

Cheadle Royal Business Park Manchester

Highfield House

Prime Office Investment



Highfield House

The Property

Highfield House comprises a two storey Grade A office building constructed in 2004. The building totals 10,236 sq ft incorporating the following specification:

- Raised floors with 200mm void
- VRV heating cooling system
- 1 x 8 person passenger lift
- Male & femal w.c.'s
- 44 car parking spaces providing a ration of 1:222 sq ft

The site area extends to 0.84 acres with frontage to the A34 Kingsway. The floor plates are a regular rectangular shape which extends to the following areas:

Floor	Sq Ft	Sq M
First	5,020	466.39
Ground	4,731	439.51
Reception	485	45.06
Total	10,236	950.96

Cheadle Royal Business Park

The property is situated prominently on the A34 on Cheadle Royal Business Park. Cheadle Royal Business Park is one of the North West's premier business parks with over 500,000 sq ft developed and planning consent for a further 150,000 sq ft. Occupiers include Agilent Technologies, Umbro, Regus, Jacobs Engineering, Byrom plc and Carrier Travel.

The business park is accessed directly off the A34 Kingsway, which is one of the principal arterial routes connecting south Manchester with the city centre. Junction 3 of the M60 is within 1 mile, whilst Manchester Airport is situated 3 miles to the south west. Manchester city centre lies 7 miles to the north.

Amenities incorporated within the park include David Lloyd Leisure Centre, a restaurant, pub and hotel, whilst a Sainsbury's and John Lewis superstore are located within a short walking distance.

Investment Summary

- High Quality **Grade A** specification building incorporating raised floor and VRV heating/cooling system.
- Situated on south Manchester's **premier business park**
- 44 Car parking spaces (**1:222 sq ft**)
- Two storey building comprising a total of **10,236 sq ft**
- Let to Trinity-Chiesi Pharmaceutical Limited (**2A1**)
- Lease guaranteed by Chiesi Farmaceutici S.P.A (**5A1**)
- Current rent passing **£190,000 per annum**.

Offers are sought in excess of **£3,125,000 (Three Million, One Hundred and Twenty Five Thousand Pounds)** exclusive of VAT. This reflects a Net Initial Yield of **5.75%**, assuming acquisition costs at 5.7625%.



Tenancy Details

The property is let on a Full Repairing and Insuring lease to Trinity-Chiesi Pharmaceuticals Limited for a term of 16 years from 11th August 2004, subject to a break option at the end of the 11th year (12 month notice period). The lease is subject to five yearly upwards only rent reviews, with a current passing rent of £190,000 per annum.

The lease is guaranteed by the parent company which is Chiesi Farmaceutici SPA.

Covenant Information

Trinity-Chiesi is a privately owned company which specialises in respiratory medication. Chiesi Farmaceutici is one of the largest Italian owned pharmaceutical groups and acquired Trinity Pharmaceuticals in 1999. Trinity Pharmaceuticals was founded in 1994.

	Trinity-Chiesi Pharmaceuticals Limited	Chiesi Farmaceutici SPA
D&B Rating	2A1	5A1
Sales Turnover	£23.98m	€323.53m
Profit Before Taxes	£1.679m	€21.17m
Tangible Net Worth	£6.901m	€197.96m
Net Current Assets (Liabilities)	£6.625m	-



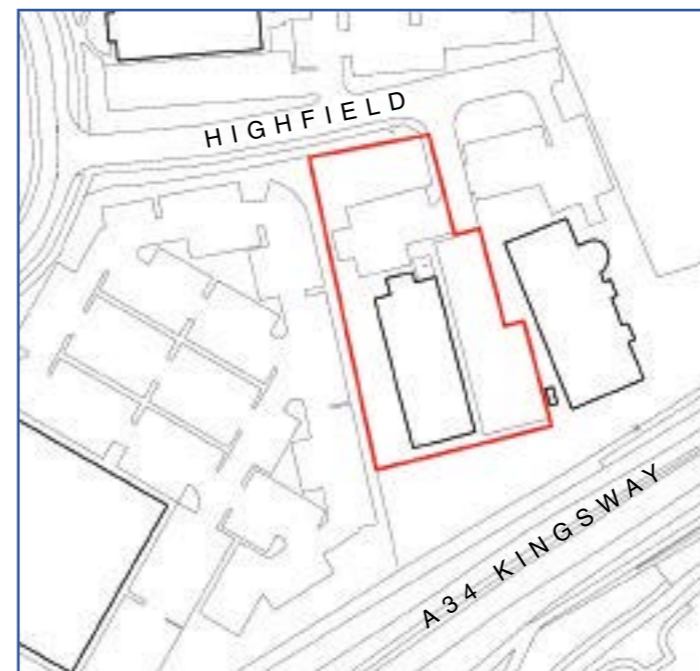
Market

According to Jones Lang LaSalle research, take up of offices in south Manchester provides a 5 year average of 579,572 sq ft.

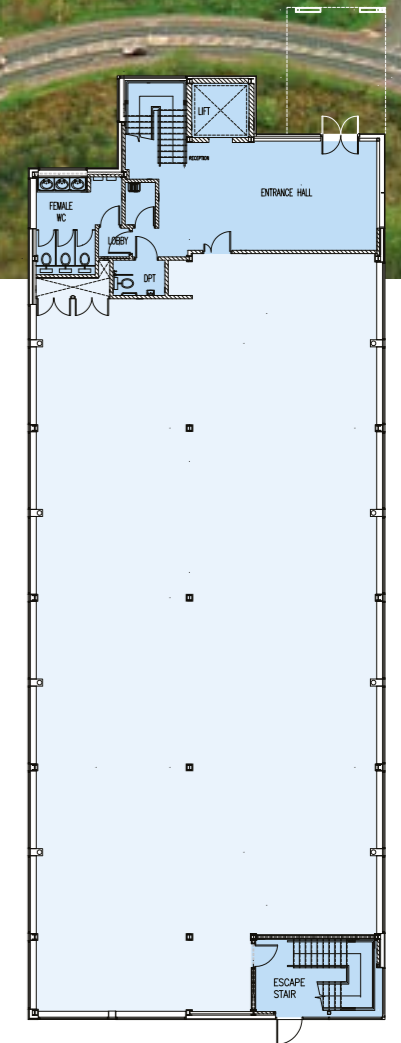
	Sq M	Sq Ft
2006	54,440	586,011
2005	67,215	723,518
2004	62,883	676,891
2003	54,864	590,573
2002	29,808	320,869
Average	53,842	579,572

Proposal

We are instructed to seek offers in excess of £3.125 million which reflects a net initial yield of 5.75%, net of purchaser's costs (5.7625%).



For identification purposes only





Tenure

215 year lease from September 1995

VAT

The building is elected for VAT and it is anticipated the transaction will be treated as a Transfer of a Going Concern (TOGC).

Capital Allowances

Capital Allowances are available. Further details will be provided upon request.

Further Details

For further information please contact:

Steve Carrick
steve.carrick@eu.jll.com

Adam Roberts
adam.roberts@eu.jll.com

 **JONES LANG LASALLE**
0161 828 6440
www.joneslanglasalle.co.uk

82 King Street Manchester M2 4WQ

The Agent for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Agent has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.