

1-3 Cable St

Lancaster LA1 1BP

**Affordable City Centre Student
Accommodation in a Prestigious
Top Tier Market**

Outstanding Investment Opportunity

Investment Highlights

- 230 beds across 52 flats.
- Configured as 100% non-ensuite cluster flats of between 3 and 6 bedrooms.
- Situated next to Lancaster central bus station providing excellent direct connectivity to Lancaster University and University of Cumbria.
- Highly affordable offering the best value student accommodation in the city.
- Very low average rent of £118 per week for 2025/26, equating to just 66% of the average annual maintenance loan.
- Broad demographic appeal comprising 63% UK and 70% undergraduate (2024/25).
- Superb central location providing easy access to a wide range of city centre amenities.
- Cable Street offers lower costs than many HMOs, with PBSA benefits and strong scope for income growth while staying affordable.
- Exciting asset management opportunities:
 - Cosmetic refurbishment of rooms and common areas.
 - ESG improvements.
 - Conversion of rooms to ensuite (subject to survey)
 - Reutilisation of basement flat as accommodation.
 - Addition of amenity space through buying back in the ground floor long leasehold areas.
- Significant vendor investment into building safety including:
 - Replacement of all fire doors in 2024/25.
 - Fire alarm upgrade to category L1 in 2024.
 - Compartmentation works completed.
- Max occupied level of 9m-12m with the highest blocks being sprinklered. Fully compliant technical pack, including FRAEW (PAS9980) available.
- Lancaster University is an elite top tier institution set on a world-class campus south of the city centre. The university is ranked:
 - 10th - Complete University Guide 2026.
 - 12th Times Good University Guide 2025.
 - Top 150 - QS World Rankings 2025.
- The University of Cumbria has a substantial campus in Lancaster at which nearly half of its students are based.
- Constrained pipeline of just 92 beds means supply is likely to remain static for the foreseeable future.
- Operated by Yugo Student.
- The Property is held as a mix of Freehold and Long Leasehold titles.

Fantastic opportunity to acquire highly affordable and superbly located student accommodation in a top 10 UK university market.

Proposal

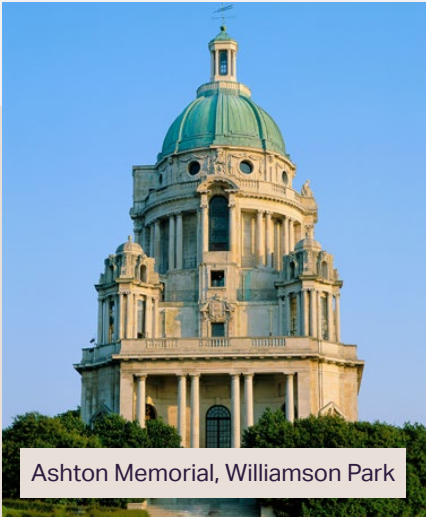
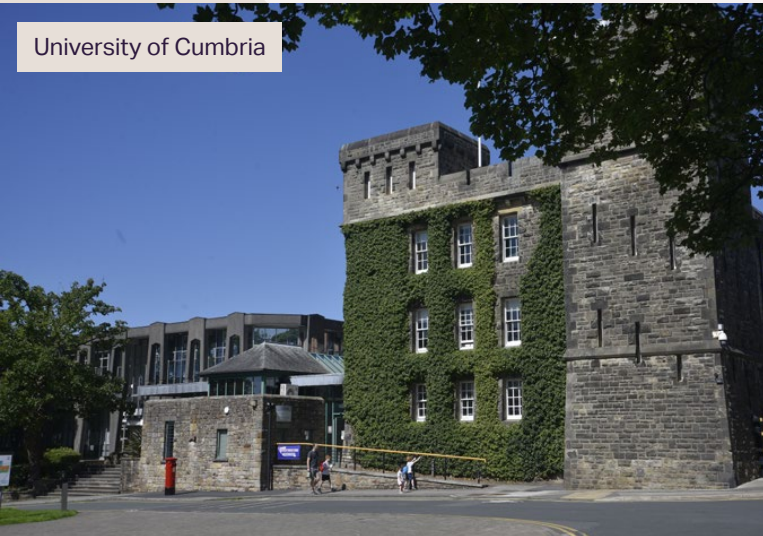
Cushman & Wakefield are instructed to seek offers in excess of £10,295,000 / £44,760 per bed for the freehold and leasehold interests in 1-3 Cable Street. The Property is offered on an asset basis.

