

**ADDENDUM TO REPORT ON THE AVAILABILITY OF INDUSTRIAL  
WAREHOUSING ACCOMMODATION IN NORTH POWYS  
PREPARED 14 JUNE 2019**

**Submitted to:**

**Ms S Hawkins,  
Associate Planner, Barton Willmore**

**In connection with**

**Rebo UK Limited**

**UPDATED 30 NOVEMBER 2020**

**Prepared by:  
JAMES HARRISON MRICS  
On behalf of  
TOWLER SHAW ROBERTS LLP  
Chartered Surveyors**



## 1.0 INTRODUCTION

Subsequent to the preparation of my report into the availability of industrial warehousing accommodation in North Powys and dated 14 June 2019, I have been asked by Ms Stephenie Hawkins of Barton Willmore to provide an update to that Report, covering the period June 2019 to November 2020, in the form of an Addendum to the original Report.

This Addendum will note the business requirements of Rebo UK Limited, review the availability of suitable buildings and sites and then provide a general commentary on the market in that period.

## 2.0 OCCUPIER REQUIREMENTS

Prior to locating at Penrhos Farm, Rebo UK Limited was operating from four sites around Welshpool and Trewern in North Powys. The multi-site location was failing the business with staff having to travel between sites increasing operating costs and reducing time efficiency, the warehouses were substandard and not fit for purpose, and the business was incurring disproportionately higher occupancy costs with separate rents, business rates, utilities costs etc.. Overall, the multi-site solution was unsustainable.

For future operation and growth of the business, Rebo UK Limited required a facility to provide the following:

- Floorspace of **2,850sqm (30,000 square feet)** and a minimum eaves of 6.5m to allow use of high bay racking systems and to optimise storage capabilities.
- Single building with a regular layout and multiple service doors for efficiency of operations.
- A sufficient yard area for delivery vehicles to manoeuvre, which together with the building footprint requires a minimum site size of **0.75 hectares (1.85 acres)**.
- Immediate access to fibre optic broadband.

### 3.0 BUILDING AVAILABILITY IN NORTH POWYS - JUNE 2019 to NOVEMBER 2020

Since submitting the Report on 14 June 2019, we have been involved directly or indirectly with the marketing, sale or acquisition of a number of industrial properties on North Powys, only one of which could have potentially been suitable.

In August this year, the administrators for Laura Ashley instructed Avison Young to market for sale the buildings owned by the company on Vastre and Mochdre Industrial Estates in Newtown. The buildings were presented in a portfolio of four separate lots, being Units A-C Vastre Industrial Estate, Unit E Vastre Industrial Estate, Unit 39 Mochdre Industrial Estate and Unit 40 Mochdre Industrial Estate, having the following floor areas;

Unit	Size
Unit A (New) Vastre Industrial Estate	6,602 sqm (71,070 sqft plus c. 22,465 sq.ft. mezzanine)
Unit A (Old) Vastre Industrial Estate	4,581 sqm (49,315 sqft plus c. 40,901 sq.ft. mezzanine)
Unit B Vastre Industrial Estate	1,709 sqm (18,400 sqft)
Unit C Vastre Industrial Estate	2,262 sqm (24,349 sqft plus. c. 21,641 sq.ft. mezzanine)
Unit E Vastre Industrial Estate	3,604 sqm (38,800 sqft)
Units 39 Mochdre Industrial Estate,	930 sqm (10,010 sqft)
Units 40 Mochdre Industrial Estate,	12,911 sqm (138,981 sqft plus c. 21,356 sq.ft. mezzanine)

Unit E was potentially suitable, in terms of size and the asking price was £1.1 million. I attach the marketing details for the building in Appendix I.

However, the building was not suitable for Rebo UK Limited in that the eaves height of 4.3m was much lower than the required minimum height of 6.5m and the building has limited yard space for access and servicing.

Laura Ashley also leased Unit D Vastre Industrial Estate, but this was too small for the specified requirement and in any event was relet without coming to the market.

We are currently involved with the leasing of two buildings in the area, one in Trewern and the other at The Castle Industrial Park, Buttington.

The building at Trewern was formerly occupied by Cae Post and extends to circa 1,902 sqm (20,480 square feet). However the warehouse area with good eaves height is less than half of the total area with a large proportion of offices and some restricted height warehousing. The property is under offer without formally coming to the market.

The building at The Castle Industrial Park has yet to be developed and we are seeking a prelet for the Unit which extends to 2,223 sqm (24,000 sqft) and has an eaves height of 7.5 metres. Although a single building, 743 sqm (8,000 sqft) has already been sublet, leaving only 1,480 sqm (16,000 sqft) available. I attach details in Appendix II.



