

# UNITS 1-3

## HEDGING LANE INDUSTRIAL ESTATE



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A rare opportunity to acquire a mission critical 52,975 sq ft high tech manufacturing and distribution facility within the logistics **Golden Triangle**

**Freehold Sale**

WILNECOTE, TAMWORTH B77 5HH  
///snaps.cove.wacky



# HIGH-QUALITY LETTING

- The property is fully let to Amphenol Invotec Limited Europe's leading manufacturer of complex printed circuit boards, primarily serving the aerospace, automotive, communications, and power sectors.
- A mission critical asset, employing over 260 local skilled staff and supplying over 300 customers.
- In 1974 Invotec established their facility in Tamworth, and in 2015 was acquired by US listed Amphenol Corporation, one of the world's largest designers, manufacturers, and marketers of advanced electronic, and fibre-optic connectors.
- In July 2025 Amphenol Invotec committed for a further 15-year lease from 22nd July 2025 including a tenant break option on 21st July 2035 producing a passing rent of £304,250 per annum (£5.75 psf).
- Over recent years, the tenant's substantial investment into the building includes refurbished offices & laboratories in 2023 and continuous upgrading of the manufacturing facility.
- The property is located within the UK's logistics Golden Triangle, offering excellent connectivity approximately 1.5 miles from the A5 and Junction 10 of the M42 motorway.
- Situated just south of the Tame Valley Industrial Estate with good frontage onto Hedging Lane.

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- The property comprises three interlinked industrial units, totalling 52,975 sq ft (GIA).
  - Fully let to Amphenol Invotec Ltd.
  - 15-year lease from 22nd July 2025 including 5 yearly rent reviews to OMV, Tenant only option to break at year 10.
  - Passing rent of £304,250 per annum (£5.75 psf).

We are instructed to seek offers in excess of £3,800,000 (Three million eight hundred thousand pounds) a purchase at this level reflects a net initial yield of 7.50% and a low capital value of £71.73 psf, assuming standard purchaser's costs.





## THE PROPERTY

# SPACE THAT WORKS

Unit 1 is constructed of steel portal frame with a combination of profile metal cladding and part brick elevations. Within Unit 1 is a bespoke production line on the ground floor with recently refurbished reception and office accommodation arranged over ground and first floors. Units 2 and 3 are steel portal frame design with full profile steel cladding, providing production and warehouse accommodation at ground floor level only.

The units benefit from extensive loading facilities on the southern elevation, via four roller shutter loading doors. Internally, the accommodation offers LED lighting and ample roof lights throughout.

The warehouse terrace has been subject to a substantial tenant fit-out for the production of printed circuit boards. This includes, but is not limited to, dedicated research and development space, laboratory areas, printing facilities, and storage. Office accommodation is located to the front of the premises, fitted with air conditioning, suspended ceilings, and double-glazed windows.

Externally, the units benefit from dedicated parking and service yards, in addition to on-street parking along Hedging Lane. In total, the scheme provides 37 parking spaces with shared access serving all three units. The adjacent car park (shaded in blue) is not included in the sale, it totals 45 spaces and is owned and occupied by the tenant.

Unit 1	Sq Ft (GIA)	Sq M (GIA)
Warehouse	27,667	2,570
GF Office	2,765	257
FF Office	11,372	1,057
<b>TOTAL</b>	<b>41,804</b>	<b>3,884</b>
Unit 2	Sq Ft (GIA)	Sq M (GIA)
Warehouse	7,544	701
<b>TOTAL</b>	<b>7,544</b>	<b>701</b>
Unit 3	Sq Ft (GIA)	Sq M (GIA)
Warehouse	3,627	337
<b>TOTAL</b>	<b>3,627</b>	<b>337</b>
<b>TOTAL COMBINED UNITS 1 - 3</b>	<b>52,975</b>	<b>4,922</b>

Measured survey by Lane and Frankham. (Available upon request).

## LOCATION

# MOMENTS FROM THE M42



79,639  
Local population  
in Tamworth



£246,835  
Average house price  
in Tamworth



£32,589  
Average salary  
in Tamworth



2,232 Businesses  
in Tamworth



96.7% Employment  
rate in Tamworth

The subject property is situated within the Hedging Lane Industrial Estate, located in the Borough of Tamworth. It occupies a prominent position on the southern side of the well-established Tame Valley Industrial Area, benefiting from frontage onto Hedging Lane and access points at both the front and rear of the unit.

