

Quickline

CENTRAL ORBITAL TRADING PARK
WAVERLEY STREET
KINGSTON UPON HULL
EAST YORKSHIRE
HU1 2SH

Freehold 'last mile' Industrial Investment Opportunity

Executive Summary

- Opportunity to acquire a single let self-contained industrial warehouse
- A freehold warehouse extending to 10,201 sq ft on a site of 1.02 acres
- Low site cover of 20%
- Let to Quickline Communication Limited on a FR&I lease expiring on 9 March 2033
- There is a tenant break option on 10 March 2028
- The rent totals **£105,000 per annum**
- £80,000 per annum for the industrial unit plus yard and £25,000 per annum for the car park / open storage
- The tenant has an Experian score of 95/100 and Very Low Risk
- Located in one of the most restricted under supplied industrial markets in the UK

We are instructed to quote **£1,415,000 (One Million Four Hundred and Fifteen Thousand Pounds)** which reflects a **Net Initial Yield of 7.00%** after full purchasers' costs.



Location

The property is 700 metres west of Hull city centre and 30 metres south of the A63 Hessle Road, the city's main westbound arterial route. Access is shared via a spur road off Hessle Road for westbound traffic, recently extended to connect to Lister Street at the rear.

It is within easy access of the Port of Hull, Hull City Centre and the A63/M62 via A1165. There is a significant residential population within close proximity to the property.

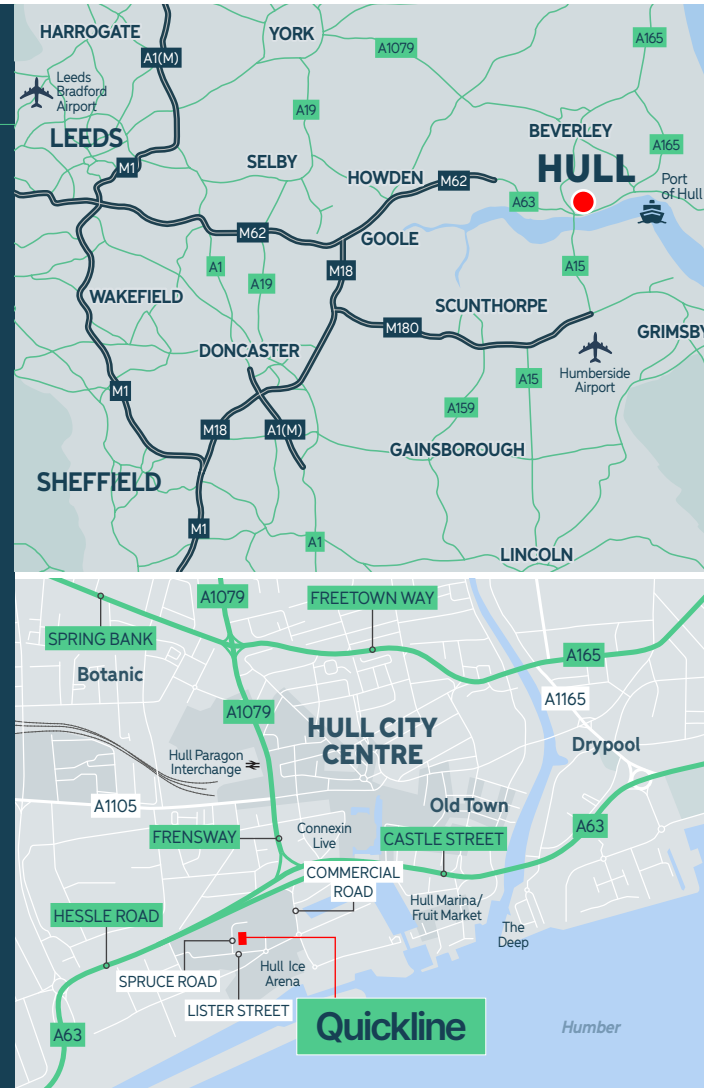
Located in an established light industrial area, neighbouring occupiers include Armstrong Hydraulics, Wilkinson's Embroidery, Seaside Seafoods, and Paintwork Express. To the east lies Kingston Retail Park, home to tenants such as Home Bargains, Hobbycraft, B&M Store, Boots, Mamas & Papas, and Costa. Hull Ice Arena and Odeon Luxe are close by.

Kingston-Upon-Hull is the regional and economic capital of East Yorkshire and the Humber region.

It has a local population of 350,000 people and supports an 850,000 people within a 45 minute drive, including 220,000 ABC1s who reside in some of the UK's wealthiest wards, commanding a spend value of £3.7 billion per annum.

 **Click**
for Google map

 **What3Words:**
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The Sunday Times has named Hull as
**"one of the coolest postcodes
 to live in 2025"**


THE SUNDAY TIMES

Occupiers include:



The city has reinvented itself as a world class centre for renewable energy.



The port of Hull is a key gateway to Europe with Rotterdam and Antwerp only 211 nautical miles away.



