

METRIC HOUSE



Westmead Industrial Estate Swindon | Wiltshire | SN5 7AD

Strategically Located Headquarter Industrial Investment

INVESTMENT SUMMARY

- Strategically located in Westmead Drive, just **2.6 miles from J16 of the M4 motorway**.
- Opportunity to acquire a **detached industrial unit**.
- Comprises **45,143 sq ft** of industrial headquarter premises.
- Occupies a substantial **2.94-acre site**, equating to a **low site coverage of 24%**.
- **Freehold**.
- **Single let to Metric Group Limited** for a term of 10 years from 1st November 2024, with a tenant only break option in year 5, at £325,000 per annum, reflecting a low rate of £7.20 per sq ft.
- Metric Group have been **occupying the premises since 2005**.
- Underpinned by **vacant possession value**.



PROPOSAL

We are instructed to seek offers in excess of **£3,810,000 (Three Million Eight Hundred and Ten Thousand Pounds)** subject to contract and exclusive of VAT (assuming purchasers' costs of 6.52%)

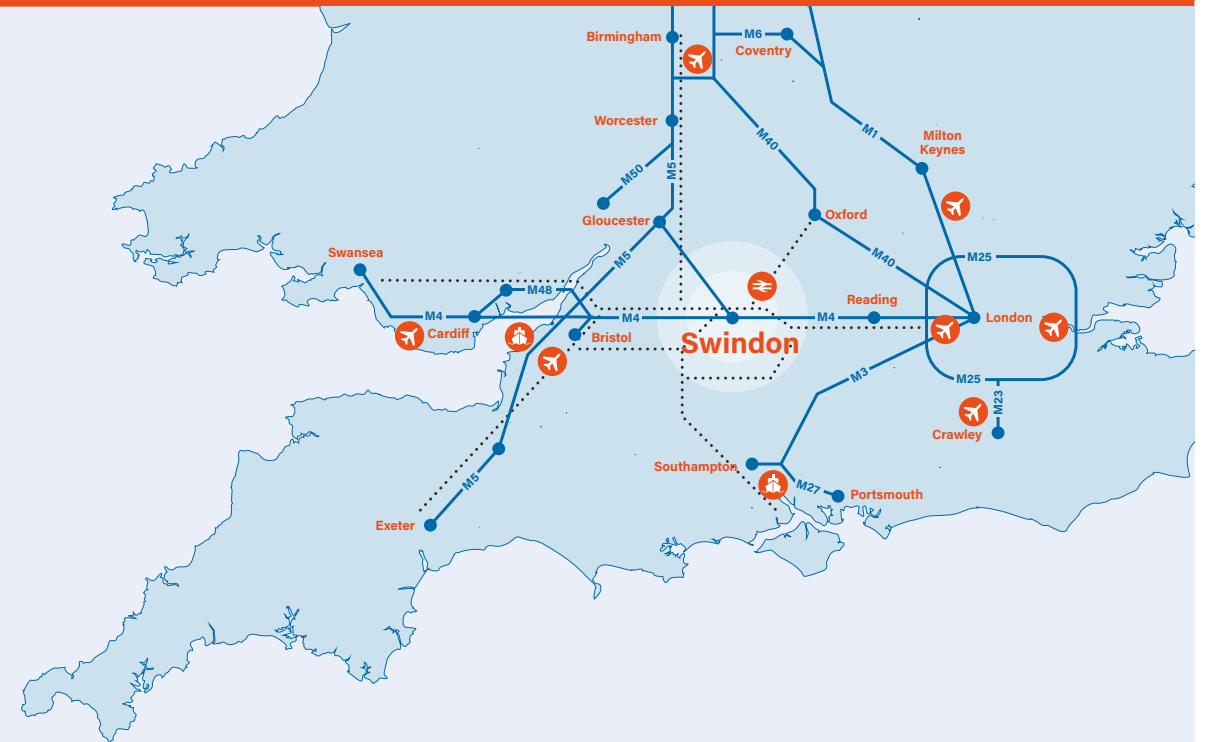
A purchase at this level reflects an attractive **Net Initial Yield of 8.00%**, and a **low capital value of £84 per sq ft**.

LOCATION

Swindon is the primary commercial hub of Wiltshire, centrally positioned on the M4 corridor and strategically located between Bristol (30 miles West) and London (80 miles East).