The local tenant mix comprises several well-known national brands, including Eurocell, Screwfix, Europcar, Wickes, and others.

Tamworth is positioned just outside Birmingham and benefits from excellent transport connectivity. The site lies approximately 1.5 miles from the A5 and Junction 10 of the M42 motorway, providing quick access to the M6 and the wider motorway network.

Main Road	Distance	Drive Time
Watling Street (B5404)	0.5 miles	2 mins
A4091	0.8 miles	3 mins
A5	1.2 miles	4 mins
M42 (Junction 10)	3.2 miles	6-8 mins





## TENANCY

# ESTABLISHED OCCUPIERS

The property is fully let to Amphenol Invotec Ltd a part of the Amphenol Corporation. The new lease is full repairing and insuring for a term of 15 years from 22nd July 2025 contracted outside the Landlord and Tenant Act 1954 with a tenant break option on the 10th year. The passing rent is £304,250 pa (£5.75 psf) with an open market rent review in 2030 and 2035.

## COVENANTS

**The entirety of the site has been let to Amphenol Invotec Limited (CN 01994112).**

Amphenol Invotec is a leading European manufacturer of complex printed circuit boards, supplying over 300 customers across the aerospace, defence, space, and industrial sectors. Operating from two UK sites in Telford and Tamworth the company employs around 260 skilled staff in the property. As a subsidiary of US based Amphenol Corporation, it maintains stable annual revenues of approximately £21 million and net assets nearing £10 million, positioning it as a financially sound and strategically important business within the global group.

## CLIENTS INCLUDE:

- MoD
- Maclaren
- BAE Systems
- Thales
- European Space Agency
- NHS
- Uk Government

Acquired by the Amphenol Corporation in 2015, a Fortune 500 global leader in interconnect products with annual revenues exceeding \$13 billion. Founded in 1932 the business now operates in more than 40 countries and employing over 100,000 people worldwide, the company serves a highly diversified blue-chip customer base across aerospace, defence, automotive, industrial and communications sectors.

Dun and Bradstreet determine the company to have a score 3A2 which has a lower than average risk.

A summary of the Amphenol Invotec Limited last three years financial accounts:

	25/12/2023	25/12/2022	25/12/2021
Turnover	£24,475,000	£20,938,000	£18,561,000
Pre-Tax Profit	£719,000	£208,000	£363,000
Total Assets less Liabilities	£10,130,000	£9,359,000	£21,622,000



## INVESTMENT COMPARABLES

Date	Property Name	Address	Location	Area Sq Ft	Built	Tenancy Details	Quoting Price / Price Achieved	NIY	Cap Val / sqft	Lease Term	Purchaser
Feb-25	Reflex Plus	29 Moat Way	Barwell	62,245	1984	Single Let (Reflex Lables Plus)	£ 4,525,000	6.78%	£ 72.70	17 years	Private Investor
Jan-25	Quantum House	Interlink Way South	Coalville	40,174	1997	Single Let (Innotech Digital & Display Ltd)	£ 5,025,000	6.23%	£ 125.08	9 years	Private Investor
Jun-24	Unit 7M, Tame Valley Industrial Estate	Claymore	Tamworth	44,915	1991	Single Let (PHS Group)	£ 3,800,000	6.63%	£ 84.60	5.3 years	Moorfield Group Ltd
Apr-24	5 Crondall Rd	5 Crondall Rd	Exhall	45,118	1950	Single Let (Macfarlane Packaging)	£ 2,650,000	8.80%	£ 58.73	3 years	William Fishwick & Son
Mar-24	Britannia Enterprise Park	Europa Way	Lichfield	33,488	1990	Single Let (Aqua Plura)	£ 2,700,000	6.00%	£ 80.63	1.3 years	Otterden Management Limited
-	Units 1-3 Hedging Lane Industrial Estate	Wilnecote	Tamworth	52,975	1990	Amphenol Invotec Ltd	£ 3,800,000	7.50%	£ 71.73	15 years	TBC



FURTHER INFORMATION

# FIND OUT MORE

## TENURE

The property is held freehold.

## EPC

C-66.

## DATAROOM

Further information is available via a virtual data room upon request.

## VAT

We understand the property has been elected for VAT.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the property.

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