

LCP **EVOLVE** Proudreed SHEET ANCHOR

part of

MI[®] Core

Industrial Portfolio

Connecting business and property.

February 2024

Introduction

M Core is an established, highly profitable family of property investment and management companies. UK, France, Poland, Germany, Spain - wherever we operate, we're committed to three things: our investment partners, our tenants and our team. Considered, thoughtful, long-term, growth and stability, for our business and everyone we work with.

Properties

1,271

Portfolio Value

£5.3bn

Total Sq ft

50m+

Occupancy

94%

Occupiers include:

ALLIANCE
AUTOMOTIVE GROUP

ASTON & FINCHER

Vp
plc
Brandon Hire Station
The UK's Tool and Equipment Hire Specialist

CEEF

CINCH
SELF STORAGE

CITY PLUMBING

CitySprint
We deliver

CLIFTON
tiles & bathrooms

CROWN
PAINTS

DHL

EASY BATHROOMS
SIMPLY LUXURIOUS

EDMUNDSON
ELECTRICAL

eurocell

EVRI

FIBER LINE AS

formula one
autocentres

Framptons

Glendenning
PLASTICS LIMITED

GSE
CAR PARTS

halfords

handicare
Making everyday life easier

HOWDENS
JOINERY CO.

intralox

JG Foods

K'ARCHER

LodiUK

Hermes

Magnet

MIDLAND
BEARINGS

Plumbase
plumbing • heating • renewables

REXEL

RGK

RIGHTON
BLACKBURNS

sallybeauty

Samworth Brothers
QUALITY FOODS

SCREWFIX

SFC
EUROPE

Storage King

Smurfit Kappa Group

TOOLSTATION
BRITAIN'S LOW-COST TRADE SUPPLIER

Topps Tiles

TP
Travis Perkins

victory
FASTENERS LIMITED

Wickes

WOLSELEY

The M Core Team



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LCP Chief Operating Officer
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Joe O'Keefe
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Through our combined portfolio of four sub-brands, London & Cambridge Properties, Sheet Anchor, Proudreed, and Evolve Estates our team have extensive knowledge of the retail property market. The team's approach is one of collaboration, working together with occupiers and stakeholders to deliver excellent customer service and property solutions to meet both national and independent retailer requirements.

Scotland Office



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London Office (Millbank)



Claudia Gasparro
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Midlands Office



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Nick Bryson
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Bristol Office



Adam Martin
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Alex Williams
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UK Industrial Portfolio

Principle activities include the acquisition and management of commercial properties along with the provision of associated services
Specialists in intensive property management with a proven track record in improving income and value of assets within a mixed-use property portfolio.

Industrial Sites

111

Industrial Portfolio Value

£894m

Industrial Total Sq ft

10.3m+

Occupancy

95%

Scotland

Pages 5-6

Midlands

(inc North East and Noth West)

Pages 7-10

London

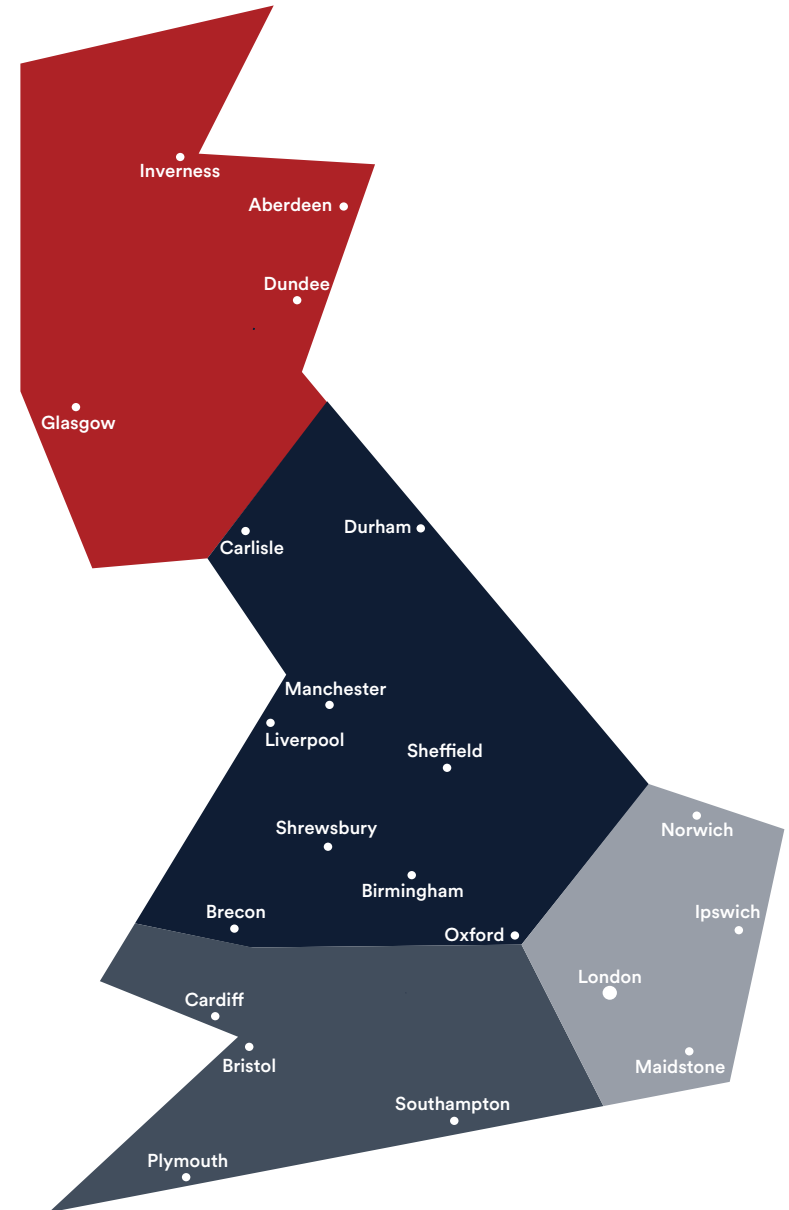
(inc South East)

