HIGHLY REVERSIONARY PRIME SOUTH-EAST INDUSTRIAL INVESTMENT OPPORTUNITY

WITH OUTSTANDING RENT REVIEW

MAIDENHEAD

JEWSON LTD, REFORM ROAD

SL6 8BY

Griffiths Eccles

PROPOSAL

Offers are invited in excess of **£5,600,000 (Five Million Six Hundred Thousand Pounds)**, subject to contract and exclusive of VAT which reflects a **net initial yield of 5.6% and a potential revisionary yield of 7.4%** assuming purchaser's cost of 6.61% and a low **capital value of £196 per sq ft.**

INVESTMENT SUMMARY

- Rare opportunity to purchase a strategically located and highly reversionary trade counter investment close to Maidenhead town centre.
- Excellent connectivity with Junction 8/9 of the M4 1.5 miles to the south, and the town centre amenities and mainline railway station (Elizabeth Line) in close proximity.
- Located on the Reform Road Industrial Estate, one of Maidenhead's most established industrial and trade counter hubs.
- Let to Jewson Ltd on a 25 year lease expiring on 2nd February 2031, providing an unexpired term of approximately 5 years.
- Long leasehold for 125 years from 17th September 1998 (approximately 97 years unexpired) at an annual rent of one peppercorn.
- Gross internal floor area of 28,515 sq ft and site area of approximately 1.6 acres, providing an attractive site coverage of 39%.
- Annual rent of £333,300 per annum exclusive, reflecting a low average rent of £11.68 per sq ft, offering significant reversionary potential.
- Outstanding rent review dated 2nd February 2026, offering the immediate opportunity to capture significant reversion.


GSK
LOK'N STORE
HOMEBASE
ROYAL MAIL
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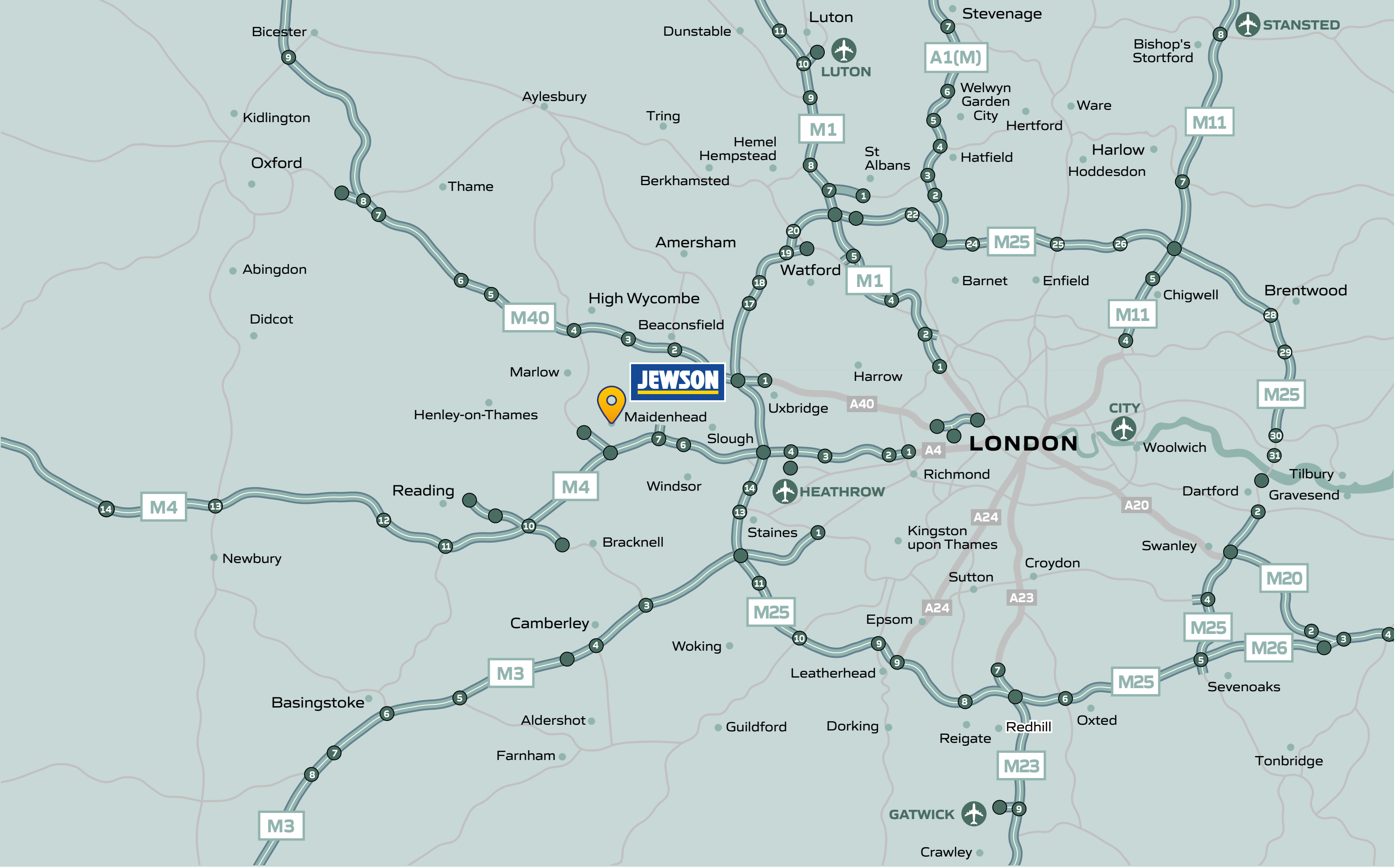
ODEON
THE NICHOLSON QUARTER DEVELOPMENT
DESBOROUGH THEATRE
PREMIER INN
WAITROSE
BREWERS
TOOLSTATION
JEWSON
PROPOSED DEVELOPMENT OF A SINGLE 65,000 SQ FT UNIT
BULLDOG DISPLAY
REFORM ROAD
JOHN GUEST
SCREWFIX
SQUADRA CARROZZERIA



