



ALTITUDE
INVESTMENTS



PRIME SINGLE LET INDUSTRIAL INVESTMENT

Amber House, Showground Road, Bridgwater, TA6 6AJ

INVESTMENT SUMMARY

This investment offers an excellent opportunity to acquire a secure, **long-term income-generating** asset with a **strong tenant** in place and a lease extending until **2039**.

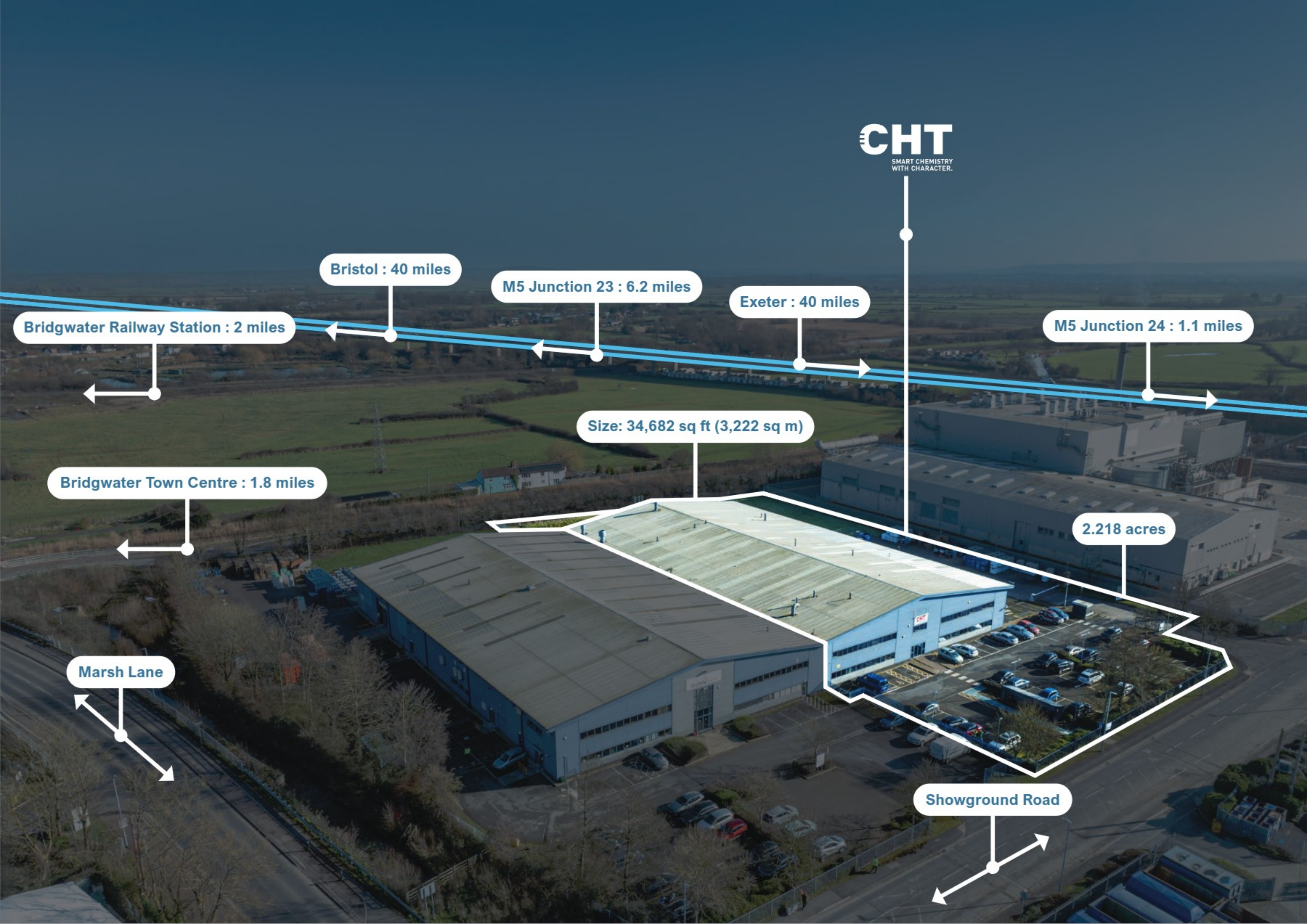
The property provides security of income. The **net initial yield of 7.2 %** providing a low **capital value of £109 per sq ft**.

