MISSION CRITICAL INDUSTRIAL INVESTMENT

HTA Real Estate
Industrial Property Specialists



FOR SALE

KINAXIA LOGISTICS

Camberwell Way
Doxford International Business Park
Doxford, Sunderland SR3 3BE

KINAXIA LOGISTICS

DOXFORD INTERNATIONAL BUSINESS PARK



For illustrative purposes

Kinaxia Logistics | Camberwell Way

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Investment Summary

- Located in a **strategic logistics location** with **excellent access** to the **A19 & A1(M)**
- Situated on the **established Doxford International Business Park**
- **Mission critical location** with a very **committed tenant**
- **Modern facility** extending to **145,200 ft²** excluding plant room
- The property is **single let to Kinaxia Logistics & Fulfilment Ltd** with c. **4.70 years unexpired** on the lease
- The lease is **guaranteed** by **Kinaxia Transport & Warehousing Ltd**
- Low passing rent of **£461,000 per annum (£4.50/ft²)**
- **Freehold**
- **Significant reversionary potential:**
  - **Outstanding rent review** from **May 2026** which could increase the rent on the industrial element to **£588,880 per annum** (based on our **ERV** of **£5.75/ft²**)
  - **'Value add' play** – potential to increase warehouse area through conversion of office space
- **Significant tenant commitment to the building** - May 2026 break notice was not served and tenant expending capital on building to improve operational efficiency
- The **lease is excluded** from **Sections 24-28 of the Landlord & Tenant Act 1954**



OFFERS IN EXCESS OF

£7,045,000 (STC)

6.14%
NET INITIAL YIELD

7.84%
REVERSIONARY YIELD
(DAY 1 ON COMPLETING RENT REVEIW)

9.83%
REVERSIONARY YIELD
(LETTING OFFICES)

£48.52 /ft²
LOW CAPITAL VALUE


NEWCASTLE
SUNDERLAND
NISSAN
A19
OneGym
Royal Mail
arriva
GREGGS
eDF
David Lloyd
CLUBS
gentoo
BT
BT
A19
RE:GEN
GROUP
RE:GEN
KINAXIA LOGISTICS
DOXFORD INTERNATIONAL BUSINESS PARK
A19

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Location

Sunderland is located in the North East of England on the coast along the mouth of the River Wear. Sunderland is approximately 12 miles south east of Newcastle Upon Tyne, 12 miles east of Durham and 27 miles north of Middlesbrough.

Sunderland benefits from rail services into London's King's Cross and Edinburgh's Waverley Station and is also on the Tyne and Wear Metro System. The mainline railway station is undergoing a £26 million refurbishment which is expected to complete by 2028. Newcastle International Airport is situated approximately 19 miles to the north and has daily flights to domestic and international hub airports.

Situation

The property is strategically situated on Doxford International Business Park, 4 miles south-west of Sunderland City Centre; providing excellent access to the regional and national motorway network.

The estate benefits from direct connectivity to the A19, one of the North East's principal north-south arterial routes, which in turn provides access to the A1(M) approximately 6 miles to the west. The location offers efficient distribution links throughout the North East, Yorkshire and the wider UK motorway network

Doxford International Business Park benefits from an extensive labour catchment, drawing from Sunderland, South Tyneside, Durham and Washington, whilst also offering excellent public transport connections and accessibility for staff and visitors. The estate combines office, industrial and trade occupiers and has established itself as a premier business destination within the North East commercial property market.

Surrounding occupiers include EE, RE:GEN Group, Fairstone, EDF, Royal Mail, Arriva, Gentoo Group, Regus, Busy Bees and David Lloyd Gym.





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Sunderland

Sunderland is undergoing one of the most significant urban regeneration programmes in England, underpinned by substantial public and private sector investment. The city's transformation is being led by the Riverside Sunderland masterplan, major investment from Legal & General (£100 million), and the continued expansion of advanced manufacturing and industrial activity along the A19 corridor. Together, these initiatives are strengthening Sunderland's position as both a commercial office centre and a nationally important manufacturing hub.

The A19 Corridor: Strategic Growth Location

The A19 corridor remains one of the North East's most important employment and logistics corridors, linking Sunderland, Washington, South Tyneside, Teesside and the wider national motorway network.

Key occupier demand drivers include:

- **Nissan Motor Manufacturing UK**
- **Automotive supply chain businesses**
- **Advanced manufacturing**
- **Distribution and logistics operators**
- **Renewable energy and engineering companies**

The corridor benefits from excellent connectivity to the Port of Tyne, Port of Sunderland, the A1(M), Newcastle International Airport and Teesport, making it attractive to both manufacturing and logistics occupiers.

The A19 is the single most critical economic artery for Sunderland. While the city centre represents the cultural heart, the A19 corridor serves as the absolute engine room of Sunderland's modern industrial, manufacturing, and commercial wealth. It is the backbone of the Logistics, Automotive & Manufacturing Sectors.