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Bristol

(inc South West and South Wales)

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WE ARE ACQUIRING WITH £300M TO INVEST THROUGHOUT 2024

Actively acquiring multi-let industrial estates, trade parks, big-box assets throughout the UK

Our requirements

- Investments of £500,000 to £30m in value, and portfolios up to £150m
- Yields in excess of 8.00%
- Standalone properties, multi-let industrial estates or trade parks
- Will consider locations throughout the UK
- Quick approval process on any suitable opportunities
- Cash purchasers
- Suitable opportunities both 'on' or 'off' market
- Usual fees for agents payable

Contact: James Buchanan
Group Managing Director

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Abbots Court, Falkirk



Etna Road, Falkirk



Southfield Industrial Estate, Glenrothes



Cumbernauld Business Park, Glasgow

Scotland

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Abbots Court	Falkirk	Stirlingshire	FK2 9HQ	4	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Etna Road	Falkirk	Stirlingshire	FK2 9EG	5	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Forbes Court	Falkirk	Stirlingshire	FK2 9HQ	11	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Cumbernauld Business Park	Glasgow	Lanarkshire	G67 3JZ	7	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Southfield Industrial Estate	Glenrothes	Fife	KY6 2SF	24	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Hunting Park	Livingston	West Lothian	EH54 5QS	7	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk
Heathfield Industrial Estate	Preswick	Ayrshire	KA8 9AF	4	Roddy Proudfoot	07971 480827	RProudfoot@lcpproperties.co.uk

Midlands (inc North and North Wales)



Multipark Burntwood, Burntwood



Erskine Trade Park, Liverpool



Woodside Point, Worcester



Multipark Pensnett, Kingswinford

Midlands (inc North East and North West)

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
High Street	Amblecote	West Midlands	DY8 4HN	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Cheston Road	Birmingham	West Midlands	B7 5EE	5	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Multipark Burntwood	Burntwood	Staffordshire	WS7 3XD	81	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Sealand Industrial Estate	Chester	Cheshire	CH1 4NE	1	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Chilwell Meadow Business Park	Chilwell	Nottinghamshire	NG9 6DH	1	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Weldon Industrial Estate	Corby	Northamptonshire	NN17 5JT	6	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Binley Industrial Estate	Coventry	West Midlands	CV3 2NT	1	David Charlton	07471 215144	DCharlton@lcpproperties.co.uk
West Meadows Industrial Estate	Derby	Derbyshire	DE21 6JL	8	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Ascot Drive	Derby	Derbyshire	DE24 8NB	1	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Multipark Shaw Lane	Doncaster	South Yorkshire	DN2 4SE	13	Simon Eatough	07771 764148	SEatough@lcpproperties.co.uk
Central Trading Estate	Gloucester	Gloucestershire	GL2 5HA	6	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Bradford Road	Guisley	West Yorkshire	LS20 8NJ	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Bergen Way	Hull	North Humberside	HU7 0YQ	2	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Ipark Industrial Estate	Hull	North Humberside	HU5 1SG	6	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Multipark Pensnett	Kingswinford	West Midlands	DY6 7NA	175	David Charlton	07471 215144	DCharlton@lcpproperties.co.uk
Ramsey Road	Leamington Spa	Warwickshire	CV31 1PL	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Meanwood Road	Leeds	West Yorkshire	LS7 2AA	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Churnet Park	Leek	Staffordshire	ST13 8YB	11	Martin Wade	07503 060206	MWade@lcpproperties.co.uk
Catherine Street Industrial Estate	Leicester	Leicestershire	LE1 2LB	6	Will Helm	07774 666805	whelm@lcpproperties.co.uk

