



KELSALL HOUSE

STAFFORD COURT, STAFFORD PARK 1,
TELFORD, SHROPSHIRE
TF3 3BD

MODERN OFFICE INVESTMENT SINGLE LET ON A 10 YEAR
LEASE TO A COMMITTED TENANT REPORTING ANNUAL
REVENUE IN EXCESS OF £330M

allsop

ANDREW DIXON
& COMPANY



RICOH
imagine. change.

UNIVERSITY OF WOLVERHAMPTON

HOSHIZAKI

Charlton & Jenrick

SW GROUP LOGISTICS

TOYOTA TSUSHO

OVERLANDER TYRES LTD

GROUP 1

ŠKODA

M54

Derwen College

StaffingLAB

theLIA

LAND OWNED BY TENANT PROVIDING 70 CAR PARKING SPACES

Associated Telecom

Reconomy

citizens advice
Telford & the Wrekin

TIER 1
DRIVING SCHOOL

PENSIONLITE



INVESTMENT CONSIDERATIONS

- ✓ **Modern detached office building** extending to approximately **24,732 sq ft (2,297 sq m)** over ground, first and second floors
- ✓ **Kelsall House is let in its entirety to Reconomy UK Ltd** on a **new FRI lease for 10 years** expiring March 2035, subject to a tenant break option in March 2030
- ✓ Reconomy UK Ltd boast a Very Low Risk Experian rating, with annual turnover in excess of £330 million having reported year on year growth
- ✓ **Reconomy UK Ltd** are a committed tenant who have been in **occupation since 2015**
- ✓ The current passing rent of **£205,000 per annum** reflects a low **£8.28 per sq ft**
- ✓ The lease benefits from an **open market upwards only rent review** on the **12th March 2030**

- ✓ Secure, surface level car parking providing a ratio of 1:321 sq ft
- ✓ Kelsall House is **strategically located** approximately 1 miles from Junction 5 of the M54 and 0.5 miles from Telford Central Railway Station (5 minutes walk)
- ✓ **Longstanding tenant** who have been in occupation since **2015** and **have recently purchased the land outlined in blue** on the previous page, exemplifying their long term future commitment
- ✓ Large site area totaling **1.16 acres (0.471 hectares)**
- ✓ **Freehold** (SL32636)
- ✓ **EPC rating B**

PROPOSAL

We are instructed to seek offers of **£2,000,000 (Two Millions Pounds)**.

Assuming purchaser's costs of 6.28% a purchase price at this level reflects: Net Initial Yield of **9.64%**.
Very Low Capital Value of **£80 psf**.
Subject to contract and exclusive of VAT.



TRAVEL TIMES TO STATION

- 10 mins
- 4 mins
- 3 mins



LOCATION

Telford is situated to the northwest of the West Midlands conurbation, around 33 miles from Birmingham city centre, 17 miles west of Wolverhampton, and 15 miles east of Shrewsbury.

The town hosts over 5,000 businesses, ranging from multinational corporations to small and medium-sized enterprises (SMEs), contributing to Telford's status as one of the UK's fastest-growing towns.

The M54 motorway runs through Telford, offering direct links to the M6, M5, M42, and M4 motorways. This provides excellent connectivity to the wider West Midlands region and the national motorway network across the east of the country. Telford also benefits from regular rail services, with journey times of approximately 20 minutes to Wolverhampton, 35 minutes to Birmingham New Street, 55 minutes to Birmingham International, and 2 hours and 15 minutes to London Euston.

Birmingham International Station connects directly to Birmingham Airport, a key transport hub in the West Midlands offering a range of domestic and international flights.



RAIL

Telford Central Train Station

DISTANCE

0.5 miles

TIME

3 mins drive

DESTINATIONS

FREQUENCY

TIME

Wolverhampton

30 mins

20 mins

Shrewsbury

30 mins

21 mins

Birmingham New Street

30 mins

35 mins

Birmingham International

1hr

55 mins



ROAD

DISTANCE

TIME

Telford Town Centre

1 mile

4 mins

M54 Junction 5

1 mile

4 mins

M6 Junction 10a

15 miles

25 mins

M5 Junction 4

35 miles

45 mins

M42 Junction 3

45 miles

1 hr

SITUATION

The property is situated on Stafford Park, one of Telford's principal commercial hubs, which lies just off the A442 Eastern Primary distributor road giving easy access to Junction 5 of the M54 motorway approximately 1 mile distance, which in turn links with the national motorway network. The subject property also benefits from being 0.5 miles (10 mins walk) from Telford Central Train Station.

