



For Sale – Industrial Sale & Leaseback Investment

Marshfield Bank, Crewe, CW2 8UY

Let to Pfeifer Drako Limited for a term of 10 years



Sale & Leaseback Opportunity

Investment Highlights

- Sale & leaseback industrial investment opportunity
- Located 2 miles west of Crewe Town Centre
- Property extends to 19,758 sq ft / 1,835.5 sq M (GIA)
- Prominent location in an established industrial location
- Less than 1 mile south of Bentley Motors assembly plant
- Site area of 0.97 acres
- Let to Pfeifer Drako Limited for a term of 10 years
- Break clause at year 5
- Pfeifer Drako Limited has a 3A2 Dun & Bradstreet rating
- Rent of £158,064 per annum equating to £8 per sq ft
- Freehold

We are instructed to seek offers in excess of **£1,900,000** (One Million Nine Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 7.7%**, assuming **purchaser's costs of 7.25%** (reflecting a non-TOGC purchase) & capital value of £96 per sq ft.

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Location

The property is located fronting Marshfield Bank Road, approximately 2 miles west of Crewe Town Centre in an established industrial location within the Woolstanton district of Crewe.

The property is situated approximately 2 miles north of the A500 (Nantwich By-Pass) which links to Junction 16 of the M6 Motorway.

Destination	Distance (miles)	Travel Time (minutes)
Manchester	40	55 – 65
Liverpool	44	60 – 70
Birmingham	55	65 – 75

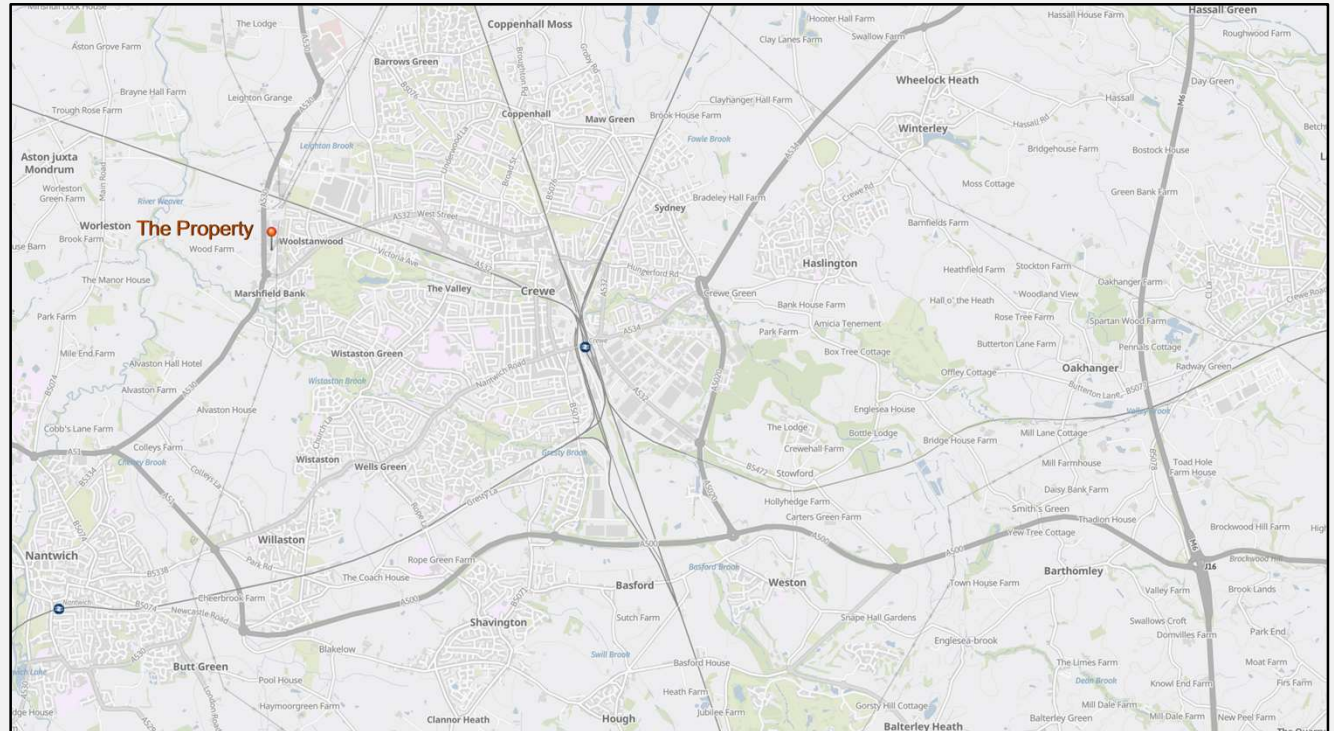
Description

The property was constructed in 1999 and comprises a detached steel portal framed industrial unit extending to approximately 19,758 sq ft (GIA). The workshop accommodation comprises front and rear sections with two side loading roller shutter doors and a single front elevation roller shutter door.

