



YODEL

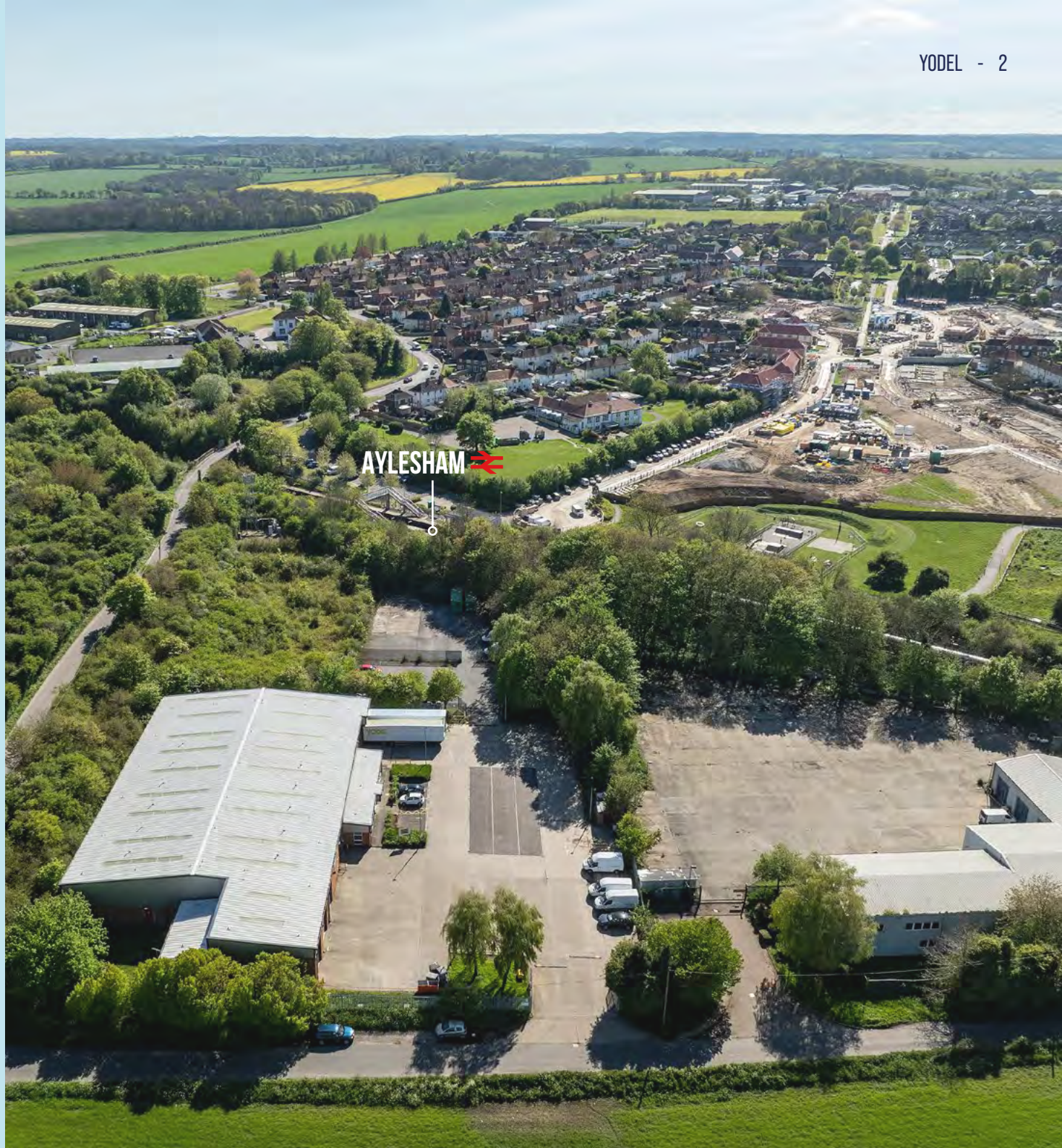
RATLING ROAD, AYLESHAM
CT3 3BD

**MODERN SOUTHEAST INDUSTRIAL INVESTMENT
OPPORTUNITY WITH LOW SITE DENSITY**

9.21 YEARS TERM CERTAIN TO AN ESTABLISHED NATIONAL
PARCEL DELIVERY BUSINESS

INVESTMENT SUMMARY

- Easily accessible location of Aylesham, ideally situated to service East Kent the Port of Dover
- Population of over 300,000 persons within a 30-minute drive time
- Recently refurbished, purpose-built parcel delivery depot
- Accommodation totalling 22,824 sq ft
- Site area of 3.94 acres, giving an exceptionally low site density of only 13.3%
- The property is let to Yodel Delivery Network Limited on a Full Repairing and Insuring lease expiring 31st January 2034, providing a further 9.21 years term certain
- Yodel Delivery Network is the 4th largest courier in the UK. The company makes 190+ million deliveries annually from 50 sites UK-wide with annual revenues of £562 million (year ended 2023).
- Yodel was acquired by YDLGP in February 2024, forming a 'super scale' logistics platform serving both the parcel and freight markets. Yodel remains a separate entity and received an £85 million funding package in August 2024
- Current rent passing of £202,000 per annum (£8.85 psf)
- We are instructed to seek offers in excess of £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT
- A purchase at this level reflects a Net Initial Yield of 6.90%, allowing for purchaser's costs of 6.42%