Sunderland's modern economy is anchored by advanced manufacturing, most notably the Sunderland's economy is underpinned by advanced manufacturing, led by Nissan's major automotive plant and its extensive Tier 1 supply chain, which relies on efficient, just-in-time deliveries from nearby warehouses. Camberwell Way is well positioned to serve this demand, alongside manufacturing activity in Washington, where BAE Systems and Rolls-Royce have established operations.

The majority of the region's logistics warehouse stock is concentrated south of the River Tyne, along the A19 and A1 transport corridors. The Sunderland area has established itself as a key logistics and distribution location, attracting a range of major occupiers, including Asda, Logisteed, Pentland Distribution, Fergusons Transport, Evri and DPD.

Sunderland and Washington Industrial Market

Sunderland and Washington remain one of the North East's premier industrial locations, benefiting from direct A1(M) and A19 access and a long-established manufacturing and logistics base. Established estates such as Pattinson, Hillthorn, Swan and Armstrong continue to experience healthy occupier demand.

Sunderland has also seen increased industrial activity around:

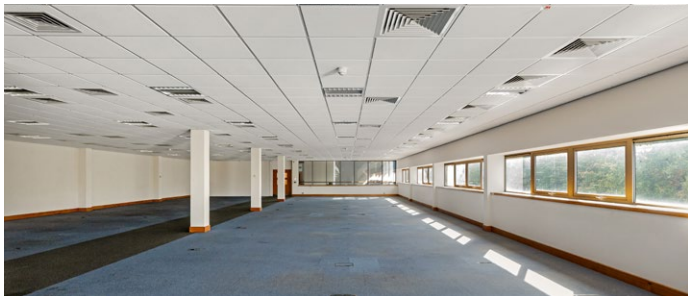
- **Hillthorn Business Park**
- **Turbine Business Park**
- **Port of Sunderland**
- **Nissan supply chain locations**
- **IAMP and surrounding development land**

Occupier demand continues to exceed the availability of high-quality stock, placing upward pressure on rents and supporting investment values.

Sunderland has evolved from a traditional manufacturing city into one of the North East's key regeneration and industrial growth locations. The synergy between city centre commercial regeneration and the industrial expansion centred on Nissan, Washington and IAMP provides a strong platform for continued investment and rental growth over the medium to long term.







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Description

The property comprises a detached industrial logistics and distribution unit on a large site with 360° vehicle circulation.

Built in 1999, the subject property is an impressive, high specification facility providing open plan warehousing, 3 storey office accommodation and staff amenities on a site area of approximately 6.43 acres.

The warehouse is constructed of a steel portal frame with brickwork / blockwork elevations to lower levels and profile clad elevations and roof. The main warehouse has a clear internal height of 11 m. There is a lower bay warehouse to the northern section with a 7.1 m eaves height. The warehouse includes 4 ground level loading doors and a canopy above the doors to the eastern elevation. The warehouse benefits from a dedicated electrical substation.

The property includes three-storey, high specification offices to the western elevation. The offices include raised access floors, suspended ceilings and recessed lighting, impressive reception atrium, heating and air conditioning and powder coated aluminium windows. The offices benefit from two passenger lifts, WC facilities to each floor and staff canteen.

Externally, there is parking for c. 300 vehicles, both customer and staff, to the western elevation of the building.

A Licence for Alterations has been agreed with the tenant to install a canopy to the northern elevation of the building (of c. 9,500 ft²), further emphasising the tenant's ongoing commitment to the building / location.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis. A full measured survey is included in the dataroom and the floor areas are as follows:

FLOOR	USE	AREA (m²)	AREA (ft²)
Ground Floor	Warehouse	9,372 m²	100,884 ft²
	Warehouse Office	142 m²	1,530 ft²
TOTAL WAREHOUSE		**9,515 m²**	**102,414 ft²**
Ground Floor	Office (Vacant)	1,403 m²	15,101 ft²
1st Floor	Office (Vacant)	1,286 m²	13,845 ft²
2nd Floor	Office (Vacant)	1,286 m²	13,840 ft²
TOTAL OFFICE		**3,975 m²**	**42,786 ft²**
OVERALL TOTAL		**13,489 m²**	**145,200 ft²**
3rd Floor	Plant Room	178 m²	1,914 ft²

Site

The site extends to 6.43 acres (2.6 hectares) and benefits from a site coverage of 43% and full 360° circulation



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Tenure

Freehold

Tenancy

The property is let to Kinaxia Logistics & Fulfilment Ltd on a 10-year lease with effect from 20 May 2021 expiring 19 May 2031 providing c. 4.7 years unexpired on the lease.

The property is let at a rent of £461,000 per annum (£4.50 /ft²) with the May 2026 rent review still outstanding which can be actioned by a purchaser.

The tenant's break option on 20 May 2026 was not exercised, demonstrating its ongoing commitment to the property. The tenant has recently won additional contracts and the unit is working to 100% capacity.

The lease is excluded from Sections 24-28 of the Landlord & Tenant Act 1954, meaning the tenant has no statutory right to renew at expiry.

The lease was originally granted to Fresh Freight Ltd and then subsequently assigned to Kinaxia Logistics & Fulfilment Ltd and the lease is guaranteed by Kinaxia Transport & Warehousing Ltd.



