, self contained, secure yard.
- Prominent site extending to **3.08 acres**.
- Let to **Yusen Logistics (UK) Limited** until 31st July 2027, providing **1.2 years unexpired**, offering a clear route to execute a value add business plan.
- Leases are contracted **outside the 1954 Act** and the tenant has sublet to 4th Dimension Innovation Ltd.
- Passing rent of **£1,171,561 per annum**, reflecting a very low **£16.75 per sq ft**.
- **Freehold**.
- **Vacant possession available July 2027** providing incoming purchaser the opportunity to implement an asset management strategy.
- Excellent rental growth prospects with **prime West London rents in excess of £25 per sq ft**.
- Highly affluent urban population in surrounding residential areas including Egham, Chertsey, Virginia Water and Windsor.
- Site underpinned by alternative uses (subject to planning).

We are instructed to seek offers in excess of **£20,000,000 (Twenty Million Pounds)** subject to contract and exclusive of VAT. A purchase at this level will reflect a **Net Initial Yield of 5.5%** assuming purchaser's costs of 6.75%. This represents a very low **Capital Value of £276 psf (GEA)**.





LOCATION

Egham is a prime West London location, benefiting from excellent proximity to the M25, M4, M3, M40 motorways, Heathrow Airport, Central London and the Thames Valley economic corridor.

Egham also benefits from it's close proximity to key urban centres within the Thames Valley Corridor including Woking (10 miles), Slough (10 miles), Guildford (15 miles) and Reading (25 miles).

 **BY ROAD:** The M25 is accessed at Junction 13 via the B388 / A30, which in turn provides access to the national motorway network via South to the M3 (Junction 2) and the M4 (Junction 5). The A308 provides access North to Windsor, whilst the A30 provides access East to Heathrow, Feltham and Hounslow, and South West to Sunningdale, Bagshot and Camberley.

 **BY RAIL:** Frequent direct trains run from Egham Railway Station, with regular services to London Waterloo taking approximately 40 minutes.

 **BY AIR/SEA:** Heathrow Airport lies 6 miles north east (15-minute drive), with other nearby airports including London Gatwick, London City Airport, Luton Airport and Stansted Airport. The nearest ports are the Port of London, Tilbury and the Port of Southampton.

SITUATION

The subject property is situated on the North side of The Avenue in Egham, adjacent to the major roundabout serving the Junction of the A30/A308/M25. The M25 is accessed via The Avenue/A30 roundabout, which in turn provides access to the M3 (Junction 2) within 8 minutes and the M4 (Junction 5) within 7 minutes.

Nearby occupiers include Wickes, Toolstation, Shurgard Self Storage and Big Yellow.

Destination	Distance	Drive Time
A30 (London Road)	0.5 miles	1 min
M25 Junction 13	1 mile	2 mins
M4 Junction 5	7 miles	12 mins
M3 Junction 2	8 miles	15 mins
M40 Junction 1A	10 miles	14 mins
Central London	20 miles	45 mins

Airports	Distance	Drive Time
Heathrow	6 miles	15 mins
Gatwick	38 miles	45 mins
London City	35 miles	1 hour
Luton	45 miles	1 hr 10 mins
Stanstead	65 miles	1 hr 30 mins

Ports	Distance	Drive Time
Port of London, Tilbury	50 miles	1 hr 15 min
Port of Southampton	60 miles	1 hr 20 min



DESCRIPTION

The subject property comprises a two-bay distribution warehouse with ancillary offices totalling approximately 69,963 sq ft GIA / 72,337 sq ft GEA.

The property is of a 1980's build benefiting from a steel portal frame construction, concrete flooring and brick-clad elevations.

There is no hours of use restriction on current class E/B8 use, allowing for a 24/7 on site operation.