Location

Lancaster is an historic city located on the River Lune in northwest England. The city was founded as a Roman settlement in the first century AD and attracts around 5 million visitors annually. The city is close to the beaches of the west coast, as well as Manchester to the south and the Lake District to the north; the only National Park in the UK that is also a UNESCO World Heritage Site.



The city is home to two higher education institutions: Lancaster University, located 3 miles south of the city centre on a stunning 578-acre campus, and the University of Cumbria which has a substantial campus southeast of the city centre.



Road

Lancaster benefits from excellent road connectivity being located just off the M6 motorway, one of the UK’s major motorway routes running north-south and linking to the nationwide network.



Bus

The Property is located directly opposite Lancaster central bus station which is a the main hub for low cost national bus routes around the UK via major operators such as National Express. A bus ticket arriving directly outside the Property can cost as little as £20-£30 from London, Bristol, Birmingham, Glasgow and Edinburgh, and around £10-£20 from Leeds, Liverpool and Manchester.



Rail Links

Lancaster Railway Station is on the West Coast Main Line and provides direct links to most major UK cities in under 2.5 hours. From Cable Street it takes just 9 minutes walking to reach the railway station.

Manchester	49 minutes
Liverpool	1 hour 1 minute
Leeds	1 hour 46 minutes
Birmingham	1 hour 47 minutes
Glasgow	1 hours 56 minutes
London Euston	2 hours 25 minutes



Air

Manchester and Liverpool airports are both accessible in just over 1 hour drive providing extensive global connectivity.

1-3 Cable St

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WILLIAMSON PARK

UNIVERSITY
OF CUMBRIA
(Lancaster Campus)

CATON COURT
APARTO

LANCASTER CATHEDRAL

LANCASTER TOWNHALL

ST LEONARD'S HOUSE
HOMES FOR STUDENTS

AMELIA, FARIS, RHODES HOUSE
AND THE WAREHOUSE

UNIPAD

ST NICS
SHOPPING
CENTRE

MARKETGATE
SHOPPING
CENTRE

THE SAIL WORKS
PRESTIGE STUDENT LIVING

SAINSBURYS

VUE CINEMA

DAMSIDE
PRIVATE

LANCASTER
UNIVERSITY

LANCASTER CENTRAL
BUS STATION

THE FOUNDRY
PRESTIGE STUDENT LIVING

1-3
Cable
St

1-3 Cable St

Lancaster LA1 1BP

Situation

1-3 Cable Street is situated in a popular and established student area within Lancaster City Centre. Whilst the Lancaster University campus is located 3 miles to the south of the city, the majority of private-sector PBSA is located in the city centre. The university campus is easily accessed via bus routes providing regular direct services.

Direct buses to the Lancaster University campus take just over 20 minutes from the central bus station opposite the Property. The University of Cumbria is also easily accessed, only an 11 minute bus or 10-minute cycle.

