

An aerial photograph of a residential neighborhood in London. A central plot of land, outlined in red, is highlighted. This plot contains several multi-story residential buildings and a large parking area. The surrounding area includes other residential streets with parked cars, trees, and a large industrial-style building on the left. The text '2.31 ACRES' is overlaid in the top right corner.

2.31 ACRES

PRIME URBAN REDEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE

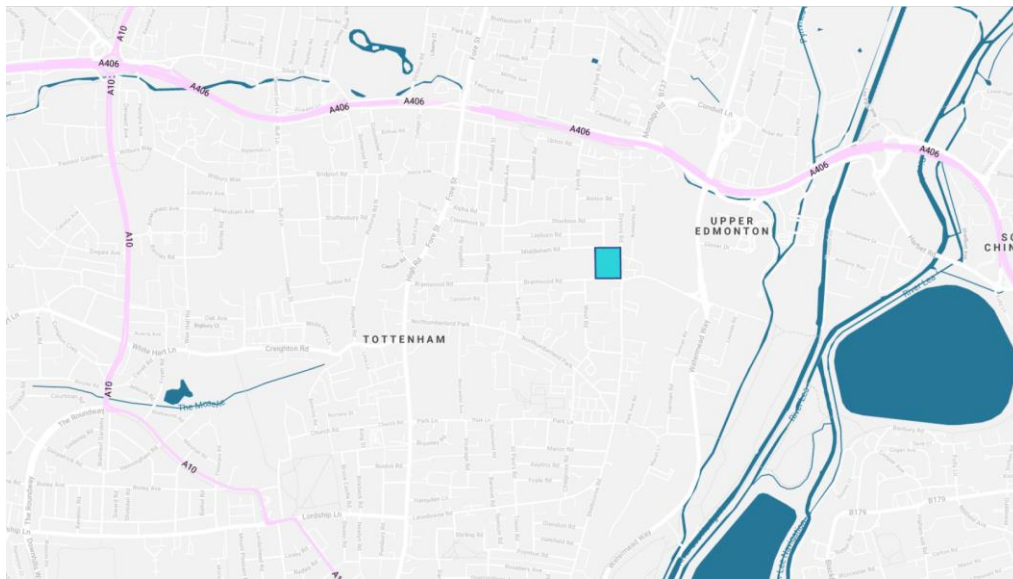
DYSON ROAD, EDMONTON, LONDON, N17 0DX

DTRE

EXECUTIVE SUMMARY.

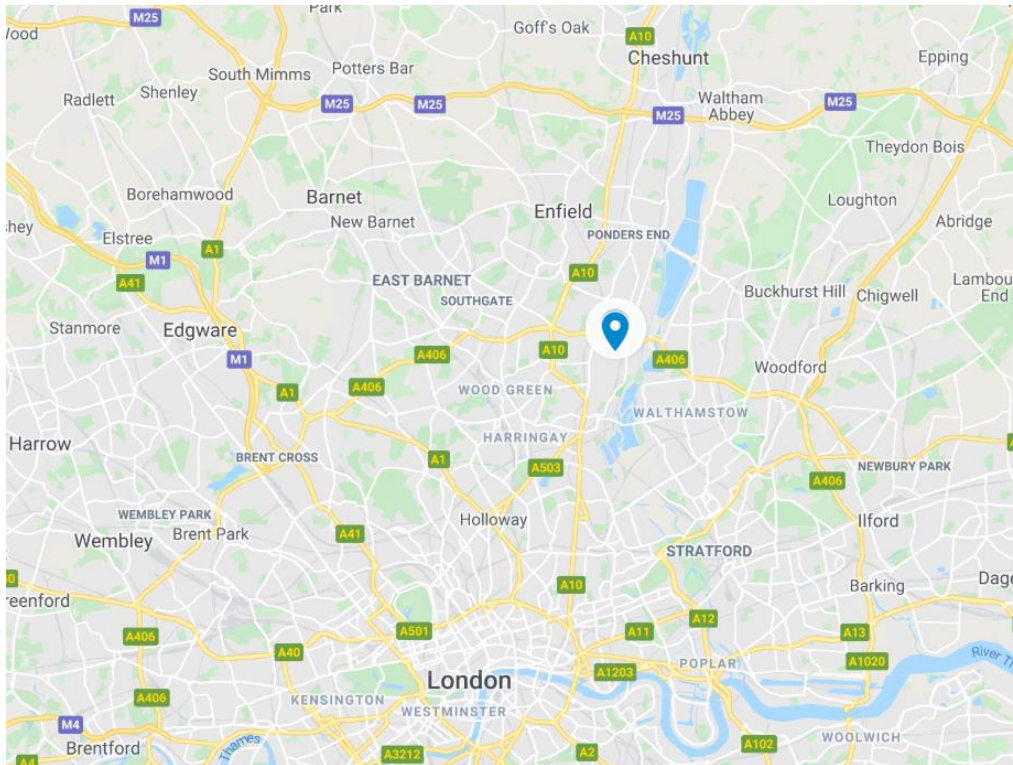
- Rare opportunity to acquire a freehold 2.31-acre site inside the North Circular Road
- Situated in close proximity to A406, Meridian Water Train Station and regeneration area
- Prominent easily accessible location
- Limited North London development opportunities
- Income generating – (£375,000 per annum)
- Unconditional offers are invited on an informal tender basis





