

**EDDIE STOBART, STRETTON GREEN DISTRIBUTION PARK,  
LANGFORD WAY, APPLETON, WARRINGTON WA4 4TZ**



**DESCRIPTION**

The property comprises a modern distribution warehouse facility with a two storey office block, a distribution yard, a vehicle maintenance unit, totalling 164,048 sq ft. In the addition, there is development land for future expansion and the property is situated in an established location in Warrington on a site extending to approximately 17.59 acres.

**TENANCY**

The property is let to Eddie Stobart Ltd on two identical leases for a term of 20 years from 17<sup>th</sup> July 2013 on a full repairing and insuring basis with fixed annual increases equivalent to 1.5% per annum. The total rent is £1,213,292 per annum.

**TENURE**

Freehold

**PRICE AND YIELD**

£26,115,000 which equates to NIY of 4.35%.

**TRANSACTION**

Sold on behalf of Ropemaker Properties Ltd to Warrington Borough Council in September 2018.