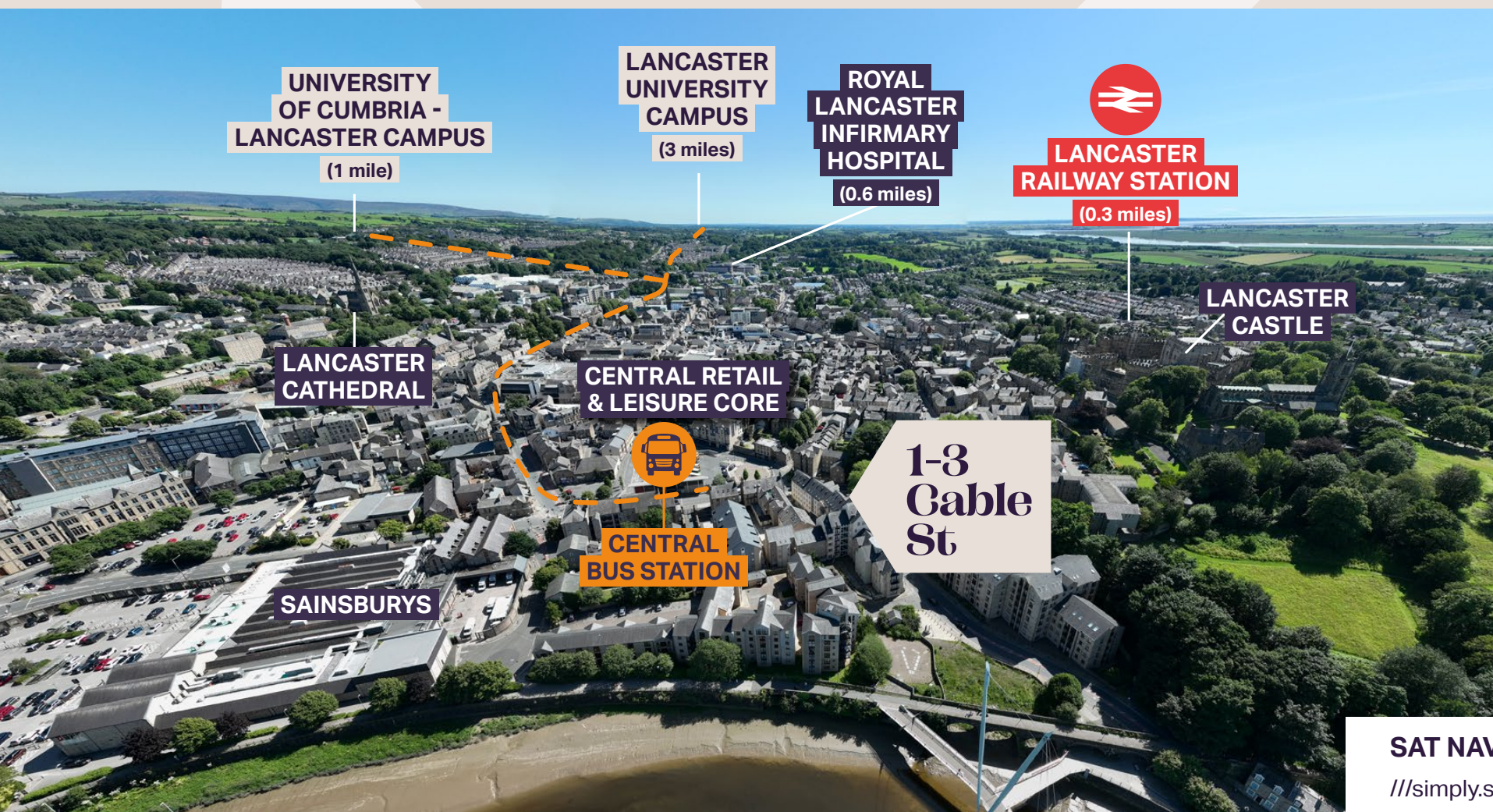
“Best Location in Lancaster and affordable too!”

Student Crowd review February 2025

“The location of the flats are amazing and really convenient for the bus station.”

Student Crowd review October 2024

Location	Walking Minutes	Cycle Minutes	Bus Minutes
Central Bus Station	<1	-	-
Railway Station	9	5	-
Sainsburys	5	2	-
Lancaster University	-	20	21
University of Cumbria	25	10	11
Vue Cinema	3	1	-
St Nics Shopping Centre	5	3	-
Marketgate Shopping Centre	5	3	-
Lancaster Castle	6	4	-



SAT NAV LA1 1BP

///simply.shin.pushes

Property Description

The Property comprises four buildings divided into eight blocks providing 52 flats and 230 beds.