LOCATION.

Meridian Water Station	0.4 miles
White Hart Lane Station	0.9 miles
North Circular Road (A406)	1.2 miles
Junction 25 of the M25	6.6 miles
City of London	7.4 miles
West End	8.0 miles
London City Airport	13 miles
Heathrow Airport	25 miles



COMMUNICATIONS.

- Positioned at the edge of the Meridian Water masterplan area, the site is very well located for access to the regeneration area, including the newly opened Meridian Water Station.
- The site is ideally located for access to Central and Greater London via the North Circular Road (A406) and A1055 and A10.
- The site is easily accessed via public transport via Meridian Water Station situated 0.4 miles to the North East. Meridian Water provides direct trains into Stratford every 20-30 minutes with a journey time of 15 minutes. There are plans to increase the service to provide trains every 15 minutes.

greateranglia

3 minutes

2 minutes

10 minutes

Meridian Water

Northumberland
Park

Tottenham Hale



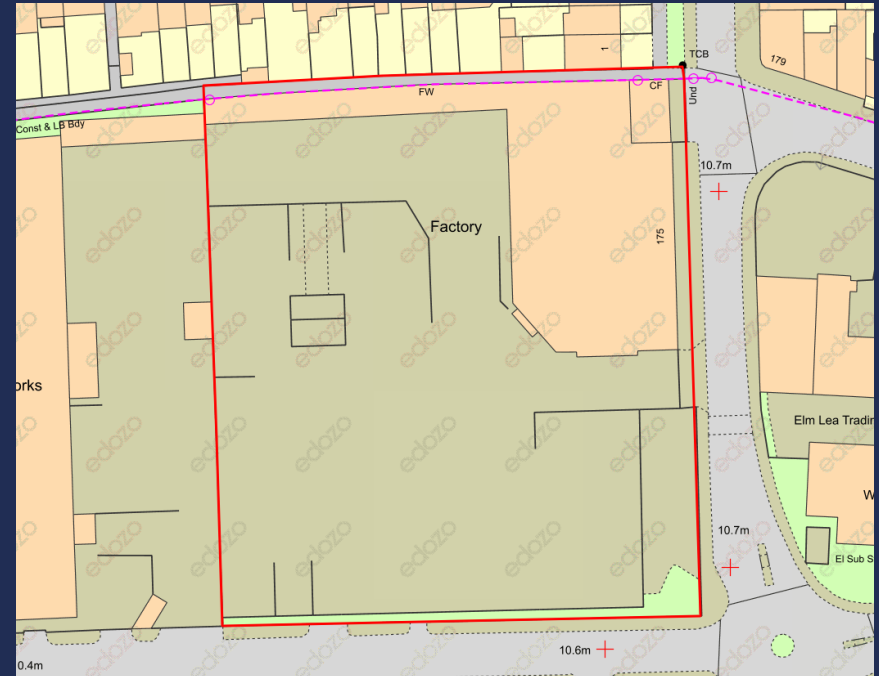
Stratford



15 minutes

SITE / PLANNING.