Over £3 billion of investment, creating more than 6,000 new jobs.



Rapid access to Leeds/Manchester/London and Europe by road, rail and air.



It is home to the £300M Siemens facility which manufactures, assembles and services for wind turbine blade systems around the world.



Positioned at the heart of the UK, being 200 miles from London Edinburgh, 96 miles from Manchester and 61 miles from Leeds.



The City is the UK's busiest port complex.



One million ferry passengers pass through the port of Hull every year.



Hull has the fastest broadband network in Britain.



2017 UK Capital of Culture.

Castle Street Upgrade

Within 50 metres of the asset is a major government infrastructure project aimed at improving traffic flow through the city.

- £355M project with completion 2026
- A new underpass at Mytongate junction
- Split-level junctions at Ferensway and Commercial Road
- Widening of the eastbound carriageway between Princes Dock Street and Market Place to three lanes
- A new bridge over the A63 at Porter Street



The Western Corridor

Adjacent to the asset is the The Western Corridor development which will regenerate the Western Docklands area, including the former Smith & Nephew site. Covering approximately 407 acres, this nationally significant project includes new residential and commercial uses, improved connectivity to Hull Marina and the Fruit Market area, and the potential for a cruise terminal. The yellow line is the proposed boundary of the Western Corridor.



Hull is a city of pioneers, from John Venn, the mathematician who reshaped logic, to Philip Larkin, the poet whose words are immortalized in time. It's the city where William Wilberforce championed abolition and Clive Sullivan made history as a sporting icon.



The Connexion Live arena is one of the UK's best new indoor concert arenas hosting international and national bands/artists. The Adelphi Club is one of the UK's most important independent music venues playing host to Oasis, Pulp and Radiohead.



The city boasts two rugby clubs Hull Kingston Rovers and Hull FC. Hull City Football Club and Hull FC share the impressive MKM Stadium which also regularly hosts international Rugby test matches as well as concerts including The Who, REM and ELO.



The Freedom Festival is a significant annual music and arts festival that attracts over 100,000 people per annum.



The world-renowned Hull Truck company has fostered the talents of Anthony Minghella, John Godber and Richard Bean.



Hull was UK Capital of Culture in 2017 and this acted as a spring-board for national attention, hosting national events such as Turner Prize & BBC Radio 1's Big Weekend.



The Deep, is one of the UK's most successful Millennium projects and was designed by the world-famous architect Sir Terry Farrell. The world's first 'submarium' has attracted over 8,000,000 people since opening in 2002.

SIEMENS Gamesa

RENEWABLE ENERGY

The essential activity is the manufacturing, assembly and servicing facilities for wind turbine blade systems. This has been the catalyst for further development associated with renewable energy such as bio-fuels, carbon capture, waste to energy and tidal power generation.

Siemens are currently extending their facility from 400,000 sq.ft to 850,000 sq.ft.



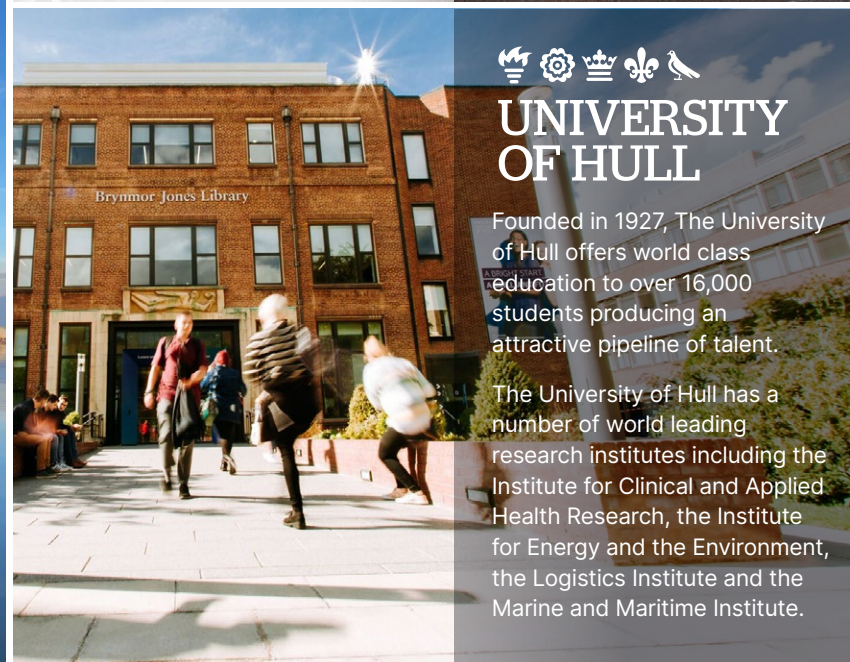
THE PORT OF HULL the uk's busiest port complex

- Handles more than 12m tonnes
- One million passengers pass through the port of Hull every year
- The Ports offer 24 hour access
- A continental market of 170 million people within 24 hours transit
- The wider Humber ports handle £75 Billion of trade per annum
- P&O run daily passenger/ cargo services to Holland and Belgium, the route has been operational for the last 50 years
- Ideally placed to capitalise on increased levels of trade with Europe and the emerging markets of Eastern Europe, the Far East and China.