**No hours
of use
restriction**



**Secure, self
contained site**



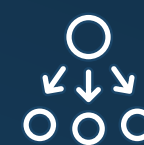
**Dedicated
service yard to
the
front and side**



**Max yard depth
of 46 metres**



**Clear internal
eaves height of
approximately
6.1 metres**



**Ability to
sub-divide**



**Five level
access loading
doors**



**Ancillary ground
and first floor
offices**



**Canopies to the
front of both
units**



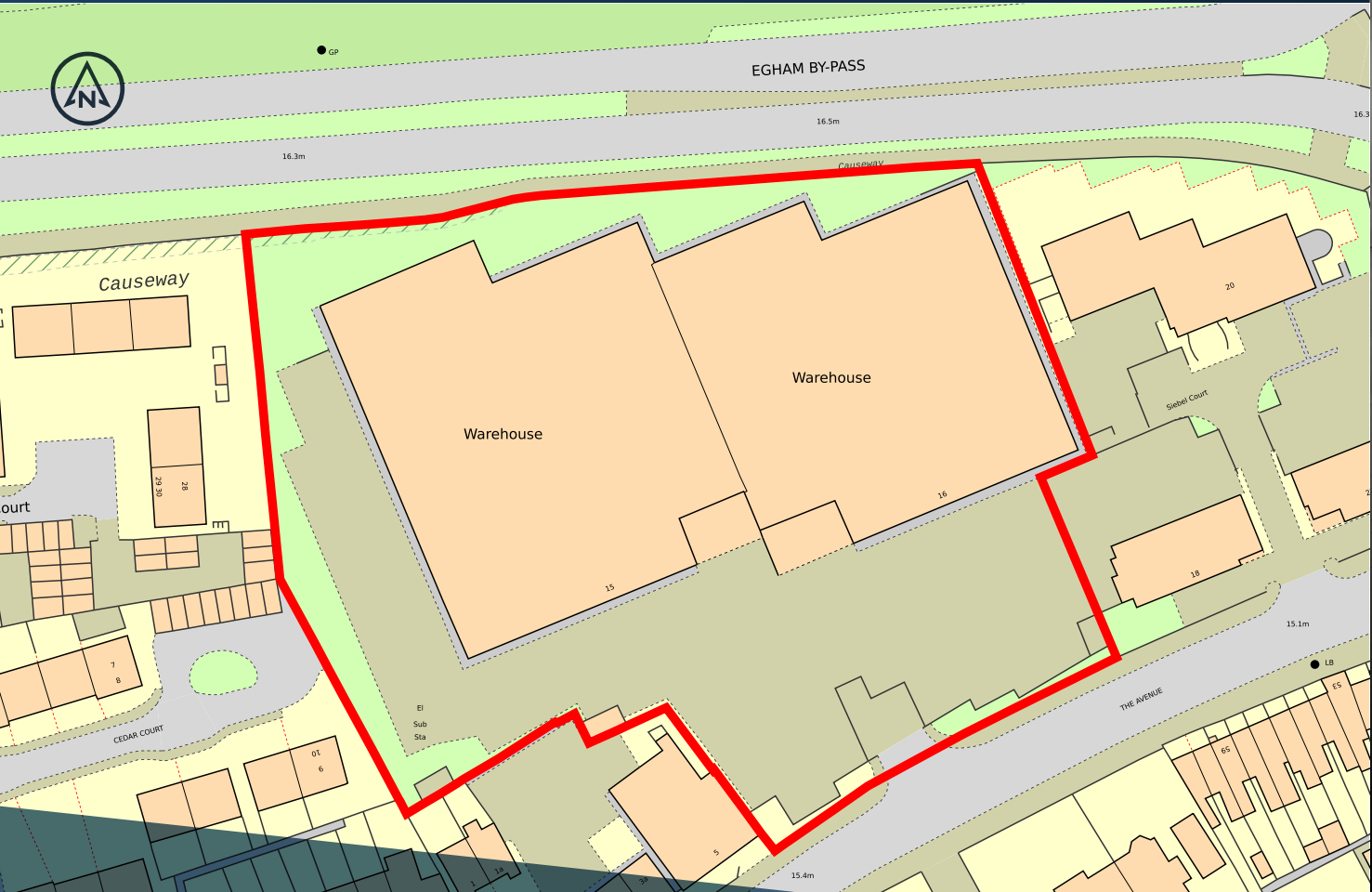
**Three phase
power supply**

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and has the following approximate floor areas.

Unit	Floor	Gross External Area (GEA)		Gross Internal Area (GIA)	
		Sq M	Sq Ft	Sq M	Sq Ft
Unit A	Warehouse & Ground Floor Offices	3,217.8	34,636	3,136.3	33,759
	First Floor Offices	348.7	3,753	316.3	3,405
	Unit A Sub Total	3,566.5	38,389	3,452.6	37,164
Unit B	Warehouse & Ground Floor Offices	2,808.3	30,228	2,732.1	29,408
	First Floor Offices	345.6	3,720	315.0	3,391
	Unit B Sub Total	3,153.9	33,948	3,047.1	32,799
TOTALS		6,720.4	72,337	6,499.7	69,963

Areas exclude the tenant's mezzanine of 5,981 sq ft within Unit A, and the front canopies on both units totalling 2,086 sq ft.