- Freehold 2.31-acre site.
- Accessed via Dyson Road.
- Site allocated as Strategic Industrial Land (SIL).
- Representations have been made to the North London Waste Plan to remove the waste allocation. Further information is available on the data room.
- Positive response received from the local authority for redevelopment for employment uses.



OCCUPATIONAL MARKET.

- Limited supply of land inside the North Circular Road (A406)
- A limited supply of new build opportunities in the area
- Rental growth forecast an average of 3.3% per annum over the next 5 years (DTRE/RealFor)
- Quoting rents for prominent units are up to £20.00 psf
- Comparable transactions / key availability below: -

Scheme / Unit	Size (sq ft)	Tenant	Rent (psf)	Term	Break	Rent Free (Months)	Date Transacted	Comments
Segro Park Tottenham 555 White Hart Lane London N17 7RP	5,000 to 150,000	Available	Quoting £17.50 to £20.00			Available		<ul style="list-style-type: none"> • New build scheme • Range of unit sizes • Available for prelets • Likely to speculatively develop multi unit scheme
Unit 7-9 Edmonton Trade Park Advent Way, London N18 3AF	9,406	Available	Quoting £17.50			Available		<ul style="list-style-type: none"> • Trade Counter units • Second hand refurbished • 2 loading doors • Quick access to the North Circular Road
Unit 4 Martinbridge Trading Estate Lincoln Road Enfield EN1 1SP	37,451	Available	Quoting £20.00			Available		<ul style="list-style-type: none"> • Second hand refurbished unit • 7.45m eaves • 6 ground level loading doors • Loading on 2 elevations • Shared yards
Units F&G Mowlem Trading Estate Leeside Road Tottenham N17 0QJ	15,296	Pixi Pixel	£17.30	10	N/A	TBC	May 19	<ul style="list-style-type: none"> • Trade Counter Units • Visible from A1055 • New build • 2 loading doors • 8m eaves
Unit 1 Great Cambridge Estate Lincoln Road Enfield EN1 1SH	16,380	Magic Madhouse	£15.00	10	N/A	8	April 19	<ul style="list-style-type: none"> • Second hand refurbished unit • 6.8m eaves • 2 loading doors • 23 allocated parking spaces • Secure yard
Unit 4E Forest Trading Estate Priestley Way Walthamstow E17 6AL	5,439	Hermes Parcelnet Ltd	£20.00	5	N/A	3	Nov 18	<ul style="list-style-type: none"> • Second hand refurbished unit • 6.3m eaves • Secure yard • No A Road visibility

TENANCY.

- The site is currently let on to Quality Park X Limited on a 5 year lease at a rent of £375,000 per annum.
- The lease is contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.
- There are mutual options to determine the lease on the dates set out below.

Tenant	Passing Rent	Next Review	Expiry	Break Options		Comments
Quality Part X	£375,000 pax	04-Sep-20	15/10/2022	16/10/2020 16/01/2021 16/04/2021 16/07/2021 16/10/2021 16/01/2022 16/04/2022 16/07/2022	Mutual breaks subject to 2 months prior written notice	Registered Number: 08540387 5 year lease excluded from the landlord and tenant Act 1954. The Landlord holds a rent deposit of £100,000 + VAT Quality Part X have expressed an interest in re-gearing their lease.

Stevenage Branch

Dunstable Branch

Edmonton Branch

Quality Part X Ltd

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If you are looking for great savings on quality used cars in the South East area, then you have reached the right place. Quality Part X LTD are a specialist used car dealer based in Hertfordshire. We are proud to offer you a first class customer service and very competitive pricing, so please browse our stock list. At Quality Part X LTD we stock a range of used cars to suit all budgets and lifestyles so we are sure to have the right car for you.