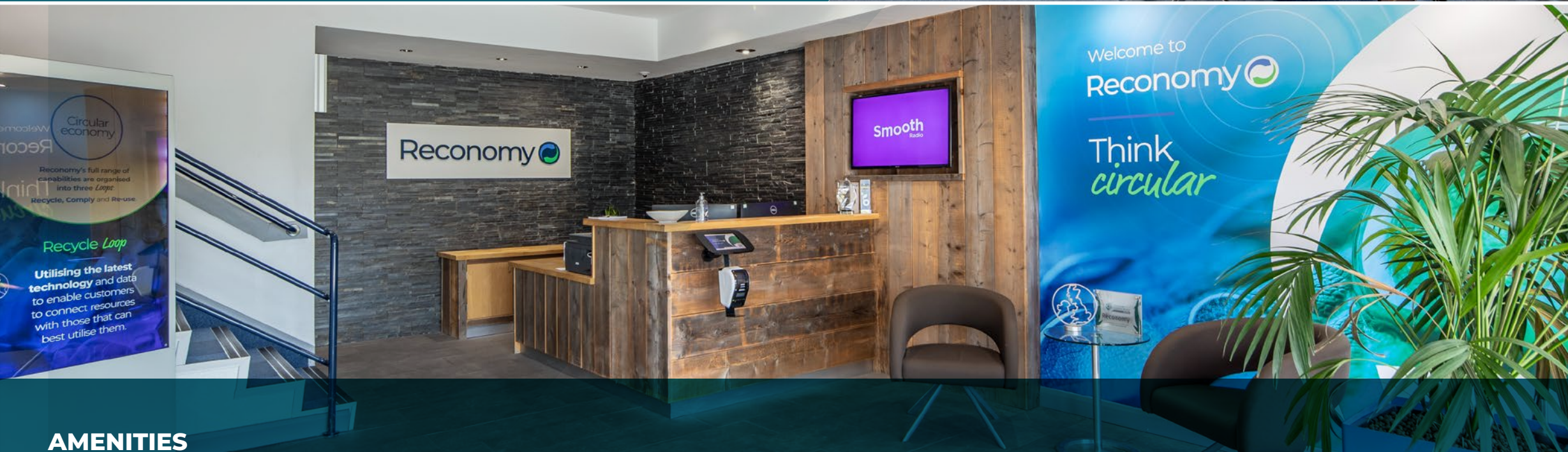
Kelsall House benefits from an elevated position on the edge of Stafford Court on Stafford Park 1. Nearby office occupiers include Virgin Balloon Flights and Royal Bank of Scotland. The area is also home to a number of high-tech businesses, professional firms including lawyers, accountants and surveyors, and car dealerships.

DESCRIPTION

The property comprises a detached, self-contained 'Pavilion' style office building, which is arranged over three floors consisting of 24,732 sq ft. It sits on a plot of approximately 1.16 acre site incorporating landscaped areas around the perimeter and 77 private car parking spaces.

The building was constructed in 1989 and has external brick walls with a reinforced concrete frame, concrete floors, and is surmounted by a pitched bluecoated, profile metal decked roof. It has two main entrances, which are approached by brick herringbone paving leading to two aluminium framed full height double glazed doors. Each entrance provides access to all levels of the building and there are additional ground floor access/exit points to either end, which also afford access to the rear car park.

Internally, the office areas are predominantly open plan with individual offices and meeting rooms, having fitted carpets throughout with perimeter and grid floor trunking and suspended ceilings incorporating lighting. The building benefits from kitchen/canteen facilities as well as male, female and disabled WC's within the core areas. Each floor is served by both internal staircases and a passenger lift.