LOCATION

The Royal Borough of Windsor and Maidenhead is one of the country's most affluent boroughs and a perennially popular and prestigious location in which to both work and live. Maidenhead is the largest town in the borough and is located 30 miles west of London and 14 miles east of Reading.

It is regarded as one of the Thames Valley's principal commercial hubs due to its excellent rail and road connectivity and highly skilled workforce.

Benefitting from a skilled workforce and excellent connections to central London and Heathrow Airport, the town has attracted many blue-chip companies, with major employers in the town including Biogen, GlaxoSmithKline, Adobe Systems, Abbot Laboratories, Maersk and Blackberry.

The property is approximately 1.5 miles from Junction 8/9 of the M4 and the location benefits from its proximity to Maidenhead town centre and the mainline railway station, which is now an Elizabeth Line terminus, 0.4 miles to the west.

The property is situated on Reform Road in the heart of Maidenhead's well-established Reform Road Industrial Estate, an urban industrial and trade counter hub. The estate is occupied by various industrial and trade counter companies including Screwfix, Jewsons, Toolstation, Brewers Decoration Centre, Crescent Building Supplies and Berkshire Toyota.

The Reform Road Industrial Estate is surrounded by residential use and the area is allocated as a mixed housing and employment site in the Local Plan.

DESCRIPTION

The subject property comprises a self-contained, low site cover trade counter industrial warehouse, with ancillary office and mezzanine accommodation, totalling approximately 28,515 sq ft GIA.

The property is of steel portal frame construction, with part brick/profiled metal elevations. The property benefits from a minimum eaves height of approximately 6m and has four electronically operated level access loading doors. Internally, the well-specified office accommodation includes raised floors and suspended ceilings incorporating recessed fluorescent lighting.