- Securely let to strong covenant of **CHT Bridgwater UK Ltd, a subsidiary of CHT Group**
- **Modern industrial unit with 7.3m eaves and low site coverage of only 35.9%**
- **34,682 sq ft (3,222 sq m) GIA** on a site of 2.218 acres
- **Lease Terms:** Let on a renewed 15 year lease with a tenant break at 10
- **Passing Rent:** £291,329 per annum equating to £8.40 psf overall
- **AWULT: 13.5 years to expiry and 8.5 to break**
- **EPC – C72**
- **Capital value of £109 psf**
- Tenant is wedded to the building and location having been in occupation for **20 years**

Asking Price £3,800,000

Net Initial Yield 7.2%





Bridgwater Railway Station : 2 miles

Bristol : 40 miles

M5 Junction 23 : 6.2 miles

Exeter : 40 miles

M5 Junction 24 : 1.1 miles

Size: 34,682 sq ft (3,222 sq m)

Bridgwater Town Centre : 1.8 miles

2.218 acres

Marsh Lane

Showground Road

DESCRIPTION & ACCOMMODATION

The property comprises a **modern semi detached industrial unit** set within a **secure fenced** and **gated site**. The unit is of steel portal frame construction with profile metal clad elevations and roof. The unit includes **ground and first floor office accommodation** and has been fitted out by the tenant to include **ground floor laboratory space**. The unit is accessed by **3 roller shutter doors** which open onto the yard areas.

The property sits on a substantial site of **2.218 acres** giving a low site **coverage of only 35.9%**. The site has **potential to extend** either the existing unit or the yard provisions.

The building has the following areas:

- Ground Floor Warehouse – 26,977 sq ft
 - Ground Floor Office – 3,391 sq ft
 - 1st Floor Office – 3,391 sq ft
 - Mezzanine – 1,719 sq ft
- (Landlords mezz & 1/3 rated)

Total GIA: 34,682 sq ft (3,22 sq m)

A breakdown of the rent rate allocation is available on request

TENURE

Freehold under title number
ST118210

TENANCY

The property is let on a **new 15 year lease from 1st July 2024** to CHT Bridgwater UK Ltd. The lease is on full repairing and insuring terms, **subject to 5 yearly upward** only rent reviews. The property produces a current rental of **£291,329 per annum equating to £8.40 psf**. The tenant has been **in occupation for over 20 years** demonstrating their commitment to the location.



PROPERTY OVERVIEW

Amber House, located on Showground Road, is a **high-quality commercial property** situated in a well-established industrial and logistics area in Bridgwater.

The property benefits from **excellent connectivity** to major road networks, providing **easy access for distribution** and operational efficiency.

- Modern commercial unit with high-specification facilities
- Eaves height – **6m** to underside of steels, **7.3m** to roof
- **Strong tenant covenant** ensuring secure rental income
- Roof pitch height – **8.8m** to underside of steels & **10m** to pitch
- **Well-maintained property** with minimal capital expenditure requirements
- Located within a prominent business area with **strong occupier demand**



LOCATION

Bridgwater is a thriving commercial and industrial hub with excellent transport links, including proximity to the M5 motorway, facilitating access to Bristol, Exeter, and beyond. The area has witnessed substantial economic growth, making it a desirable location for businesses and investors alike.



PROXIMITY TO KEY LOCATIONS:

-  **Bridgwater Town Centre:** Approximately 1.7 miles to the south, offering a range of local amenities and services.
-  **Bridgwater Railway Station:** Approximately 2 miles from the property, facilitating convenient rail travel.
-  **Bristol:** Approximately 38 miles to the northeast, a major city offering extensive business and cultural opportunities.
-  **Exeter:** Approximately 40 miles to the southwest, another significant city within the region.

