

## RETAIL WAREHOUSE INVESTMENT

OAKLANDS LONDON RD, STEVENAGE, HERTS.  
SG1 1XW



## LOCATION

Stevenage is the UK's first new town, strategically located 32.7 miles to the north of Central London in Hertfordshire. Combined with the excellent road and rail communications it is well-established as a strong commuter town. The population of the town is estimated at 87,100.

The town has ambitious future growth plans focused on housing and commercial growth opportunities that will deliver 7,600 new homes by 2031 and building on the already diverse business community with highly-skilled employees.

World-renowned companies include **GlaxoSmithKline, Airbus Defence and Space, MBDA, Cobham, Stevenage Biosciences Catalyst, Fujitsu, Eppendorf, Ultra Electronics** and **Institute of Engineering and Technology** are all represented within the town.

Stevenage Borough Council have plans to enliven the town over the next 15 years, including a major new residential-led town centre regeneration targeting: – 3,500 new homes – New bars and restaurants – A new rail station – Brand new sports and leisure facilities.

## DESCRIPTION

The development was completed in 2017 comprising 3 modern retail units comprising in total 38,183 sq ft and 103 free shared car parking spaces.

The building is constructed with a steel portal frame.

The dimension from floor to underside of structural haunch is 6m.

The height to the underside of roof purlins is higher than this, approximately 7m making it possible for the installation of a mezzanine floor, subject to planning.

## ACCESS

Vehicle access to the park is from London Road (B197), the principal route into town from the south.

Junction 7 of the A1 Motorway is located approximately half a mile to the west.

There are regular bus service to the park from the town centre and surrounding areas

Opposite is the highly successful Roaring Meg and Monkswood Retail Parks. These comprise approximately 370,000 sq ft of retail and leisure and 1,000 parking spaces.

Tenants on the park include: flagship **M&S, Wren Kitchens, Furniture Village, Boots, Hobbycraft, Sharps, ScS, Harveys/Benson for Beds, Oak Furnitureland, Tapi, DFS, McDonald's, Nandos, Burger King, Costa, Harvester, and Creams.**







Ariel View-Roaring Meg, B &Q and Oaklands



## Floor Areas, Lease Terms and Covenant

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following gross internal floor areas:

1

	Sq. m	Sq.ft	£psf	Annual rent	Commence ment	Term	T's Break	Review Basis		Expiry
Unit 1-The Gym Group	781.22	8,406	20.80	£175,000	17/12/2024	15	n/a	OMV		16/12/2039
Unit 2-Cancer Research UK Limited	836.43	8,400	14.50	£122,500	25/12/2016	10		OMV		24/12/2026
Unit 3- B & M Limited	2,044.60	22,000	12.33	£275,000	05/01/2015	10	n/a	RPI	Lower of Market or RPI	04/01/2025 *holding over S25 £368,000pax served 15 year lease.
<b>Total</b>	<b>3,622.2</b>	<b>38,406</b>		<b>£572,500</b>						

- The Gym Group has a market cap or net worth of 262.72 million as of January 24, 2025
- CRUK had a D & B rating 5A1 and the turnover from March 2024 is £684.3m and the company has net assets of £402.5m







# Investment Summary

- ❖ Freehold.
- ❖ Prominent retail units totaling a gross internal area of 3,549 sq m (38,183 sq ft).
- ❖ Bulky Goods Use
- ❖ Reversionary Rentals (£12-£20 psf)
- ❖ Opposite Roaring Meg Retail Park (£60 psf)
- ❖ Adjacent Europe's Largest B & Q
- ❖ Low service charge
- ❖ Let to 3 excellent covenants, B & M Ltd, Cancer Research UK and The Gym Group plc
- ❖ Offers sought more than £8,000,000 (Eight Million, Pounds) for the freehold interest, subject to contract and exclusive  
A purchase at this level reflects a low capital value of £210 per sq ft (GIA) and a net initial yield of 6.7 % after allowing for purchaser's costs at 6.8%.

## Service Charge

A low rate of £1.00pfs.

## VAT

The building has been elected for VAT purposes.

## EPC's

Have been procured and available on request.

## CONTACT

Michael Perkins

[michael@perkinsfox.com](mailto:michael@perkinsfox.com)

**07768 150792**



34 South Molton Street, LONDON W1K 5RG