GREEN PORT HULL

The Green Port Hull, where Siemens have, alongside Associated British Ports (ABP) and Hull City Council, invested over £300M and created a world class centre for renewable energy, creating wealth and employment for the region.



UNIVERSITY OF HULL

Founded in 1927, The University of Hull offers world class education to over 16,000 students producing an attractive pipeline of talent.

The University of Hull has a number of world leading research institutes including the Institute for Clinical and Applied Health Research, the Institute for Energy and the Environment, the Logistics Institute and the Marine and Maritime Institute.

Inward Investment

Over £3bn of investment has recently been invested in the City, notable examples including:

£310 million

SIEMENS Gamesa
RENEWABLE ENERGY

Siemens Gamesa/ABP offshore wind-blade manufacturing facility and nacelle assembly facility

£200 million

reckitt

Investment by RB including new science and innovation centre

£200 million

SPENCER
British Engineering

Waste to Energy plant on Stoneferry

£85 million

KCOM

KCOM investment in superfast broadband

£66 million

arco
Experts in Safety

Arco national Distribution centre expansion, new HQ

£50 million

Smith+Nephew

Investment by Smith and Nephew

£27 million

CRODA

Investment by Croda

£22 million

ABP

Associated British Ports (ABP) in the port of Hull



HULL CITY CENTRE

CONNEXIN LIVE

PRINCES QUAY

HULL OLD TOWN

SIEMENS GAMESA

FERRY TERMINAL

THE DEEP

FRUIT MARKET

HUMBER MARINA

FERENSWAY

KINGSTON RETAIL PARK

HOBBYCRAFT

FOOD WAREHOUSE

COMMERCIAL ROAD

A63
CASTLE STREET

B&M

THE RANGE

BOOTS

IKEA

KINGSTON STREET

HULL ICE ARENA

ODEON LUXE









Quickline

SPRUCE ROAD

ENGLISH STREET

LISTER STREET

Description

-  Steel portal frame industrial unit built **in the 1990s**
-  Large L-shaped site, primarily concrete surfaced
-  Secured with perimeter fencing
-  Full-height metal cladding with insulated pitched metal profile roof
-  6 metres internal eaves height
-  Seven overhead roller shutter doors
-  UPVC-framed, double-glazed windows for ground and mezzanine office levels
-  Concrete-surfaced open storage compound, secured by fencing

The unit was opened in 2023 as a training centre, stores and test laboratory.



Click here to view the drone video.



Area

We have been provided with the following net internal area. The property was measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Area	Size (sq m)	Size (sq ft)
Ground Floor		
Main Workshop	707.65	7,617
Offices	120.22	1,294
Mezzanine Offices	120.22	1,294
TOTAL GIA	948.09	10,205
Site Area	1.02 acres	Very low site cover of 20%





Covenant

Quickline Communications Limited was founded in 2008 with the mission to deliver high-speed broadband to underserved rural areas across the UK. Over the years, the company has earned a strong reputation for its innovative hybrid network solutions, combining fixed wireless access and full-fibre technologies to provide reliable connectivity to communities often overlooked by traditional providers.

Backed by Northleaf Capital Partners, the benefits from a £500 million investment aimed at expanding its network to connect over 500,000 rural premises in the North of England. This substantial backing has also facilitated job creation and supported regional development initiatives. Quickline's achievements have been recognized with industry accolades, including winning the Internet Service Providers Association (ISPA) Award for Best Rural ISP in 2021. These awards underscore Quickline's commitment to excellence and its leading position in the rural broadband market.

	31 Dec 2024	31 Dec 2023	31 Dec 2022
Turnover	£3,861,000	£2,992,000	£2,827,000
Pre-Tax Profit	-£37,960,000	-£31,981,000	-£14,693,000
Net Worth	£58,662,000	-£48,693,000	-£16,568,000

www.quickline.co.uk

QUICKLINE
Broadband built for you



Tenancy

There are two co terminus leases for both the industrial unit/yard and the additional car park land. The FRI lease let to Quickline Communications Limited expires on 9 March 2033 with a tenant break option (6 months notice) on 10 March 2028. The initial rent totals £105,000 per annum, split £80,000 per annum for the industrial unit/yard and £25,000 per annum for the car park land.

Tenure

Freehold. The vendor will retain a small parcel of land for totem signage at the entrance of the property.

Capital Allowances

The seller will retain all capital allowances.

VAT

The property is elected for VAT although it is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

EPC

D rating.

Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Dataroom

A data room has been set up with relevant documentation; access is available on request.

Proposal

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Contact

For further information or to arrange a viewing, please contact:

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