M5 Motorway

-  **Junction 23:** Approximately 2.5 miles to the north, providing swift access to regional and national road networks.
-  **Junction 24:** Approximately 3.2 miles to the south, further enhancing connectivity.

Proximity to Major Developments

-  **Hinkley Point C Nuclear Power Station:** Approximately 12 miles northwest of Amber House, Showground Road, Bridgwater.
-  **Gravity Smart Campus:** Approximately 5 miles north of Amber House, Showground Road, Bridgwater.

These proximities position the property advantageously near significant infrastructure projects, enhancing its strategic value.

LOCAL DEMOGRAPHICS AND ECONOMIC OVERVIEW

Bridgwater Population Demographics:

Bridgwater, located in Somerset, has experienced steady population growth in recent years. The town's population is diverse, with a mix of age groups and a growing workforce, contributing to its **vibrant community** and **economic development**.

South West England Economic Statistics:

The South West region contributes significantly to the UK economy, with a **Gross Domestic Product (GDP) of £169 billion**. The area supports approximately **780 large businesses**, accounting for 0.3% of total businesses in England. The region's economy is diverse, encompassing sectors such as agriculture, manufacturing, and services.



There are two major national scale projects in the immediate vicinity of the property, creating huge employment growth and longer term economic stability, which in turn will drive the local occupational market and rental growth.



HINKLEY POINT C NUCLEAR POWER STATION:

- **Job Creation:** Over the next 18 months, Hinkley Point C is expected to create 3,000 new jobs in Somerset as it approaches peak construction, with around 15,000 people anticipated to be involved in building the new power station.
- **Apprenticeships:** The project has surpassed its initial target by training over 1,500 apprentices, with 70% hailing from the South West region.

AGRATAS GIGAFACTORY AT GRAVITY SMART CAMPUS:

WWW.THISISGRAVITY.CO.UK

- **Investment:** Agratas, Tata Group's global battery business, has confirmed plans to build a gigafactory at the Gravity Smart Campus in Puriton, near Bridgwater.
- **Job Creation:** The £4 billion investment is expected to create up to 4,000 high-skilled green tech jobs in the area, with many more anticipated in the local supply chain. Battery production is set to begin at the site in approximately two years.

 616-acres

 100 Gb/s

 £4bn International Investment

 1.1m sq.m

 Up To 7,500 Jobs

 2042 Zone Status



TENANT PROFILE: CHT Bridgwater UK

CHT Bridgwater UK Ltd is a subsidiary of the CHT Group, a global player in specialty chemistry with **2500 employees in 27 different companies**. The company was incorporated in 1974, and has traded from the unit for a number of years. The site was **previously occupied by ICM Silicones Group**, who were acquired by CHT in 2017.

CHT UK produces high quality materials which have been proven to perform to a very high standard in the most demanding applications, including the aerospace, automotive and marine industries. There is also an active R&D facility where much of the research work is focused on electrical and electronic applications developing coatings, thermal transfer compounds and non-corrosive sealants.