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Covenant

The property is let to Kinaxia Logistics & Fulfilment Ltd (Company Number 02792967) and guaranteed by Kinaxia Transport & Warehousing Ltd (Company Number 09447448).

Kinaxia Logistics established in 1993, is a national logistics business operating within the transport, logistics and fulfilment sectors. Kinaxia has 22 depots nationwide, a fleet of over 1,000 vehicles and employs over 1,700 people.

The company operates a nationwide network of depots and serves a broad range of sectors across the UK. Kinaxia has grown largely through acquisitions of regional logistics businesses, including Fresh Freight, AKW Global Logistics and others. Services include general haulage, contract logistics / 3PL, warehousing & storage, fulfilment & contract packing.

More information on the tenant can be seen on the website: https://kinaxia.co.uk/

Kinaxia Ltd, the principal group holding company, for the last three years have reported turnover between c. £190m and £207m showing the significant scale of the business. For year ending December 2024 they reported turnover of over £199m.

This facility is intrinsic to Kinaxia's regional and national network. The tenant has recently won additional contracts and the unit is working to 100% capacity. They also have sites in Gateshead and Washington although this remains their primary distribution location in the North East.









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Rental Evidence

The North East industrial market continues to perform strongly. An extremely tight pipeline along with robust occupational demand has led to sustained rental growth. There are no vacant industrial units of a similar size in the immediate vicinity of the subject property reflecting the strength of occupational demand for the location. The park's strategic position, within close proximity to Sunderland, the A19 and 3.9 million ft² Nissan plant, combined with the high specification accommodation, means that the Unit will appeal to a range of occupiers in the future.

We have outlined recent occupational transactional evidence below, which helps demonstrate the strong reversionary potential for the subject property at rent review:

ADDRESS	DATE	SIZE	TENANT	RENT (£ /ft²)	COMMENT
Forest Park, Newton Aycliffe	Sep 2026	62,384 ft²	DPD	£8.50 /ft²	New Letting. Recently completed development.
Hall Dene Drive, Seaham	Aug 2026	74,533 ft²	International Cookware Ltd	£5.00 /ft²	Lease Renewal. 10 year lease.
Centralway 65, Team Valley, Gateshead	July 2026	65,092 ft²	Headlam Group	£9.00 /ft	New Letting. Recently completed development.
Vigo 250, Birtley Road, Washington	June 2026	247,758 ft²	Snorkel Europe Ltd	£5.48 /ft²	Rent Review.
Unit 5 Hillthorn Industrial Estate, Sunderland	April 2026	71,764 ft²	Nissan Motor Manufacturing	£7.93 /ft²	New Letting. New development.
Unit C Merlin Way, North Tyneside	April 2026	52,972 ft²	Project Padel	£6.61 /ft²	New Letting. 1990's warehouse.
Aycliffe Point, Newton Aycliffe	April 2026	55,703 ft²	NHC Group	£6.00 /ft²	New Letting.
Alston Road, Washington	Oct 2025	96,669 ft²	Griffiths Textiles	£5.55 /ft²	Rent Review. 10 year assumed term and includes a Schedule of Condition.
Earlsway, Team Valley Trading Estate, Gateshead	Sep 2025	207,000 ft²	Royal Mail	£5.25 /ft²	Rent Review. Rent increased from £4.65 /ft². £40k per acre overage on yard.
L5 Intersect 19, Tyne Tunnel Estate, North Shields	Sep 2025	57,707 ft²	IBSL Ltd	£6.61 /ft²	New Letting.
Connect 62, Belmont Industrial Estate, Durham	July 2025	51,408 ft²	Assa Abloy	£6.50 /ft²	New Letting. New build.
Connect 63, Integra 61, Bowburn, Durham	May 2025	63,396 ft²	Connection Flooring Ltd	£7.50 /ft²	New Letting.
Shaftesbury Avenue, Jarrow	April 2025	97,801 ft²	DHL (Trade Team)	£7.20 /ft²	New Letting.
Unit 6 International Drive, IAMP	Jan 2025	138,840 ft²	Jatco	£7.20 /ft²	New Letting.
Connect 64, Integra, Bowburn	Dec 2024	84,175 ft²	Restore PLC	£7.00 /ft²	New letting. New development. Historic rent.
Unit S2 Tyne Tunnel, North Tyneside	Sep 2024	65,173 ft	Lookers PLC	£7.50 /ft²	New Letting. Refurbished 1970s unit. Historic rent.
Enterprise House, Jarrow	May 2024	101,710 ft²	Pennguin	£5.75 /ft²	New Letting. New development. Historic rent now.

VAT

The property is elected for VAT. We anticipate that the sale should be capable of being treated as a Transfer of Going Concern (TOGC).

EPCs

Warehouse

The EPC Rating is a 'C / 74'.

Office

The EPC Rating is a 'D / 80'.

EPCs are available on request.

Dataroom

Access to the dataroom is available on request.

Anti-Money Laundering

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.



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(LETTING OFFICES)

£48.52 /ft²
LOW CAPITAL VALUE

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Viewing & Further Information

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