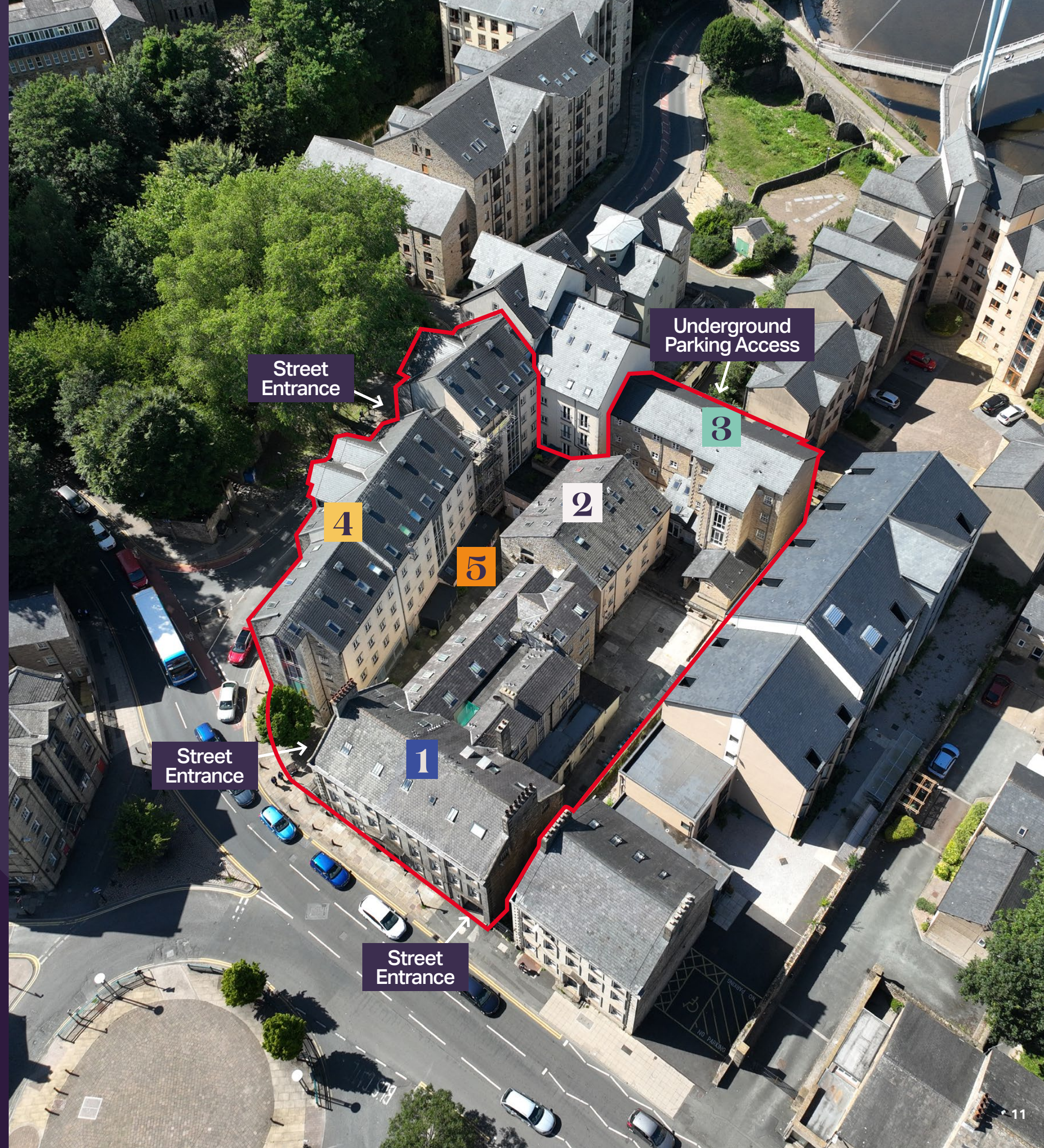
1 The Georgian Building, 1-3 Cable Street (Blocks A, B, C) - The building is situated at the front of the site and comprises a Georgian Grade II Listed town house which was converted in 2005. The building is arranged over part basement, ground, first, second and third floors and comprises 15 flats with kitchen and living rooms, bathroom and separate shower room. The flats are in three, four, five and six bed configurations, with a total of 62 bedspaces provided. The basement flat is currently used as a maintenance store but could be converted back into additional bedrooms.

