

# LOGISTICS EAST MIDLANDS

TIME:Commercial Long Income  
has acquired a purpose built  
distribution facility let to DHL.



## Location



In July 2019, TIME:Commercial Long Income acquired the site and committed to the purchase of a distribution facility let to DHL. The initial land value was £15.5 million and the second payment of £51.5 million was made in October 2020 upon completion of the construction of the property. The rent review structure is 5 yearly increase set at 2% per annum compounded, and the Net Initial Yield for the acquisition was 4.39%.

The property comprises a brand new BREEAM “very good” rated distribution facility, built to a high specification. The single storey warehouse is a multi use facility for the tenant who has numerous contracts running.

## Facilities



The property is located in the East Midlands, south of Leeds and in close proximity to Worksop, Nottinghamshire. The property benefits from strong road links being close to the A57 and the A1 and M1. Worksop also benefits from supportive workforce demographics and good rail services, which are regular and direct to Sheffield, Leeds, and Lincoln. The location is strategically close to a number of ports (Port of Hull and Port of Immingham) along with several airports (Nottingham East Midlands and Robin Hood Airport).

The transaction was a forward commitment two tranche deal which completed in October 2020.

<b>Tranche 1</b>	Amount paid on the completion of the transaction (land purchase price)	<b>£15.5m</b>
<b>Tranche 2</b>	Balance payment paid at practical completion and completion of the lease	<b>£51.5m</b>

<b>Asset type</b>	Distribution facility
<b>Sector</b>	Logistics
<b>Tenant</b>	DHL
<b>Location</b>	East Midlands
<b>Purchase price</b>	£67 million
<b>Purchase date</b>	July 2019
<b>Completion date</b>	October 2020
<b>Lease term at purchase</b>	20 years
<b>Net initial yield at purchase</b>	4.39%
<b>Rent review</b>	5 yearly, fixed 2% p.a. compounded

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**TIME**  
INVESTMENTS

**Specific Fund Information:** The underlying investments in the Fund consist wholly or substantially of real property. The value of the real property concerned will generally be a matter of valuer's opinion rather than fact. The Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the Fund's prospectus and KIID. **Important Information:** This information sheet should be read in conjunction with the relevant Application Form and Prospectus for TIME:Commercial Long Income (the Fund). TIME Investments is the trading name of Alpha Real Property Investment Advisers LLP, which is the Investment Manager of the Fund with delegated authority from Alpha Real Capital LLP, the authorised corporate director of ARC TIME:Funds II. TIME:Commercial Long Income is a sub-fund of ARCTIME:Funds II. Both TIME Investments and Alpha Real Capital LLP are authorised and regulated by the Financial Conduct Authority. This document does not constitute investment advice and potential investors are recommended to seek professional advice before investing. All information correct at October 2020.