SITE

The site provides an area of approximately 3.08 acres (1.25 ha), representing a site cover of approximately 47%.

TENURE

Freehold.

TENANCY

Unit	Tenant	GIA Sq Ft	Lease Start	Lease Expiry	Passing Rent	Rent psf	LTA 1954	SoC	Comments
Unit A	Yusen Logistics (UK) Limited	37,164	01/08/2022	31/07/2027	£624,205	£16.75	N	Y	Sublet to 4th Dimension Innovation Ltd until 27/07/27 at a rent of £16.75 psf (same as headlease). Outside L&T Act 1954.
Unit B	Yusen Logistics (UK) Limited	32,799	01/08/2022	31/07/2027	£547,356	£16.75	N	Y	Sublet to 4th Dimension Innovation Ltd until 27/07/27 at a rent of £16.75 psf (same as headlease). Outside L&T Act 1954.
Total		69,963			£1,171,561	£16.75			





COVENANT

Yusen Logistics



Yusen Logistics is a major global logistics and supply chain services provider and a core part of the Japan-based NYK Group, with origins dating back to 1885. The group operates across more than 45 countries through a worldwide network of over 700 logistics facilities, providing integrated freight forwarding, warehousing, distribution and supply chain solutions.

Yusen Logistics (UK) Limited is the UK arm of the business, offering air, ocean and road freight forwarding, large-scale warehousing and contract logistics services to sectors including automotive, aerospace, healthcare, food, retail, e-commerce and technology. The UK business has strengthened its e-commerce capabilities through its ownership of International Logistics Group (ILG) and, more recently, expanded its healthcare logistics platform following European acquisitions, further reinforcing its strategic position in the UK market.

Yusen Logistics (UK) Limited provides a ‘Very Low risk’ of business failure (CreditSafe rating of A91). The company’s latest financial accounts are summarised below:

Key Financials	29/03/2025	30/03/2024	01/04/2023
Turnover	£278,114,000	£273,931,000	£337,670,000
Pre-Tax Profits	£1,105,000	-£793,000	£8,760,000
Shareholders’ Funds	£46,289,000	£47,947,000	£49,050,000