LOCATION

Aylesham is a village in Kent, located approximately 6.5 miles south east of the cathedral city of Canterbury and approximately 8.5 miles north west of the town and Port of Dover.

The village is within 0.5 miles of the A2, providing a direct route to Dover in the south east and Canterbury and the M2 in the north west.

Aylesham railway station provides regular local services to a number of local railway stations as well as the major centres of Canterbury and Dover.

DRIVE TIMES

A2	5 mins	2.4 miles
M2 J7	20 mins	16.1 miles
CANTERBURY	23 mins	9.9 miles
DOVER	21 mins	12.7 miles
LONDON	1 hr 53 mins	69.7 miles

SITUATION

The subject property is situated on the eastern side of the village, adjacent to Aylesham railway station. The neighbouring occupier is Kavanagh Motor Services Limited with other occupiers on the nearby Aylesham Industrial Estate including Sharpak, MJM Groundworks, Skelton Group, HSS, and Vertemax.



SPECIFICATION



Purpose-built parcel depot



Steel portal frame construction with brick and metal-clad elevations



Loading to the front elevation is via 5 roller shutter level access doors and 2 dock level access doors



Single storey office accommodation within warehouse



Recently refurbished, including new roof and external cladding



Very low site cover of 13.30% providing the option for further development of the site