To the front of the property there is three storey office accommodation overlooking Marshfield Bank Road.

Cleared working height ranges from 8.5 metres (hip) to 10.6 metres (haunch). The front workshop bay has a 6.3 tonne travelling gantry, gas fired hot air blowers and extraction system.

To the front of the property there are 23 car parking spaces and 2 electric vehicle charging points serving 4 spaces.



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Lease Terms

Term

10 years

Break Option

Year 5 – tenant only

Commencing Rent

£158,064 per annum (£8 per sq ft)

Rent Review

Five yearly on an OMRV basis

Repair

Full repairing & insuring subject to a schedule of condition



Tenancy

Tenant	Size (SQ FT)	Lease Term	Rent	Rent Review	Break Clause	L&T 1954 Act
Pfeifer Drako Limited	19,758	10 Years	£158,068	OMRV (Year 5)	Year 5	Inside

Accommodation

Description	Sq Ft	Sq M
Industrial (Rear)	5,851	543.6
Industrial (Front)	10,441	970.0
Office Ground	1,356	126.0
Office First	1,356	126.0
Office Second	753	69.69
Total	19,758	1,835.56



Covenant

Pfeifer Drako Limited was founded over 50 years ago. The company specializes in sales, service, and distribution for the UK and Irish markets. The main operations centre is located in Crewe, focusing on ropes for cranes, traveling cables, and roping services for the elevator industry. Additionally, the Southampton branch provides products and services primarily for the marine industry.

Pfeifer Drako Limited has a Dun & Bradstreet rating of 3A2.

	YE Dec 2024	YE Dec 2023	YE Dec 2022
Turnover	£18,519,503	£19,518,756	£16,850,369
Profit Before Taxation	£1,126,242	£2,187,450	£1,421,802
Tangible Net Worth	£12,295,479	£11,891,864	£10,271,872

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Investment Evidence

Date	Address	Tenant	Term (to break)	Sales Price	Yield	Comment
Withdrawn	Torus Measurement System, Telford, T3 3AJ	Torus Measurement Systems Ltd	15 (10)	£3,650,000 (93)	7.06%	39,200 sq ft Three neighbouring modern units single-let to one tenant. Sale launched at 7.25% NIY. Sale was withdrawn due to a change in the vendors circumstances.
On Market	430 Vale Park, Enterprise Way, Evesham, WR11 1AD	Mad Group HQ Ltd	5 (5)	£2,509,000 (£103)	7.50%	24,338 sq ft Benefits from desirable position on established industrial estate. Short leaseback term.
Jul-25	D1 & D2 Gloucester Road, Tewkesbury, GL51 0TF	Pennant Plc	5 (3)	£1,200,000 (£121)	7.47%	9,907 sq ft Twin semi-detached units benefiting from good specification and desirable road connectivity.
Apr-25	Hereford Contract Canning, Hereford, HR1 1JT	Hereford Contract Canning Ltd	15 (15)	£3,000,000 (£79)	8.90%	38,038 sq ft Dated industrial unit with a series of limiting factors such as poor access and rural location.
Sep-24	Insight Park, 4 Marston Croft CV47 1PX	RGI Bus & Coach Refurbishment Ltd	10 (10)	£1,250,000 (£117)	7.15%	10,695 sq ft Modern unit benefiting from solar panels and high-quality specification.

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EPC

An EPC has been commissioned and available on request.

VAT

The structure of the transaction will not qualify as a TOGC.

Legal Costs

Each party to be responsible for their own legal costs.

Proposal

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Contact

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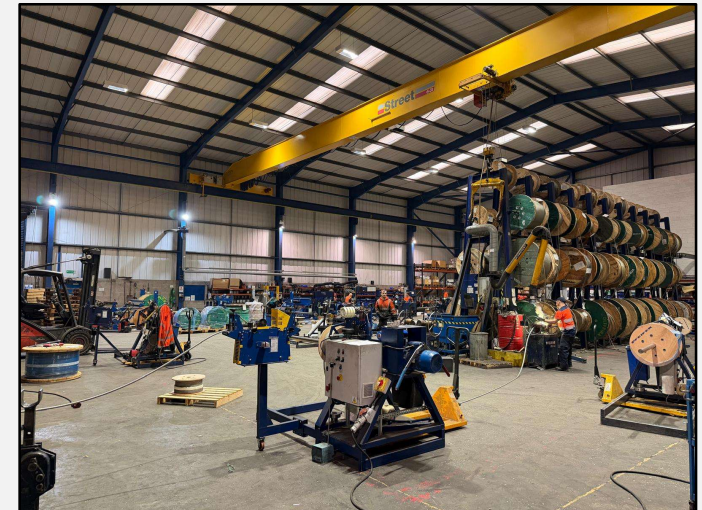
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