4th Dimension Innovation Ltd

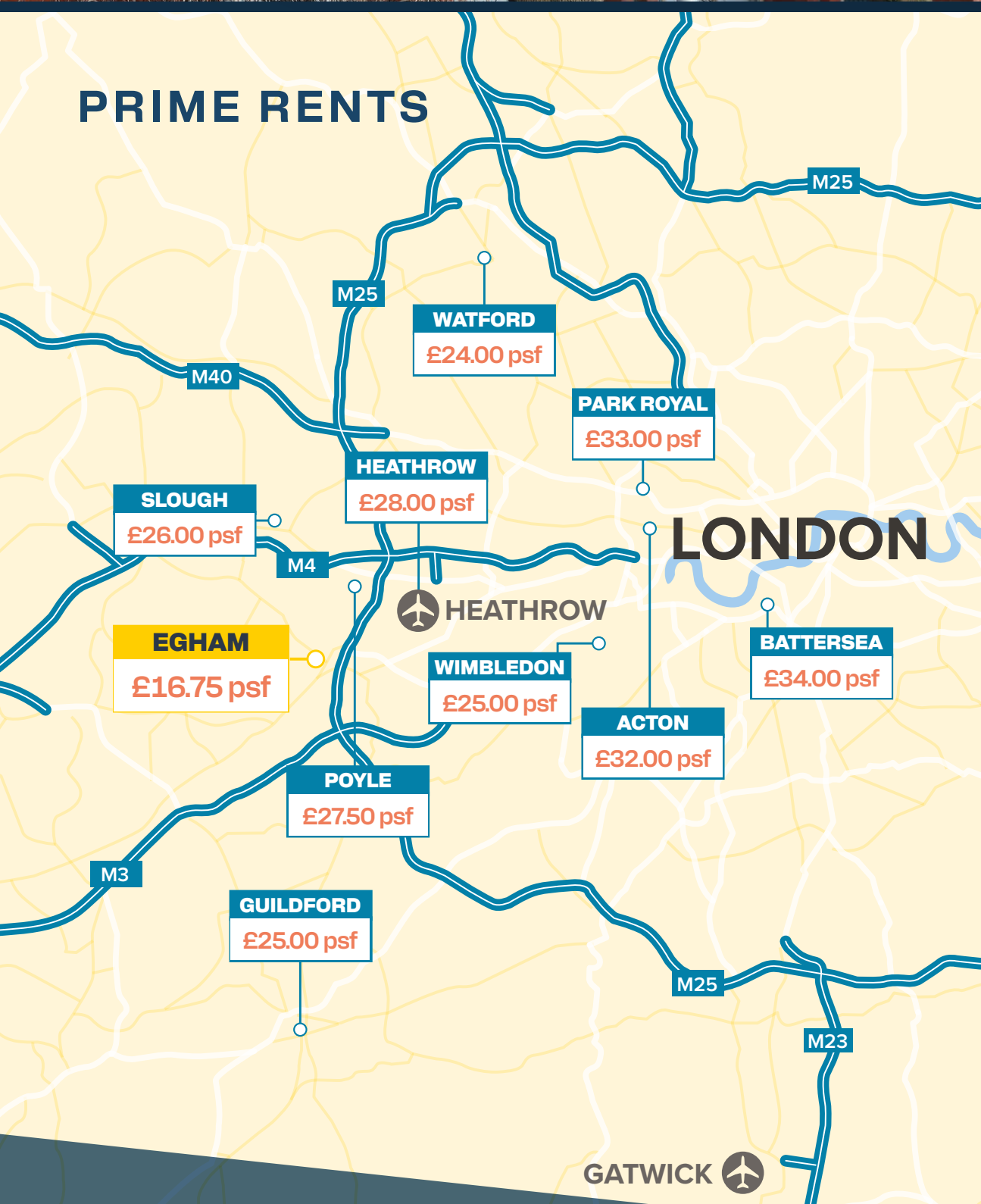


4th Dimension Innovation Ltd was established in 2003 and is a long-established specialist service provider to the UK motorcycle insurance sector, employing over 400 staff. The company provides an integrated range of services including motorcycle claims management, recovery and storage, hire, in-house repair and salvage, acting on behalf of leading insurers and brokers.

The company took occupation of the unit in October 2024, with the facility forming an important operational base for the recovery and storage of accident-damaged motorcycles and the servicing of its hire fleet. The location provides direct access to London and the wider South East, which is central to the efficiency of its claims handling and rapid response model.

4th Dimension Ltd provides a ‘Very Low’ risk of business failure (CreditSafe rating of A87/Very Low Risk). The company’s latest financial accounts are summarised below:

Key Financials	31/03/2025	31/03/2024	31/03/2023
Turnover	£85,921,545	£70,767,935	£60,361,064
Pre-Tax Profits	£8,805,075	£2,417,585	£617,057
Shareholders’ Funds	£19,573,290	£12,842,059	£11,117,446



OCCUPATIONAL MARKET

Egham and other nearby west London markets such as Poyle, Hayes and Heathrow have witnessed significant rental growth over the past five years, largely driven by occupier displacement from inner London locations.

Egham appeals to multiple subsectors across the logistics supply chain (trade, logistics, urban last mile logistics, manufacturing etc), given its excellent road connectivity and strategic location close to the intersection of the M25, M3, M4, and M40 motorways.

The proximity to Heathrow Airport is further advantageous to a number of occupiers, including a number of e-commerce and freight forwarders that require quick access to global transport hubs.

The depth of demand is robust in the mid box size range and this combined with the acute shortage of available good quality warehouse space in West London, and with the lack of land available for development, means rental growth is expected to continue in the medium term.