2 Western Warehouse Building (Block D) - situated in the middle of the site and comprises a Georgian Grade II Listed building converted in 2005. The building is arranged over ground, first, second and third floor and comprises eight flats with kitchen and living rooms, bathroom and separate shower room. The flats are three, four and five bedroom configurations with a total of 34 bedspaces provided.

3 The Courtyard Building (Block F) - constructed in 2005, the building is arranged on ground, first, second and third floor and comprises seven flats with kitchen and living rooms, bathroom and separate shower room. The flats are three and five bedroom configurations with a total of 33 bedspaces provided. The block is held on a long leasehold title and excludes part of the ground floor which is held separately by the Lancaster Deaf Centre.

4 Damside Street Building (Blocks G, H, I) - constructed in 2005, the block is arranged on ground and five upper levels. The building comprises 22 self-contained flats with kitchen and living rooms, bathroom and separate shower room. The flats are four and five bedroom configurations with a total of 101 bedspaces provided. Part of the ground floor is occupied as a commercial unit which has been sold off on a long leasehold basis.

5 Reception - a reception and staff office extension was added in 2013. Accessed from the central courtyard, it provides students, visitors and staff with a central management point for the Property.



Accommodation Schedule

Block	Level	3 Bed Flats	4 Bed Flats	5 Bed Flats	6 Bed Flats	Number of Flats	Number of Beds
The Georgian Building Blocks A, B, C	GF	1	2	1		4	16
	1	1	1	1	1	4	17
	2	1	2		1	4	16
	3	1		2		3	13
Building Total		4	5	4	2	15	62
The Western Warehouse Building Block D	GF	1	1			2	7
	1		1	1		2	9
	2		1	1		2	9
	3		1	1		2	9
Building Total		1	4	3		8	34
The Courtyard Building Block F	GF	1				1	3
	1			2		2	10
	2			2		2	10
	3			2		2	10
Building Total		1		6		7	33
Damside Street Building Blocks G, H, I	GF		1			1	4
	1		2	3		5	23
	2		2	3		5	23
	3		2	3		5	23
	4		2	3		5	24
	5		1			1	4
Building Total			10	12		22	101
Overall Total		6	19	25	2	52	230



Floor Plans

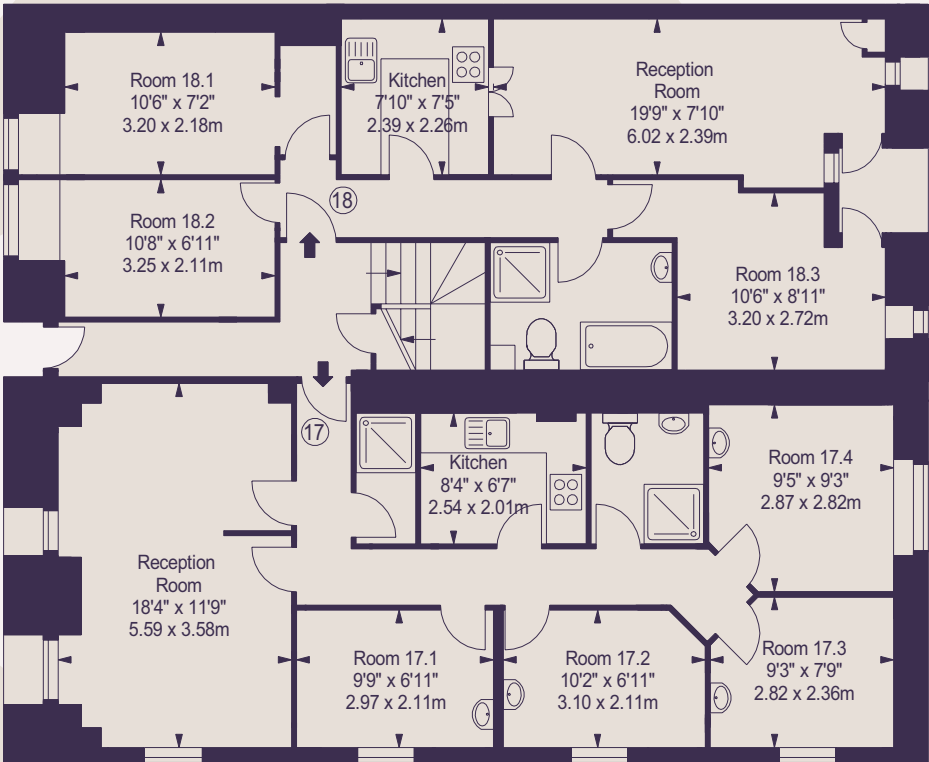
The Georgian Building, 1-3 Cable Street (blocks A, B, C), Ground Floor