#### **4.0 SITE AVAILABILITY IN NORTH POWYS - JUNE 2019 to NOVEMBER 2020**

As noted above, Rebo UK Limited have a requirement for a minimum site size of **0.75 hectares (1.85 acres)**.

Since June 2019, I am not aware of any suitable Employment Sites allocated by Powys County Council, other than those identified in the Report dated 14 June 2019.

Further, I am not aware of any sites which have been reallocated from an alternative use and are available for Class B8 development, which may be of suitable size.

In relation to the allocated sites identified, Abermule Business Park has been developed in part by Powys Council to create a facility for their own operations. Part of the site at The Castle Industrial Park/ Buttington Quarry is being brought forward for commercial development as noted in the section above and the proposal by Broad Energy Group for the development of an Energy Recovery Facility is ongoing.

Other than these sites, I am not aware of any other suitable sites being actively promoted. The site in Newtown formerly occupied by G & T Evans Limited, has now been redeveloped in part and this area is occupied by Newtown Building Supplies, with much of the remainder of the site having been let to various different businesses. The owner has no immediate plans for disposal of part nor redevelopment of the remainder.

#### **5.0 GENERAL REMARKS AND CONCLUSION**

As I concluded in my Report of 14 June 2019, there remains a shortage of available buildings and sites in North Powys meeting Rebo UK Limited's requirement for 2,580 square metre (30,000 sqft) or 0.75 hectares (1.85 acres).

There remains a shortage of industrial accommodation in general in North Powys as was demonstrated during the sale of the Laura Ashley buildings in Newtown. All four lots are under offer at or above the asking price, with multiple bids on all lots resulting in the selling agents having to request best and final bids. Avison Young have confirmed to me that the successful bidders and underbidders are all local businesses from North Powys or the borders.

The lack of suitable sites for development and buildings in North Powys has also been recognised by Welsh Government as part of the promotion of their property development plan and who are now undertaking to provide assistance to facilitate the development of between 300,000 sqft and 790,000 sqft per year on a rolling programme over three years throughout Wales where it is not currently viable for the private sector to develop without assistance.

In conclusion I can confirm that no suitable sites nor buildings have been identified in North Powys during the period June 2019 to November 2020 that will meet Rebo UK Limited's requirement for a 2,850sqm (30,000 square feet) warehouse building with yard.

**JAMES HARRISON MRICS  
HEAD OF ASSET MANAGEMENT SERVICES  
FOR TOWLER SHAW ROBERTS LLP**



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**APPENDIX I**

Avison Young Marketing Brochure - Unit E Vastre Industrial Estate, Newtown



An aerial photograph of an industrial estate. A large industrial unit, Unit E, is outlined in red. The estate includes several other industrial buildings, parking areas with cars and trucks, and surrounding green fields. A railway line is visible on the left side of the image.

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## For Sale / To Let

Unit E, Vastre Industrial Estate, Newtown, Wales, SY16 1DZ

On behalf of the Administrators of the Laura Ashley group of companies.



## Highlights

- Freehold opportunity
- Industrial / warehouse accommodation with offices
- Established industrial location in close proximity to the newly completed Newtown Bypass
- Gross internal area of 3,606.59 sq.m. (38,821 sq.ft.)
- Site area of 0.91 ha (2.24 acres)
- Minimum eaves height of 4.3m
- 4 level access doors
- Offers in the order of £1.1m invited for the freehold interest
- Proposals on a leasehold basis also invited