We have provided a schedule of comparable transactions below:

Date	Property	GEA (sq ft)	Rent (psf)	Term (Break)	Tenant	Condition
U/O	1 Alpha Way, Egham	84,071	£22.00	10 years	Confidential	Refurbished
Feb 26	Unit 2 Causeway Central Staines	64,153	£23.75	15 years	Confidential	New build
Jan 26	Unit 360 Stockley Close, West Drayton	37,293	£24.00	15 years	Telsa	Unrefurbished
Dec 25	Unit 1-2 Langley Connect, Heathrow	54,078	£22.00	Confidential	Confidential	Refurbished
Oct 25	Questrum House, North Feltham Trading Estate	10,025	£24.50	15 years	Confidential	Unrefurbished
Sep 25	Unit 1 AIR Heathrow	58,105	£27.95	Confidential	AIT Worldwide	New build
Nov 24	Unit 2 Segro Park, Hayes	24,720	£28.00	10 years	Hived	New build
Jul 24	Bridge Point, Uxbridge	50,315	£26.50	7 years (5 years)	Nippon	New build
Jun 24	675 River Gardens, North Feltham Trading Estate	27,000	£26.50	Confidential	AT Communication	Refurbished
Feb 24	Evo 32, Poyle Road, Poyle	32,480	£25.00	10 years	CH Robinson	New build

West London has benefited from significant rental growth over the past five years, largely driven by occupier displacement from inner London locations.

INVESTMENT MARKET

The West London Industrial & Logistics market remains one of the strongest performing submarkets in all of the UK due to the extremely compelling fundamentals.

- The market is characterised by a severely restricted supply of existing or pipeline stock, with an acute shortage of available land for development, aggravated by continual land absorption for alternative uses such as datacentres.
- Robust occupier demand, where the combination of the wider structural shift towards e-commerce, and the proximity to the UK’s largest, wealthiest and most demanding urban population in London has created a somewhat of a ‘perfect storm’ for expansion. Significant forecasted population growth will further amplify the need for well-located industrial space.
- Low vacancy rates and low refurbishment/void costs in relation to other sectors.
- Proximity to Heathrow, the M25 and the wider motorway network which has allowed the West London market to continue to perform strongly compared to other parts of London where rental growth has slowed.

The majority of active capital continues to focus on value-add investment opportunities, particularly where there are opportunities to reposition assets and drive rents in the short term through active asset management.

We have provided a table of recent comparable transactions in West London, below that also benefit from attractive reversionary potential in the short-medium term.

Date	Address	Tenant	Unit Size (Sq Ft)	WAULTB	Rent PA (psf)	Sales Price	NIY	CV psf
Jan-26	139-141 Acton Lane, Park Royal	Ward Thomas Removals	45,736	5.25yrs	£730,800 (£15.98psf)	£17.25m	3.83%	£377
Nov-25	12 Waxlow Road, Park Royal	Garden Campus Ltd (JJ Foods Ltd)	42,079	3yrs (0.5yr)	£673,264 (£16.00psf)	£25.75m	2.45%	£612
Jul-25	Ocado, Argall Avenue, Leyton	Ocado Retail Limited	31,114	3.5yrs	£756,161pa (£22.66/5.68psf)	£15.6m	4.89%	£501
Feb-25	Unit 1, 35 Imperial Way, Croydon	Pulsant	30,000	c.9yrs (c.1yrs)	£453,900pa (£15.13psf)	£10.52m	5.25%	£351
Jan-25	Dawley Park, Hayes	Radmat Building Products Limited	31069	4.8 yrs	£403,000 (£12.97 psf)	£11.5m	3.28%	£370

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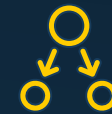


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ASSET MANAGEMENT



Obtain vacant possession on 31st July 2027, comprehensively refurbish & re-let the property, taking advantage of strong occupier demand and rental growth prospects.



Explore sub-dividing property into two self contained units to maximise rental income post refurbishment.



Explore full redevelopment of the site subject to planning.

ADDITIONAL INFORMATION

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source funding will be required from the successful purchaser.

EPC

Unit A: EPC D (94)
Unit B: EPC C (65)

DATA ROOM

Please contact Colliers for access to the data room.

VAT

We understand the property has been elected for VAT and anticipate the transaction will be treated as a Transfer of Going Concern (TOGC).

SURVEYS

Measured and Environmental surveys can be provided upon request.

PROPOSAL

We are instructed to seek offers in excess of **£20,000,000 (Twenty Million Pounds)** subject to contract and exclusive of VAT. A purchase at this level will reflect a **Net Initial Yield of 5.5%** assuming purchaser's costs of 6.75%. This represents a very low **Capital Value of £276 psf (GEA)**.

FURTHER INFORMATION

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

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