

**EXCELSIOR TECHNOLOGIES, PARKWAY, DEESIDE CH5 2NS**



**Description**

The portfolio comprises a B1, B2 and B8 print works of approximately 174,000 sq ft on the Deeside Industrial Park. The property has a site area of approximately 8.38 acres.

**Tenancy**

The property is let on a single lease to Excelsior Technologies Ltd for a term expiring in July 2029. The current rental is approximately £550,000 per annum, with a fixed increase in July 2014.

**Tenure**

Long leasehold at a peppercorn rental with the option to acquire the freehold interest for £1.

**Transaction**

The property was acquired from Halifax Life Ltd by the Salmon Harvester Opportunity Fund for a price of £5,500,000 showing a net initial yield of 9.45%; a reversionary yield in 2014 of 11.59% and a nominal equivalent yield of 11.15%.