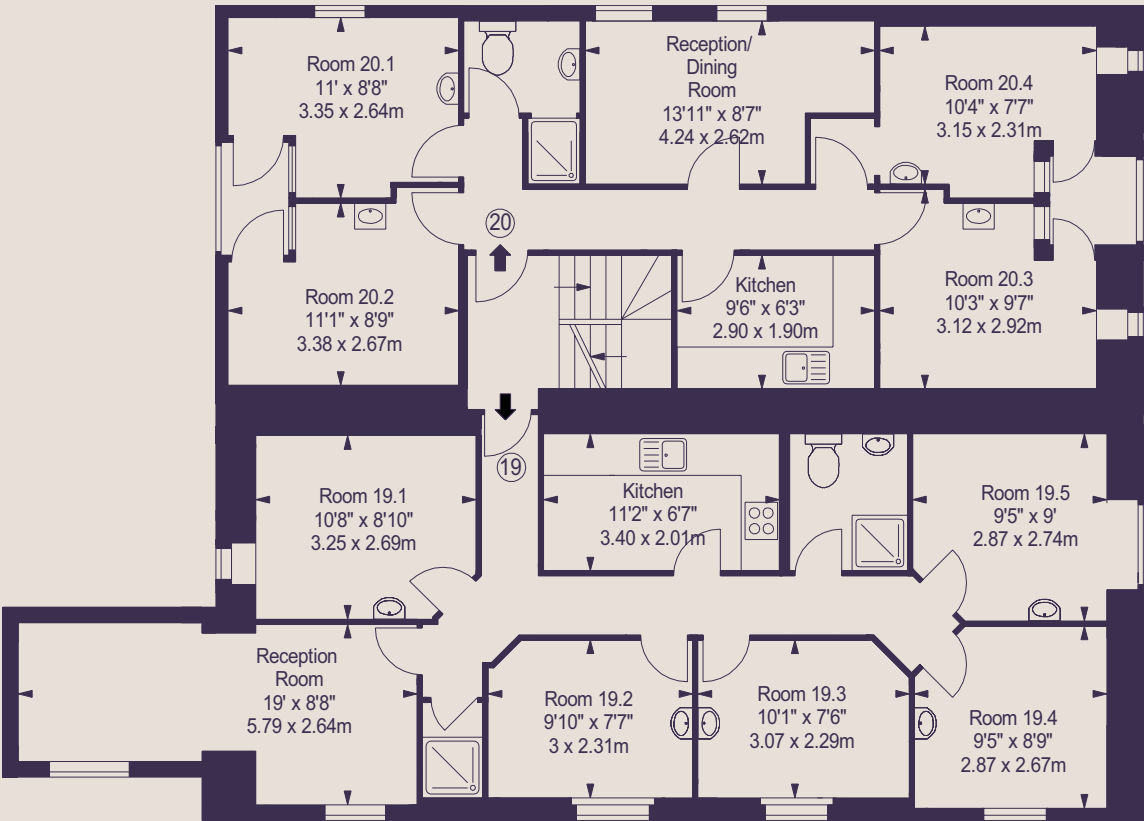
The Georgian Building, 1-3 Cable Street (blocks A, B, C), First Floor



The Western Warehouse Building (block D), Ground Floor



The Western Warehouse Building (block D), First Floor



The Courtyard Building (block F), Ground Floor



The Courtyard Building (block F), First Floor



The Damside Street Building (blocks G, H, I), Ground Floor



The Damside Street Building (blocks G, H, I), First Floor



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EPC Summary

Blocks	EPC	Expiry Date
A,B,C	B	May 2031
D,G	C	May 2031
H & I	C	May 2031
F	D	May 2031
Management Office	D	May 2031

Planning & Construction

The Property was constructed in 2005 as a part newbuild and part conversion development. A summary of key planning applications is below.

