

FOR SALE

Industrial/Warehouse Investment - Long Leasehold

23,053 sq. ft. (2,142 m²) Plus Mezzanine Storage

34/40 CUTLERS ROAD

South Woodham Ferrers, Chelmsford, Essex, CM3 5XJ



- Current Income: £175,000 pax increasing to £180,000 pax in Dec 2026
- From December 2026 the Net Rental Yield will increase to 8.6%, assuming Purchaser's Costs of 6.14%
- Sub-Tenant is Focal Plastics Ltd (Experian Score 93 /100).
- A Purchase at this level reflects a Net Initial Yield of 8.3%, assuming Purchaser's Costs of 6.14%
- Current Ground Rent £34,000, subject to September 2027 Review
- Focal Plastics Ltd specialise in the Design & Manufacture of Bespoke Vacuum Formings





LOCATION

South Woodham Ferrers is situated in the South East Essex Area approximately 35 miles east of central London and 5 miles distant of Wickford and Rayleigh town centres, accessed via the A132 which provides good communications with the A130 and nearby arterial roads which provide direct communications to the M25 and national motorway network. South Woodham Ferrers has a main line railway station providing services to the City.

DESCRIPTION

Steel portal frame warehouse/industrial unit arranged over three interconnecting warehouses, plus mezzanine storage, on a rectangular site of 0.82 Acres, with ground floor offices, w/c facilities and meeting room, plus first floor office. A gated yard to the side of the building provides 'in and out' access, plus parking.

INVESTMENT SUMMARY

Assuming a sale price of £1.6m, with a current passing rent of 175,000 pax, this equates to a Net Initial Yield of 8.3% assuming purchasers costs of 6.14%. From December 2026 the rent increases to £180,000 pax, and a Net Rental Yield of 8.6%, assuming purchasers costs of 6.14%.

ACCOMMODATION

Ground Floor	22,215 sq. ft. (2,064 m ²)
First Floor Office	838 sq. ft. (78 m ²)
Gross Internal Area	23,053 sq. ft. (2,142 m²)
Storage Mezzanines	6,380 sq. ft. (593 m ²)

The above floor areas are approximate and have been measured on a gross internal basis.

EPC

The property has an EPC rating of D-89.

TENURE - LONG LEASEHOLD

The property is held on a long leasehold lease from 18th April 1982 for a term of 125 years, with a passing ground rent of £34,000 pax. The ground rent will be reviewed on the 1st September 2027. The sub-lease is subject to five yearly upward only rent reviews, subject to 20% as a proportion of the rack rent,. The lease states that the permitted user within the agreement is for the manufacture of plastic products. A sub-lease was granted on the 1st December 2022 to Focal Plastics Ltd (93 /100 rating on Experian) for a term of 10 years with a passing rent of £175,000 pax, due to increase to £180,000 pax on the 1st December 2026. The sub lease is subject to a rent review in December 2027.

PRICE

£1,600,000 long leasehold.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £186,000.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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