Midlands (inc North East and North West)

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Oakhill Trading Estate	Leicester	Leicestershire	LE2 7ST	4	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Birmingham Road	Lichfield	Staffordshire	WS14 9BW	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Sandon Estate	Liverpool	Merseyside	L5 9YN	19	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Grain Estate	Liverpool	Merseyside	L8 4UG	7	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Erskine Trade Park	Liverpool	Merseyside	L6 1NA	14	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Swinton Hall Estate	Manchester	Lancashire	M27 4AJ	11	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Jubilee Street	Melton Mowbray	Leicestershire	LE13 1ND	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Sotherby Road	Middlesbrough	North Yorkshire	TS3 8BS	4	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Westgate Industrial Estate	Northampton	Northamptonshire	NN5 5HL	6	Will Helm	07774 666805	whelm@lcpproperties.co.uk
St James Mill Road	Northampton	Northamptonshire	NN5 5JP	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Kingsfield Park	Northampton	Northamptonshire	NN5 7PP	2	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Queens Drive Industrial Estate	Nottingham	Nottinghamshire	NG2 1LW	12	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Park Lane Estate	Oldbury	West Midlands	B69 4JX	4	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Springfield Estate	Oldbury	West Midlands	B69 4HH	13	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Transpennine Trading Estate	Rochdale	Lancashire	OL11 2PX	6	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Multipark Eastwood	Rotherham	South Yorkshire	S65 1SU	2	Simon Eatough	07771 764148	SEatough@lcpproperties.co.uk
Mill Road	Rugby	Warwickshire	CV21 1BZ	1	David Charlton	07471 215144	DCharlton@lcpproperties.co.uk
Monkmoor Road	Shrewsbury	Shropshire	SY2 5ST	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Pimbo Industrial Estate	Skelmersdale	Lancashire	WN8 9PS	2	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk

Midlands (inc North East and North West)

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Enterprise City	Spennymoor	County Durham	DL16 6JF	61	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Greyfriars Place	Stafford	Staffordshire	ST16 2SD	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Elder Road	Stoke On Trent	Staffordshire	ST6 2JF	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Multipark Stourbridge	Stourbridge	West Midlands	DY8 1JN	28	David Charlton	07471 215144	DCharlton@lcpproperties.co.uk
Parkway Business Park	Tipton	West Midlands	DY4 0QA	4	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Woods Bank Estate	Wednesbury	West Midlands	WS10 7SG	7	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Bescot Estate	Wednesbury	West Midlands	WS10 7SG	14	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Woden Road West	Wednesbury	West Midlands	WS10 7SF	1	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Hill Top Industrial Estate	West Bromwich	West Midlands	B70 0TX	11	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Charles Street	West Bromwich	West Midlands	B70 0AZ	6	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Willenhall Industrial Estate	Willenhall	West Midlands	WV13 2AR	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Old Hall Industrial Estate	Wirral	Merseyside	CH62 3QD	19	Nick Bryson	07553 680122	NBryson@lcpproperties.co.uk
Dunstall Hill Estate	Wolverhampton	West Midlands	WV6 0PJ	20	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Millbuck Trading Estate	Wolverhampton	West Midlands	WV10 9LA	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Woodside Point	Worcester	Worcestershire	WR5 1SG	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Blockhouse Close	Worcester	Worcestershire	WR1 2BU	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk

London (inc South East)



Multiparc Woodley, Reading



Dolphin Park, Sittingbourne



Base 329 Headley Road East, Farnborough



Multiparc Woodley, Reading

London (inc South East)