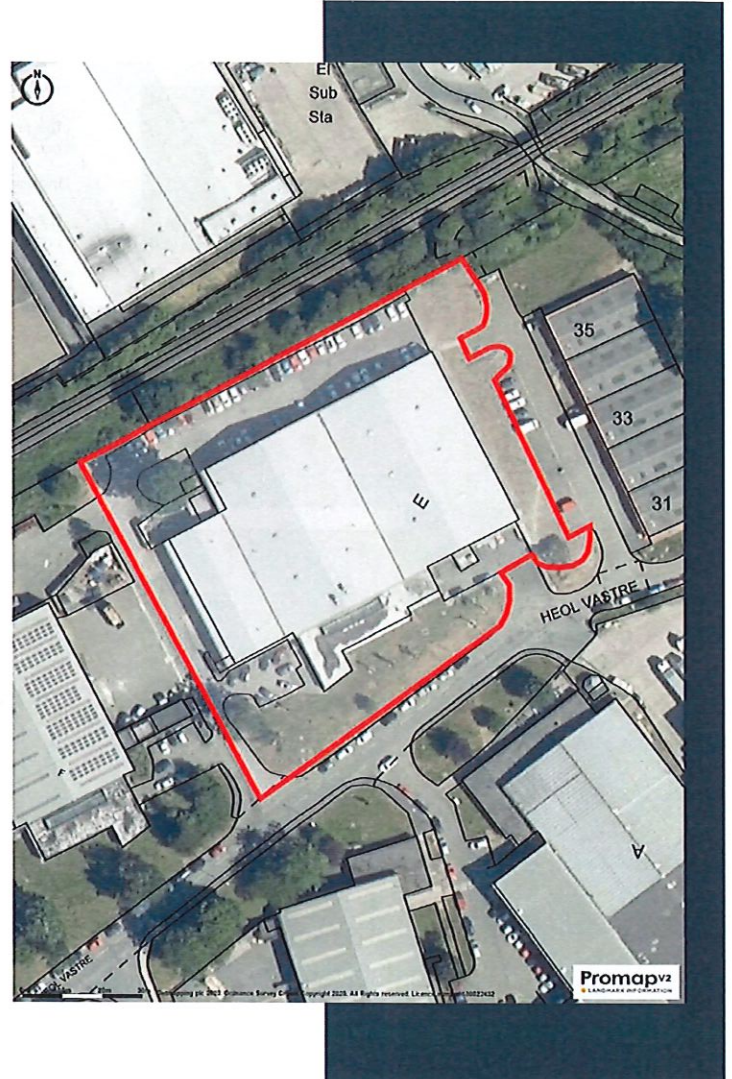
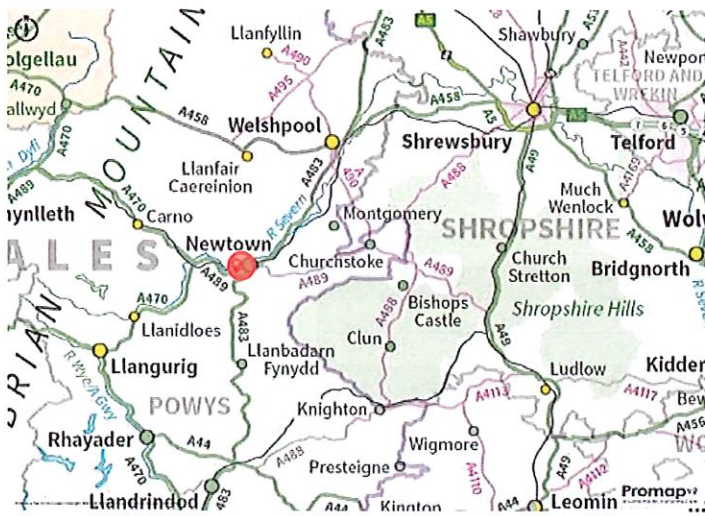


## Location

The property is located in Newtown, Mid Wales, approximately 33 miles south west of Shrewsbury and 60 miles north west of Hereford.

The A483 and A489 trunk roads converge at Newtown, with a recently completed bypass to the south of the town connecting these two arterial roads.

The property is located within the well established Vastre Industrial Estate approximately 0.25 miles from Newtown town centre. The estate road connects with Kerry Road, which subsequently provides access to the A483 trunk road and Newtown Bypass.







## Description

The property comprises a 3 bay industrial / warehouse premises with office accommodation to the front.

### Industrial / Warehouse

The building is of steel portal frame construction with concrete floor and clad in metal profile sheeting. The minimum eaves height is 4.3m rising to 8m at the apex. A block wall provides separation between two of the bays with interlinking access doors. Loading is by way of 4 level access roller shutter doors. The warehouse benefits from LED box lighting and gas warm air blowers.

### Offices

Office accommodation is located to the front of the unit and provides a mix of open plan and cellular offices. Specification is generally carpeted floors, plastered and painted walls, suspended ceilings and perimeter trunking. A reception area, welfare facilities, staff canteen and server room are also provided. Air conditioning is present in part. A small 2 storey storage / workers office building is situated to the rear.

### Externals

Externally, the property provides car parking to the front and rear. Loading access is to the northern, southern and western elevations. A small storage compound is situated to the rear.

## Accommodation

Floor areas have been calculated on a gross internal area basis as follows:

Use	Sq.m.	Sq.ft.
Warehouse	3,216.79	34,625
Office / Ancillary	389.80	4,196
<b>Total</b>	<b>3,606.59</b>	<b>38,821</b>

We calculate the total site area is 0.91 ha (2.24 acres).

## Services

We understand the property is served by all mains services. These services have not been tested and interested parties are to rely on their own investigations.

## Planning

We understand the property has planning consent for its current use. Interested parties are to rely on their own enquiries with Powys County Council.

## Tenure

The property is held on a freehold basis.

## Rating Assessment

Billing Authority: Powys  
Description: Factory and premises  
Rateable Value: £89,500  
Rates Payable: £47,822.50 p.a.

## VAT

All prices quoted exclusive of VAT.

## EPC

Rating C (58). A copy is available within the Marketing Pack.