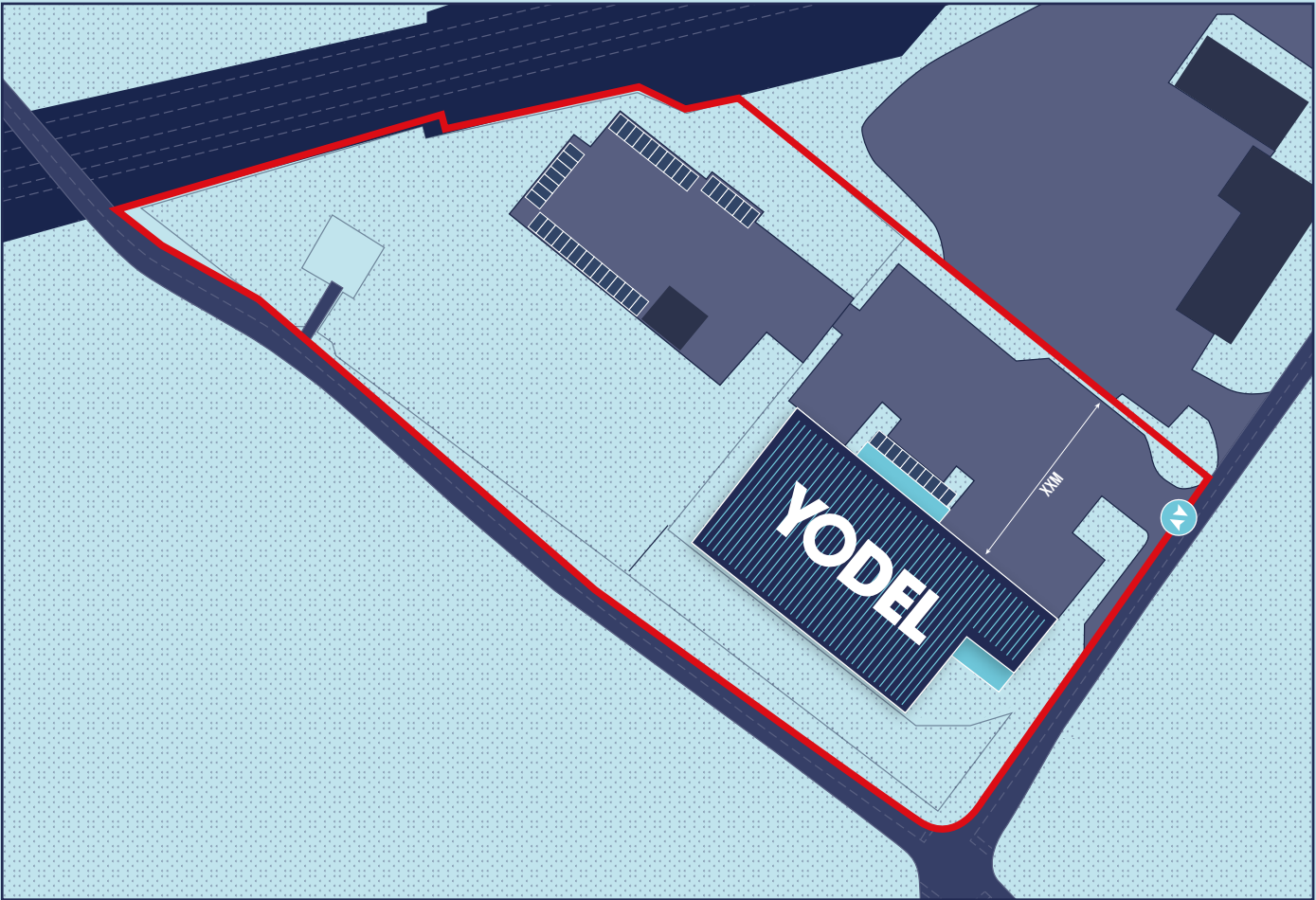
Extensive external yard area incorporating van and car parking areas



Internal eaves height of 5.7m

ACCOMMODATION (GIA)

UNIT	Sq Ft	Sq M
Warehouse	20,812	1,933.50
Office	2,012	186.92
TOTAL	22,824	2,120.42



COVENANT

Yodel Delivery Network Ltd is the UK's 4th largest parcel courier, delivering packets and parcels on behalf of clients to both business (B2B) and household (B2C) customers with a wide-ranging and growing client base across diverse retail sectors, including very.co.uk, Wren Kitchens, Gousto, Whistl and Argos.

The company recently announced a partnership with Vinted, who hold a dominant market share of the expanding Customer to Customer (C2C) recommerce sector.

Yodel makes 190+ million deliveries annually from its 50 sites (47 customer delivery depots and 3 sortation hubs). For the year ended 31 December 2023, £561.8 million revenue was generated and market share has continued to grow.

The company was acquired in February 2024 by YDLGP Ltd and received an £85 million funding package in August 2024. This funding package will enable the company to invest in plans to further automate and modernise the business over the next three years.

Yodel also received a £10 million strategic investment from PayPoint plc in June 2024. PayPoint operate the leading OOH network, Collect+, from over 12,000 locations across the UK.

TENANCY

The property is fully let to Yodel Delivery Network Limited on a 15 year lease from 18 December 2018 with an expiry date of 31 January 2034, thus having approximately 9.21 years unexpired.

The lease is on a full repairing and insuring terms, subject to a schedule of condition and incorporates 5 yearly, upward only rent reviews, the next review being 18 December 2028.

The passing rent is £202,000 per annum (£8.85 psf).



SITE

The site area extends to approximately 3.94 acres resulting in a site density of 13.3%.

TENURE

Information is available upon request.

VAT

We understand the property has been elected for VAT and anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

EPC

The property has an Energy Performance Certificate rating of C (64). Further information is available upon request.

MONEY LAUNDERING REGULATIONS

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

PROPOSAL

We are instructed to seek offers in excess of £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 6.90%, allowing for purchaser's costs of 6.42%.



FOR FURTHER INFORMATION OR IF YOU WISH TO ARRANGE A VIEWING PLEASE DO NOT HESITATE TO CONTACT:



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