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Invincible Road	Farnborough	Hampshire	GU14 7QU	7	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Base 329 Headley Road East	Reading	Berkshire	RG5 4SW	6	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Headley Park 9	Reading	Berkshire	RG5 4SQ	6	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Dolphin Park	Sittingbourne	Kent	ME10 3US	2	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multiparc Woodley	Reading	Berkshire	RG5 4SN	29	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multipark Fortune Basildon	Basildon	Essex	SS15 6ED	2	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Watlington Industrial Estate	Watlington	Oxfordshire	OX49 5LU	8	Alex Williams	07741 951843	AWilliams@lcpproperties.co.uk
Eldon Way Industrial Estate	Hockley	Essex	SS5 4AD	17	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multipark Riverside	Dartford	Kent	DA1 5BS	17	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Southern Cross Industrial Estate	Bognor Regis	West Sussex	PO22 9NX	3	George Kearney	07714 679202	GKearney@lcpproperties.co.uk
Hungerford Trading Estate	Hungerford	Berkshire	RG17 0QU	6	George Watson	07423 662487	GWatson@lcpproperties.co.uk
Multipark Riverside	Littlehampton	West Sussex	BN17 5DF	49	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Battle Farm Industrial Estate	Reading	Berkshire	RG30 1RA	3	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Moonhall Business Park	Haverhill	Suffolk	CB9 7AA	5	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multipark Norcot	Reading	Berkshire	RG30 6HW	7	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
South Lowestoft Industrial Estate	Lowestoft	Suffolk	NR33 7NL	1	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multipark Knights Strood	Rochester	Kent	ME2 2LS	5	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
West Point Business Park 1,2 and 3	Larkfield	Kent	ME20 6XJ	7	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Ten Acre Industrial Park	Thorpe	Surrey	TW20 8RG	15	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Eelmoor Road	Farnborough	Hampshire	GU14 7QN	2	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
High Street	Redbourn	Hertfordshire	AL3 7LG	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Westmill Business Park	Gravesend	Kent	DA11 0DL	1	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Portland Trading Estate	Hove	Sussex	BN3 5NT	4	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Multipark Commercial Road	Strood	Kent	ME2 2AQ	1	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Eurolink Industrial Estate	Sittingbourne	Kent	ME10 3SA	7	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Longshot Lane Industrial Estate	Bracknell	Berkshire	RG12 1RL	10	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Deacon Trading Estate	Strood	Kent	ME2 2AU	9	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Queenborough Industrial Estate	Sheerness	Kent	ME11 5JS	1	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Caker Stream Road	Alton	Hampshire	GU34 2QU	8	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
M Chelmsford	Chelmsford	Essex	CM1 1UQ	1	Claudia Gasparro	07831 338014	CGasparro@lcpproperties.co.uk
Blenheim Industrial Estate	Bury St Edmunds	Suffolk	IP33 3TU	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
24 London Road	Hadleigh	Essex	SS7 2QP	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Arkwright Road	Ipswich	Suffolk	IP2 0UB	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Barnet Road	Potters Bar	Hertfordshire	EN6 2QY	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
King George Close	Romford	Essex	RM7 7PN	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk

Bristol (inc South West and South Wales)



Irton House, Chalgrove



Avon Riverside Estate, Bristol



Atlantic Way, Bristol



St Vincents Trading Estate, Bristol

South West

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Avon Riverside Estate	Bristol	Gloucestershire	BS11 9DB	12	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Crossgrange Trading Estate	Newton Abbot	Devon	TQ12 6UD	5	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Atlantic Way	Bristol	Gloucestershire	BS11 9QD	4	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
St Vincents Trading Estate	Bristol	Avon	BS2 0UY	9	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Beversbrook Centre	Calne	Wiltshire	SN11 9PR	4	Alex Williams	07741 951843	AWilliams@lcpproperties.co.uk
Blackdown Park	Exeter	Devon	EX15 2QW	12	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Hither Green Trading Estate	Clevedon	Somerset	BS21 6XU	1	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Burcott Road	Bristol	Gloucestershire	BS11 8AP	1	Adam Martin	07825 091440	AMartin@lcpproperties.co.uk
Crowne Trading Estate	Shepton Mallett	Somerset	BA4 5QQ	2	Alex Williams	07741 951843	AWilliams@lcpproperties.co.uk
Irton House	Chalgrove	Oxfordshire	OX44 7TH	3	Alex Williams	07741 951843	AWilliams@lcpproperties.co.uk

South Wales

Estate Name	Town	County	Postcode	Units	Estate Manager	Estate Manager Mobile	Estate Manager Email
Llandbadarn Fawr Industrial Estate	Aberystwyth	Wales	SY23 3RJ	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk
Pant Industrial Estate	Merthyr Tydfil	Mid Glamorgan	CF48 2SR	1	Will Helm	07774 666805	whelm@lcpproperties.co.uk

Notes



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SCOTLAND OFFICE

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BRISTOL OFFICE

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LCP **EVOLVE** Proudreed SHEET ANCHOR

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.