- As of the 2021 Census, Swindon's population reached approximately 233,400 — an increase of 11% over the past decade, outpacing both the South West (7.8%) and England (6.6%), over the same period.
- The town continues to attract both residents and businesses, driven by improved transport connectivity to London and comparatively affordable housing.
- The 2025 Local Economic Assessment from the Swindon and Wiltshire Business Growth Unit reported approximately 28,500 businesses operate from the region, contributing a substantial £26 billion in Gross Value Added, with Swindon accounting for 44% of this figure (£11.5 billion).

Swindon provides a diverse commercial offering comprising a wide range of business sectors including tech, banking, insurance and pharma with Swindon providing headquarter locations for:



The town benefits from excellent road, rail, and air links.



Swindon Railway Station, located on the Great Western Main Line between London and the South West, offers direct high-speed services to both London Paddington with fastest journey time of 56 minutes and Bristol Temple Meads in just 29 minutes.



The town sits at Junctions 15 and 16 of the M4 motorway, providing convenient access to London, the South West, and South Wales. Junction 15 also connects with the A419, offering a direct route to the West Midlands.



Both Heathrow Airport (approximately 64 miles) and Bristol Airport (approximately 52 miles) are easily accessible via the M4, offering frequent domestic, European, and international flight services. Both providing regular scheduled flights throughout the UK, all major European countries and various international destinations.

SITUATION

Metric House is situated on Westmead Drive which forms part of a wider, well-established industrial and trade counter location comprising a number of estates including Quadrillion Industrial Estate, Axis Business Centre, Star West, Glenmore Business Park and Pagoda Park. There are limited vacancies across the estate, and in particular for the larger 10,000 sq ft plus units.

Westmead Drive is strategically located just 2.6 miles North East of J16 of the M4, accessible via the A3102 or B4534. The estate is bounded by the B4006 to the East and South (Great Western Way and Mead Way respectively), a primary through route from the M4 and a major commercial hub comprising retail and industrial uses.

Tenants located on Westmead Drive comprise a mix of national and local occupiers including Scion, Enigma Electrical, Acorn Press, HDT Global, Aston & Fincher, DBS, Infinite Group, BBL Batteries and Network Rail as well as established trade counter operators such as Brandon Tool Hire, City Plumbing Supplies, Howdens and Travis Perkins.

METRIC HOUSE

WESTMEAD DRIVE OCCUPIERS

- Scion
- Enigma Electrical
- HDT Global
- Aston & Fincher
- DBS
- Infinite Group
- BBL Batteries
- Network Rail

ESTABLISHED TRADE COUNTER OPERATORS

- Brandon Tool Hire
- City Plumbing Supplies
- Howdens
- Travis Perkins



METRIC HOUSE



WESTMEAD INDUSTRIAL ESTATE
SAT NAV: SN5 7AD

DESCRIPTION

The property comprises a detached 1980s industrial unit of steel portal frame arranged under a corrugated metal roof, occupying a 2.934-acre site. There are 52 car parking spaces, including one disabled space.

The property comprises a ground floor warehouse, glazed reception area and office accommodation arranged over ground and first floors. There is a substantial mezzanine area, which has been installed by the landlord.

ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Warehouse	15,185	1,410
Ground Floor Office	15,014	1,395
First Floor Office	14,944	1,388
Total	45,143	4,193

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate total Gross Internal Floor Area.



The property benefits from the below specification:

1

Electronic surface level loading doors

7m

Minimum eaves height

52

Car parking spaces

9

Electric vehicle charging stations(constructed by the tenant under licence)

TENURE

The property is held on a freehold basis, on a 2.94 acre site, equating to a low site coverage of 24%.

Title number: WT60026



TENANCY

The entire property is let to Metric Group Limited (who have been in occupation since 2005) for a term of 10 years by way of a lease renewal on the following terms:

Tenant	Metric Group Limited
Lease Term	10 years from 1st November 2024
Rent	£325,000 per annum / £7.20 per sq ft
Rent Review Frequency	Five yearly
Rent Review	Upward only, open market review
Break Option	Tenant only break option on 30th October 2029, at 6 months' notice.
Security of Tenure	Inside the security of tenure provisions of the 1954 Landlord and Tenant Act
Repairs and Insuring	Full repairing and insuring
Comment	An element of the car park is sublet to Tom Gallagher Group (M4 Van Centre) on a tenancy at will, dated 27th January 2021, at a passing rent of £9,000 per annum.

