

# TEN TATTON COURT

KINGSLAND GRANGE, WARRINGTON, WA1 4RR



**FREEHOLD INVESTMENT SALE**  
**LET TO JUZO UNTIL JUNE 2029**

ZAMAN ROBERTS

**RVW**  
ROBERTS VAIN WILSHAW

## SUMMARY

Freehold industrial unit in prime location

Outstanding location at the axis of the M62 and M6

Let to Juzo UK Ltd on a Full Repairing and Insuring basis

Perfect SIPP investment

Passing rent of £52,000 / £8.84 per sq ft. Rents in this location have recently pushed through £10 per sq ft

### Quoting price:

- **£750,000 reflecting 6.58% NiY after purchaser's costs**
- **A low capital value of £127psf showing a discount to vacant possession value**
- **Reversionary yield of 8.32% assuming RPI at 4% per annum**



## DESCRIPTION

The building is of steel portal frame construction with brick and metal elevations. The unit has a level access loading floor and a secure forecourt with enclosed yard for loading.



## SPECIFICATION



Eaves height 5.1M



3 Phase power supply



Forklift charging points



CCTV

## LOCATION

Tatton Court is within Warrington's Kingsland Grange, an established prime industrial location, adjacent to J21 of the M6 motorway.

Nearby occupiers include Toyota, Fedex, Iceland and Ford.



**Warrington is a prime North West Industrial and Logistics location having outstanding access to the M6, M62 and M56.**

Warrington Bank Quay Railway station provides regular, direct access to London Euston and Glasgow Central.

This location is equidistant between Manchester and Liverpool both of which have international airports.

The Port of Liverpool has been announced as a Freeport which is expected to drive economic growth in the region. Occupiers include Kwik Fit, Thermo Fisher and Panther Logistics.

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ThermoFisher  
SCIENTIFIC

FedEx  
Express

STANLEY  
Engineered Fastening

Iceland

RUFFORD COURT

MELFORD COURT

TATTON COURT

eclipse  
digital solutions

TEN  
TATTON  
COURT

## ACCOMMODATION

Ground floor warehouse and offices	4,850 sq ft
First floor office area	1,035 sq ft
<b>Total</b>	<b>5,885 sq ft</b>

There is an additional mezzanine storage area of 890 sq ft.



## TENANCY

The property is let on a FR&I lease to Juzo UK Ltd guaranteed by Julius Zorn GMBH expiring in June 2033.

In June 2029 there is a tenant's break clause.

There is a rent review in June 2029 with uncapped RPI indexation.

## COVENANT

Juzo UK Ltd – a manufacturer of next generation compression garments. The company has an Experian score of 100 indicating “very low risk”.

There is a Guarantee from the Germany incorporated parent company Julius Zorn GMBH.

Juzo is a Pan-European business whose UK customers include the NHS.



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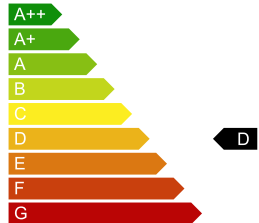
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## TENURE

Freehold

## EPC



## VAT

The property is elected for VAT therefore it is anticipated that the deal will be structured as a TOGC.

## ANTI-MONEY LAUDERING

In accordance with Anti-money Laundering regulations, 2 forms of identification and confirmation of the source of funding will be required from potential purchasers.

## CONTACT

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