AMENITIES



GOOD
NATURAL
LIGHTING



OPEN PLAN
OFFICE
ACCOMMODATION



SEPARATE
MEETING
ROOMS



SUSPENDED
CEILINGS



RAISED
ACCESS
FLOORS



DEDICATED
BIKE
STORAGE



WCs
ON EACH
FLOOR



PASSENGER
LIFT



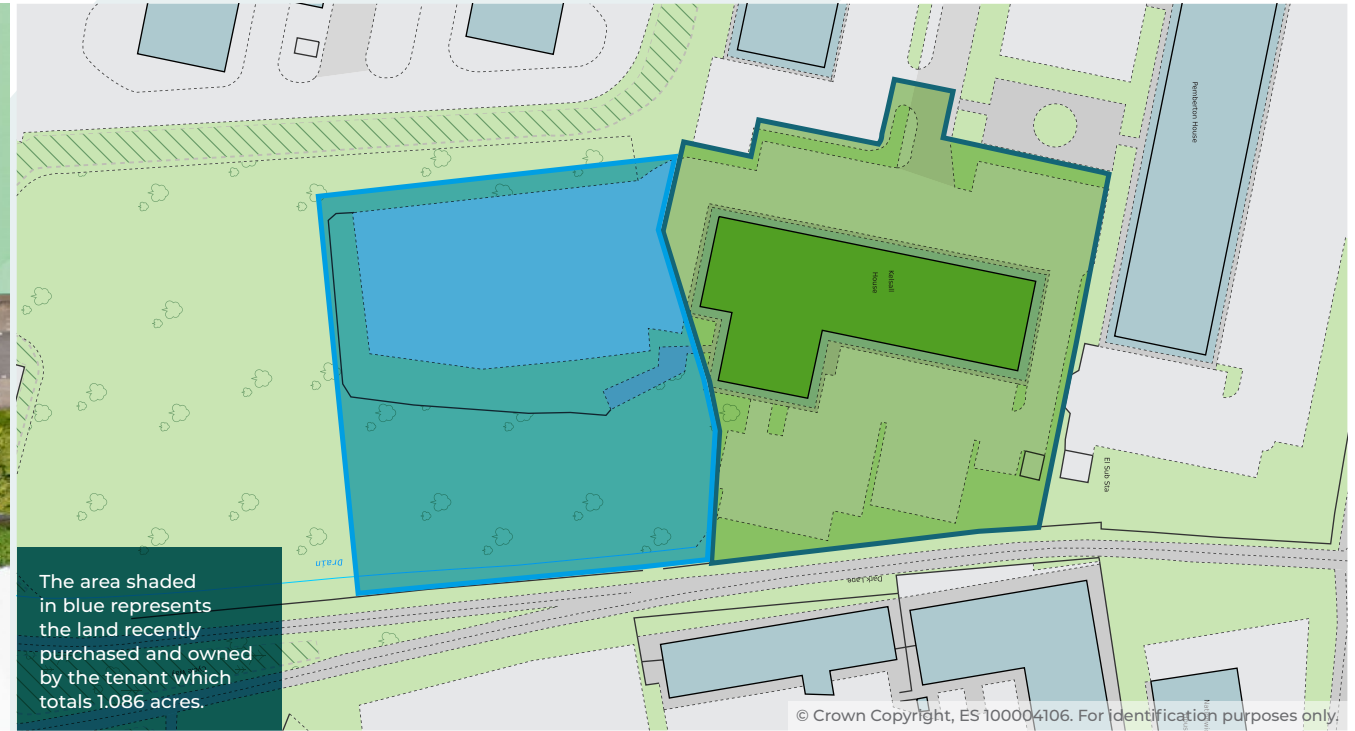
TWO
STAIRWELLS



DOUBLE
GLAZED
WINDOWS



77 CAR
PARKING
SPACES



ACCOMMODATION SCHEDULE

	Sq ft	Sq m
Ground Floor	9,582	890
First Floor	10,255	953
Second Floor	4,895	455
Total Net Internal Area	24,732	2,297

TENURE

Freehold.

SITE AREA

1.164 acres (0.471 hectares).

TENANCY

The property is let a new FRI lease to Reconomy UK Ltd for 10 years expiring March 2035. There is an open market rent review in the 5th year along with a tenant break option.

Tenant: Reconomy UK Ltd

Lease Expiry: 12th March 2035 (WAULTE of 9.69 years)

Passing rent: £205,000 per annum

Review date: 13th March 2030

Rent review mechanism: Upwards only Open Market Rent Review

Break date: 12th March 2030

Insuring & Repairing: FRI

Security of Tenure: Contracted Inside the L&T 1954 Act

Previous lease: The property was previously let to Reconomy UK Ltd on a 10 year lease from 13 March 2015.

COVENANT

Reconomy UK Ltd

(Co Number: 02951661)

Founded in 1994 Reconomy is an international circular economy specialist that combines technology, skills and people to enable businesses to better manage their resources, helping reduce waste, optimise their supply chains, and contribute in a meaningful way toward the circular economy

The company focuses on sustainability loops to provide business achieve their sustainability goals.



The company was recently recognised as one of the top performing private businesses in the UK's 2025 best managed companies awards noted for reconomy's exceptional growth and evolution into a multinational data led organisation.

Date of Accounts	31 Dec 2021	31 Dec 2022	31 Dec 2023
Turnover	£221,993,000	£292,370,000	£334,432,000
Pre-Tax Profit	£7,427,000	£11,285,000	£6,999,000
Shareholders Funds	£130,198,000	£128,592,000	£130,780,000



97
VERY
LOW RISK
RATING



4,000+
COLLEAGUES



23,000+
CUSTOMERS



80+
COUNTRIES
OPERATING
WORLDWIDE

INVESTMENT RATIONALE & FUTURE ASSET MANAGEMENT POTENTIAL



Longstanding tenant who has been based in the subject property since 2015.



The car park to the south of the property has recently been acquired by the tenant, providing comfort on their future commitment to the building.



Dual entrances with individual staircases providing the opportunity to subdivide the units.



100% let with income secured against a covenant with a Very Low risk of Business Failure Experian Rating.



Excellent transport links provide fast access to Birmingham.



Attractive WAULT of 5 years, provides secure income in addition to future asset management potential.



Low vacancy rates in Telford of 5.9%.



Office rents in the local area have increased by 10.6% over the past three years.

EPC B

VAT

The property will be treated as a transfer of going concern for VAT purposes.

AML

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATAROOM

The sales data room can be accessed via the following hyperlink:

CLICK
HERE

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Very Low Capital Value of £80 psf.

For further information or to make arrangements for viewing please contact:

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