If you are looking for a second hand car in North London, then don't delay, call us today to book a test drive. In order to offer cars to suit everyone we make sure that we update our stocklist regularly. It is therefore always worth giving us a call, even if you don't see what you are looking for on our website.

We realise that buying a car can be a daunting experience, but don't worry, we are well established within the South East area and come with a great reputation. Furthermore we offer excellent advice and experience on vehicles and vehicle maintenance. Our friendly staff will go the extra mile to guarantee that you receive the advice you need. This is the reason why many of our customers keep coming back to us.

At Quality Part X LTD we don't just sell cars, we do everything possible to get you driving your perfect car. Why not come along to our dealership? We look forward to meeting you!

INVESTMENT MARKET.

- The industrial sector remains one of the most attractive asset classes out of all commercial property sectors. Ongoing robust occupier market conditions are delivering real rental growth, which in turn are driving “sector-leading” investment returns forecast to outperform other sectors over the medium term.
- The ability to capture headline growth and enhance value upon lease renewal or re-letting has continued to put downward pressure on yields.
- Highlighted below are a number of comparable investment transactions:

Sale Date	Address	Area Sq Ft	AWUTC	Price	NIY	Cap Val / Sq Ft	Purchaser
Under Offer	Bicester Road Industrial Estate, Aylesbury, HP19 8RY	£29,000,000	2.93	£29,000,000	4.75%	£114	RLAM
Nov-19	Bilton Way, Enfield EN3 7ER	130,295	3.71	£39,000,000	3.20%	£300	M&G
Sep-19	Units A&B, Oxford Business Park, Oxford, OX4 2ZY	92,618	13.55	£ 16,250,000	4.70%	£175	DTZiM (Internal Transfer)
Jul 19	Tower Thurrock, West Thurrock, RM20 3ED	273,379	7.70	£56,000,000	3.89%	£205	RLAM
Jul-19	Elstree Distribution Park, WD6 1RX	123,886	7.00	£ 30,450,000	3.40%	£246	RLAM
Apr-19	Trident Industrial Estate, EN11 0WZ	150,360	3.91	£ 21,850,000	4.25%	£145	RLAM
Mar-19	Pioneer Park, Voyager Park South, Portfield Road, Portsmouth, PO3 5GF	74,190	6.40	£ 14,200,000	4.50%	£191	Aviva
Mar-19	Century point, Cressex Business Park, High Wycombe, HP12 3SL	95,500	3.40	£ 19,600,000	4.19%	£205	DTZ Investors
Jan-19	Gatwick South Distribution Park, Hydehurst Lane, Crawley, RH10 9AS	212,082	14.80	£ 45,795,000	3.50%	£216	BAE Pension Fund
Dec-18	Longmead Business Centre, Blenheim Road, Epsom, Surrey, KT19	78,000	5.30	£ 21,580,000	3.30%	£277	Oxford University Endowment Fund
Dec-18	Access 12, Station Road, Theale, RG7 4PN	42,638	3.40	£ 10,385,000	4.20%	£244	Oxford City Council
Nov-18	Sandy Lane West, Oxford OX4 6LB	30,139	7.70	£ 9,950,000	4.47%	£330	Portsmouth Council
Nov-18	Nimbus Park & 10/10 Foster Av, Dunstable LU5 5WZ	157,742	4.96	£ 25,180,000	3.73%	£160	St James's Place PF (Orchard Street)

ADDITIONAL INFORMATION.

STRUCTURE

The opportunity is being offered on a freehold sale with a short term tenancy generating £375,000 per annum. Unconditional offers are invited, subject to contract.

VAT

The property has been elected for VAT purposes.

OPEN DAYS

Viewing days to be arranged in December 2019. Please register your interest to make sure you are notified once the dates are arranged.

TARGET BID DATE

Bids are likely to be called on the week commencing 20th January

CONTACT.

DTRE

To discuss this opportunity or to arrange an inspection please contact:

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