

NIGHTINGALE

PARTNERS

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A private UK client of Nightingale Partners has disposed of the freehold of Woodman Works, Durnsford Road, Wimbledon to Tritax Property Income Fund (TPIF).

The property comprises a terrace of 10 units providing 19,812 sq ft of distribution, storage, office and gym accommodation, located within a 5 minute walk of Wimbledon Park underground station. It is multi-let to a variety of tenants on varying lease lengths.

The current passing rent is £241,014 per annum (plus two vacant units). The purchase price of £6,500,000 reflected a net initial yield of 3.50% (4.80% allowing for top up of vacant units) and a capital value of £328 per sq ft.

Nightingale Partners advised the vendor and Everton Phillips LLP represented Tritax

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