Further information is available at www.cht.com

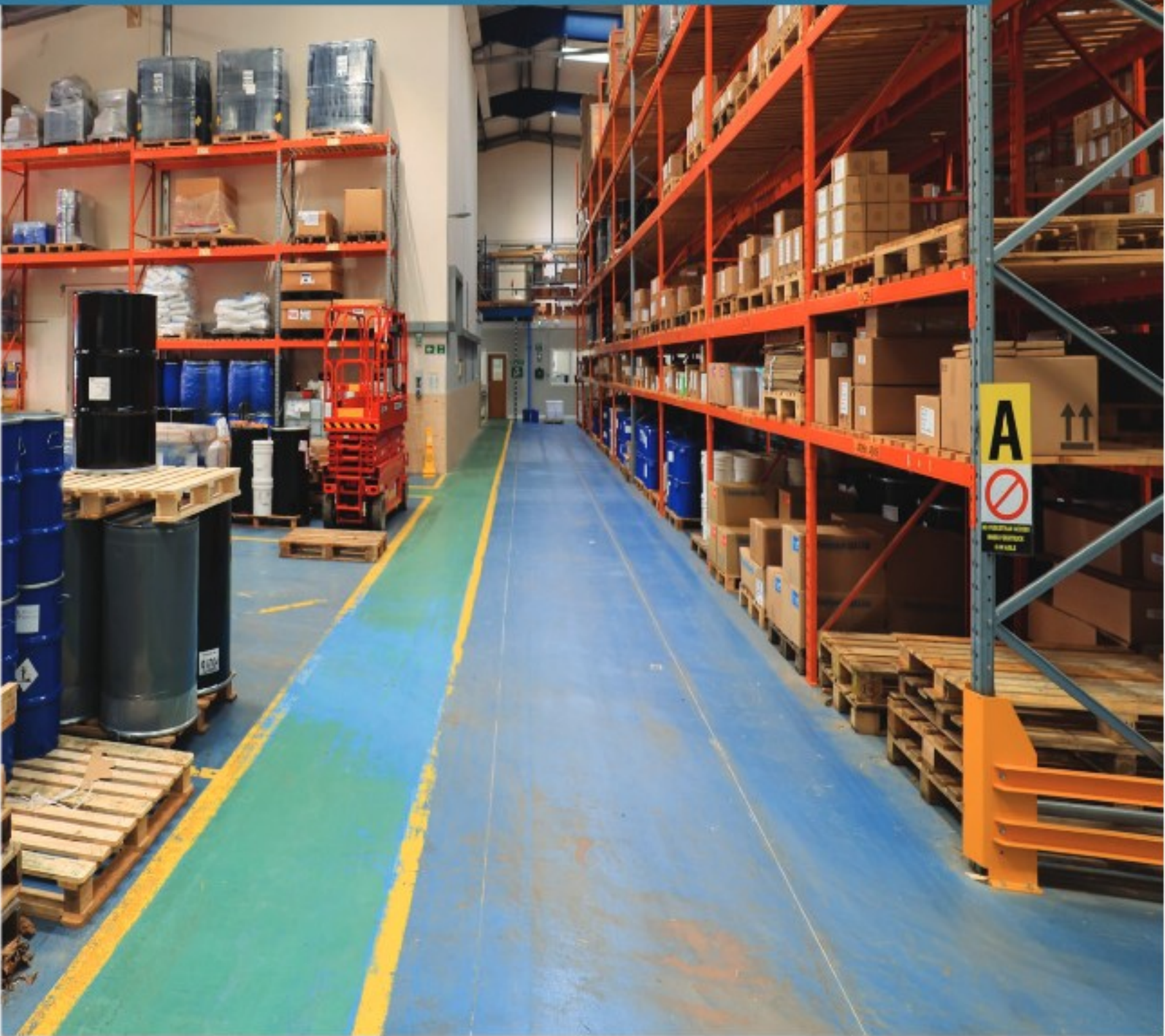


FINANCIAL HIGHLIGHTS

(Year Ending 31st December 2024):

	YE 12/2024	YE 12/2023
Turnover	£17,229,884	£18,665,220
Pre-Tax profit	£2,084,359	£2,346,610
Net worth	£8,535,458	£9,557,729

These figures reflect the company's stable financial performance and its capacity to meet ongoing lease obligations.



AMBER HOUSE SHOWGROUND ROAD, BRIDGWATER, TA6 6AJ

VAT

The sale will be treated as a Transfer Of Going Concern (TOGC)

EPC

The property has an EPC rating of C72. Further information is available upon request.

PROPOSAL

We are instructed to seek offers of **£3,800,000 (Three million eight hundred thousand pounds)** subject to contract. A purchase at this level reflects a Net Initial Yield of 7.2% after purchasers' costs at 6.56%, and a capital value of only £109 per sq ft.

For further information or to arrange a viewing, please contact the sole agents

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