## Costs

Each party will bear their own costs in respect of this transaction.

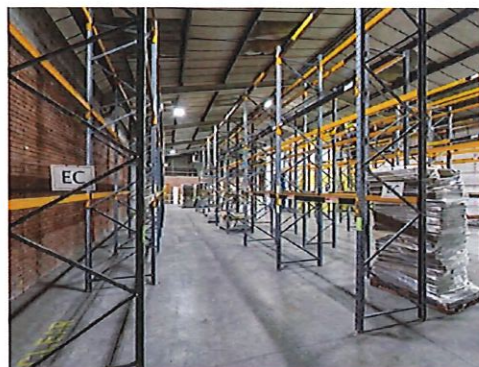
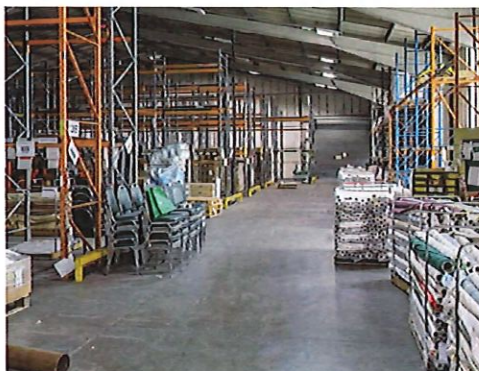
## Marketing Pack

A Marketing Pack providing further detail is available upon request.

## Guide Price

Offers in the order of **£1.1m** are invited for the freehold interest.

Proposals on a leasehold basis will also be considered.





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**APPENDIX II**

Towler Shaw Roberts Marketing Brochure - Unit at The Castle Industrial Park, Buttington



# TO LET

# TSR

TOWLER SHAW ROBERTS

## PROPOSED BRAND NEW STORAGE/DISTRIBUTION WAREHOUSE



*For reference purposes only – the subject property is yet to be built*

### PROPOSED NEW BUILD WAREHOUSE

THE CASTLE INDUSTRIAL  
PARK

BUTTINGTON

WELSHPOOL

POWYS, SY21 8SZ

- Proposed New Build – Modern storage/distribution warehouse extending in total to approx. 24,000 sqft (2,223.68 sqm) having an eaves height of approx. 7.5 metres. (8,000 sqft already pre-let)
- Versatile accommodation with unit sizes ranging from 8,000 sqft to 16,000 sqft available To Let on an individual or combined unit basis to suit occupiers requirements.
- Convenient location, with direct access onto the main A458 Welshpool to Shrewsbury trunk road, providing links to North Wales and the wider West Midlands.
- Available To Let on a new Lease on a pre-let basis. Rent: Based on £4.60 per sqft per annum exclusive.
- Weighbridge facility available on site

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## Location

The proposed building will form part of the established Castle Industrial Park which is conveniently located, with direct access onto the main A458 Welshpool to Shrewsbury trunk road providing links to North Wales and the wider West Midlands conurbation via the A5 and M54 motorway.

The Castle Industrial Park is approx. 2 miles east of Welshpool, an important Market Town and commercial centre within the Mid Wales economy having a current population in the order of 6,000.

The town is strategically located approx. 18 miles west of Shrewsbury via the A458 and approx. 14 miles to the north east of Newtown via the A483. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A483 and A5 trunk roads.

## Description

This proposed brand new storage/distribution warehouse will extend to approx. 24,000 sqft in total, being of steel portal frame construction with profile sheet clad elevations including roller shutter loading doors and concrete flooring with an eaves height of approx. 7.5 metres.

The accommodation is offered on a pre-let basis with units ranging from 8,000 sqft to 16,000 sqft which are available on an individual or combined unit basis, subject to occupier's requirements with 8,000 sqft already pre-let.

## Accommodation

	SQFT	SQM
Warehouse/storage accommodation	16,000	1,486.45

## Services (Not Checked or Tested)

It is understood that mains water, electricity (single and three phase), drainage and fibre broadband services are to be available/connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The property is offered to let on an individual or combined unit basis on a new Lease for a minimum term of 5 years, or multiples thereof subject to 5 yearly upward only rent reviews on a Tenant's full repairing and insuring basis. The Lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## Rent

Based on £4.60 per sqft per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

It is understood an energy performance certificate is not required.



For Reference purpose only

Scale: Not to Scale

## Business Rates

Upon completion of the build the property is to be assessed for business rates. Interested parties are advised to make their own enquiries with the Valuation Office.

## Planning

The Castle Industrial Park is an established location for storage/warehouse purposes within B2 (General Industrial) and B8 (Storage or Distribution) uses of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

## Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.  
TEL: 01938 552 828

## Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including VAT in connection with the grant of a Lease.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2020

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

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Stafford Court, Telford, Shropshire TF3 3DE  
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