Externally, the property has a large, tarmacked car park and builder's yard extending to 1.6 acres with a maximum depth of c. 48 metres.

ACCOMMODATION

Accommodation	Area (sq m)	Area (sq Ft)
Warehouse	2,511.7	27,036
Mezzanine	137.4	1,479
Total	2,649.1	28,515

The property has a total site area of approximately 1.6 acres reflecting an attractive site cover of 39%.

TENURE

The property is held Long Leasehold for 125 years from 17th September 1998 (approximately 97 years unexpired) at an annual rent of one peppercorn.

Unit size **28,515 sq ft**

Site area **1.6 acres** (39% site cover)

Level access loading doors

Minimum eaves height of approximately **6m**

Dedicated loading areas

Fenced & secure site

Roof works completed in 2019

Headline rent of **£12.00 per sq ft**

EPC Rating of **C**

TENANCY

The property is let on full repairing and insuring terms as follows

Accommodation	Tenant	GIA (sq ft)	Term Start	Rent Reviews	Expiry Date	Passing Rent £pax	Passing Rent £psf	L&T 1954 Act
Unit 1 & 2	Jewson Ltd	Warehouse: 27,036 Mezzanine: 1,479 28,515	03.02.2006	03.02.2026	02.02.2031	£333,300	£12.00 £6.00 £11.68	Inside

COVENANT INFORMATION

Jewson Ltd (Company No: 00348407)

Jewson was acquired by Saint-Gobain in April 2000. Saint-Gobain is a French multinational company with over 180,000 employees operating in 67 countries. With total sales of $46.6 billion (2024) it is one of the largest construction groups in the world and the world's largest builder's merchant listed on the Paris stock market with a current market cap of 29.95bn. In the UK, Saint-Gobain's businesses trade from over 1,000 facilities and their commitment to these UK businesses was underlined by a £200m capital investment in December 2020.

Jewson is a Saint-Gobain brand that offers a wide range of supplies for all trades, including building materials, roofing and landscaping as well as kitchen, bathroom and specialist tool equipment. The business has been operating since 1836 and has a strong online presence.

Jewson Ltd has a D&B rating of 4A, and has a reported net worth of £15,000,000.

OCCUPATIONAL MARKET

Maidenhead is an established South East industrial and logistics hub located within a 20 minute drive time of the M25. The area's affluent catchment and strong fundamentals have long proven to attract a sustained and varied occupier pool.

Maidenhead has historically experienced a shortage of available supply to supplement demand but numerous recent developments have applied an upward trajectory on the rental tone which is now being realised. Prime quoting rents for light industrial and mid box accommodation in the area are now surpassing £20 psf.

Despite the recent increase in the rents, Maidenhead retains highly attractive fundamentals for sustained rental growth given it's relative position compared to surrounding markets such as Uxbridge, Slough and Poyle (all within a 30 min drive time) where rents have reached £25.00 - £28.50 per sq ft.

The current rent reflects **£11.68 psf** overall and there is an **outstanding February 2026 rent review.** We envisage a headline ERV in the region of £16.00 psf.

Date	Address	Location	Size	Occupier	Headline Rent PSF	Term
Q1 2026	Unit 7 Maidenhead Trade Park	Maidenhead	6,067	LTS Events	£15.50	5
Q1 2025	8 Acre Road	Reading	32,072	Timeline TV	£16.25	10
Q1 2025	5 Priors Way	Maidenhead	15,642	Logsta UK Ltd	£15.50	5
Q1 2025	Unit 1 Prosper Park	Reading	7,528	McFarlane Telfer Limited	£16.50	-
Q4 2024	Unit 7 Trade City	Reading	3,879	Everest Stone Ltd	£16.50	5
Q4 2024	Unit G Boyn Valley Estate	Maidenhead	12,010	Leproce Ltd	£15.00	3
Q3 2024	Unit 34 Suttons Business Park	Reading	46,015	Synergix	£15.50	15
Q3 2024	Unit 10 & 11 Cordwallis Estate	Maidenhead	6,514	Theralon Limited	£15.00	10
Q2 2024	Unit J2 Boyn Valley Estate	Maidenhead	2,532	Exceed Electrical	£15.80	5
2022 Q3	Unit 6 Trade City Maidenhead	Maidenhead	3,938	Avery Global Ltd	£16.50	10