A copy of the lease is available upon request.

TENANTS RIGHT TO PURCHASE

Metric Group Ltd has the opportunity to exercise a right to purchase the unit within 5 days of an acceptable offer being received by the vendor. Further information is available upon request.



COVENANT INFORMATION

Metric Group Limited, which is headquartered in the subject property in Swindon, is an award-winning UK-based company specialising in innovative parking and transport solutions.

Founded in 1878, the company designs and manufactures a wide range of parking technologies including pay-and-display machines, EV charging terminals, and integrated cloud-based platforms which supports payment apps, enforcement tools, and permit management.

Known for its commitment to sustainability, the company offers solar-powered systems and environmentally conscious manufacturing practices.

With over 60,000 terminals installed across 45+ countries, Metric has a strong international presence, including a growing footprint in the U.S, and clients include Local Authorities, healthcare providers, universities, and commercial operators.

www.metricgroup.co.uk



Metric Group Limited has a Creditsafe Rating of 29-D and posted the following accounts for 2023 - Turnover of £11.3m, pre-tax profits of -£2.6m and shareholders funds of -£12.7m.

PARENT COMPANY INFORMATION

Metric Group is a subsidiary of Dutech Holdings, a Singaporean global leader in security and sustainable mobility. The company develops and produces physical, electronic, biometric, and online security solutions—including bank vaults, identity verification terminals, and cutting-edge high-security systems.

www.dutechholdings.com

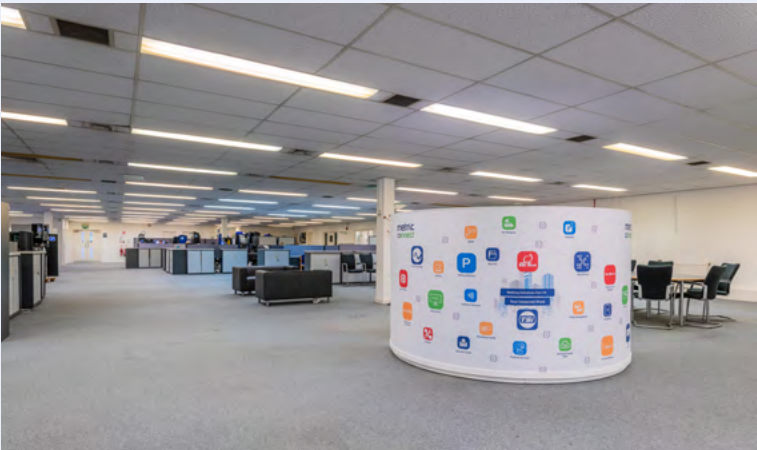


INVESTMENT MARKET COMPARABLES

Single let industrial investments remain one of the most in-demand investment sectors across the UK, particularly within large urban locations and city centres with strong transport links.

Key transactions include:

Month	Year	Address	Size (Sq Ft)	Price	Yield	Price/sq ft	Comments
February	2025	Gloucester Hospitals, Great Western Road Gloucester	32,229	£2,750,000	6.09%	£85	Detached unit single let to Gloucestershire Hospitals Subsidiary Company Limited for a term of 6 years from March 2022 at £178,156 pa.
February	2025	Unit 2B Commerce Park Frome	43,351	£4,100,000	7.40%	£95	Semi-detached warehouse, single let to EPD Insulation Group for a term of 10 years from May 2024 at £325,000 pa.
January	2025	Unit 4e, Elliot Road, West Howe Industrial Estate Bournemouth	8,350	£1,128,500	7.11%	£135	Detached 1980s unit single let to Strukta Group Ltd for 6 years from Feb 2019 at £68,755 pa.
November	2024	12 Gambrel Road Northampton	30,280	£3,250,000	7.51%	£107	Detached 1980s unit single let to DK Logistics for a term of 10 years from July 2022 at £260,000 pa.



FURTHER INFORMATION

VAT

We understand the property is not elected for VAT.

EPC

EPC Rating C (73). A copy of the EPC and recommendation report is available upon request.

Data Room

Access to the data room is available upon request.

Anti-money Laundering

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



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CONTACT

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