INVESTMENT MARKET

The industrial market remains the most in-demand sector of all the UK property asset classes and continues to boast unchallenged fundamentals of restricted supply, low obsolescence, and compelling rental growth prospects. Recent comparable investment transactions include:

Date	Property	GIA (sq ft)	Tenant	Term Certain (years)	Passing Rent (£psf)	Rent Review	Price	NIY	Purchaser
Jul-25	Sompting Road, Worthing, West Sussex, BN14 9EP	21,560	Travis Perkins Trading Co Ltd	15	£12.00	5-yearly RR, to OMR (capped at 4% pa compounded).	£5,572,000	5.39%	Private
Jul-25	Travis Perkins, Apex Business Park, Cambridge Road, Bedford, MK42 0AW	25,724	Travis Perkins Trading Co Ltd	15	Travis Perkins £11.50/ Toolstation £12.50	5-yearly RR, to OMR (capped at 4% pa compounded).	£7,800,000	5.05%	Private
Jul-25	Travis Perkins, Radway Road, Shirley, Solihull B90 4NS	24,900	Travis Perkins Trading Co Ltd	15	Travis Perkins £10.00/ Toolstation £12.00	5-yearly RR, to OMR (capped at 4% pa compounded).	£5,250,000	5.16%	Private
Jan-25	Travis Perkins, Phoenix Mill, King Street, Blackburn, BB2 2DT	11,830	Travis Perkins Trading Co Ltd	15	£7.50	5-yearly RR, to OMR (capped at 4% pa compounded).	£2,000,000	5.93%	Private
Jan-25	Jewson, 15 & 19 Poundbury West Industrial Estate, Dorchester, DT1 2PG	18,577	Jewson Limited	6.9	£8.67	5 yearly open market rent reviews, next due on 24/06/2026.	£2,540,000	5.92%	Devonshire Group
Dec-24	Selco, Selco Builders Warehouse, Sidcup, DA14 5AH	33,105	Selco Trade Centres Limited	9.6	£13.50	Outstanding RR on sale in May 2024. OMRV	£10,000,000	4.88%	Nuveen
Oct-24	Travis Perkins, Scotia Road, Stoke On Trent ST6 4HG"	19,356	Travis Perkins Trading Co Ltd	15	£7.00	5 years OMV capped at 4% p.a.	£2,550,000	5.82%	Charity
Jul-24	Travis Perkins, Seally Road, Grays, RM17 5XS"	15,329	Travis Perkins (Properties) Ltd	8.5	£10.77	Next review in Dec-2026. Reviewed to the higher of 2/3 of OMR or 3%pa compound increase.	£3,052,500	5.00%	Private

Potential reversionary yield on settlement of the outstanding rent review of 7.4%.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MADE IN BRITAIN
Ultimate
Bathroom
Sealant
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WELCOME TO


PSE TIMBER

ENVIRONMENTAL

Paragon have carried out a Phase 1 Environmental Report which rates the site low risk. The report will be assignable to a purchaser and is available on our datasite.

VAT

The property is elected for VAT and VAT will therefore be chargeable on the purchase price if it is not possible to arrange this transaction as the transfer of a going concern.

EPCS

The property has an EPC rating of C and the report is available via our data site.

MARKETING DATA SITE

A marketing data website has been set up to provide details of all the property and legal information. Access details will be provided upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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ALL ENQUIRIES

For further information or to arrange an inspection to view, please contact:

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