Georgian Building - conversion

- Planning applications 02/00959/LB and 02/00958/ CU granted consent in September 2002.

Western Warehouse - conversion

- Planning applications 02/01378/CU and 02/01481/ CU granted consent in January and February 2003 respectively.

The Courtyard Building - purpose-built

- Planning application 03/00013/FUL granted consent in April 2003

Damside Street Building - purpose-built

- Planning application 02/01392/FUL granted consent in March 2003.
- Planning application 05/01453/FUL granted consent in December 2005 (single storey infill of existing colonade).

Management Office

- Planning application 13/00922/FUL granted consent in October 2013.

Environmental

In 2021, a £12.1 million flood risk management scheme was completed which enhanced 2.8km of flood defences serving Lancaster City Centre, significantly improving flood protection for the area. The investment delivered new and raised flood defence walls, thousands of trees, and upgraded surface water drainage systems, as well as: de-silting operations in the city centre, jetting and cleansing of pipes and drainage systems and routine gully cleaning throughout the city centre.

Title

Title boundary plan for indicative purposes only.
The Property is held part Freehold part long leasehold.

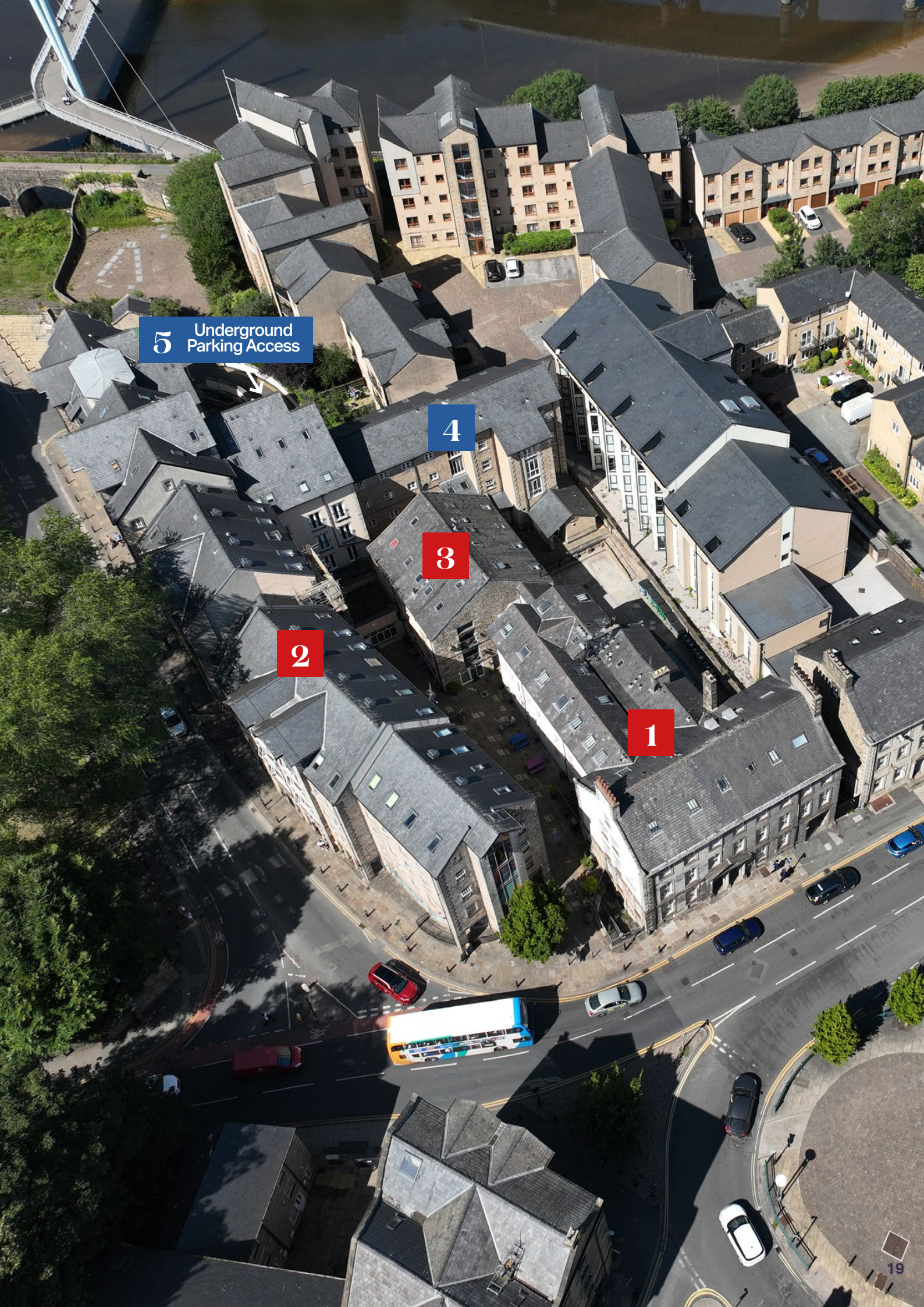


Freehold

- LA948861 – Georgian Building, 1-3 Cable Street (Blocks A, B, C)
- LA881128 – Damside Street Building (Blocks G, H, I)
 - GF retail units 1 & 2 and office sold off LLH 999 years from 14th December 2005 at peppercorn
- LA948925 – Western Warehouse (Block D)

Leasehold

- LA966705 – The Courtyard (Block F) – 999 years from 1 August 2003.
 - Sublease in place to Deaf Centre of part ground floor – 999 years from 1 August 2003 at peppercorn.
- LAN64589 – 9 no. basement car parking spaces. 999 years from 1 August 2003.



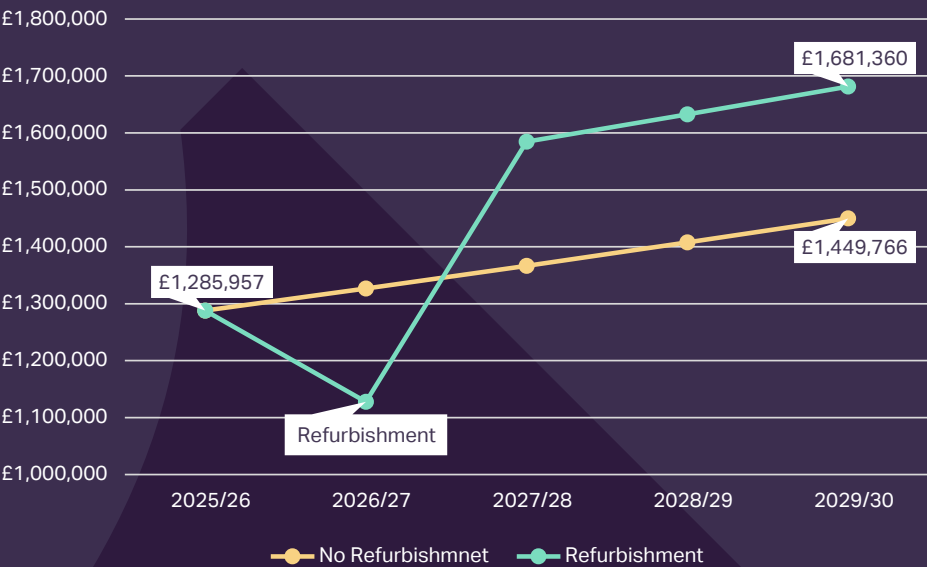
Asset Management

The Property is established as the best value PBSA in the city offering highly affordable accommodation that competes with HMO pricing at a significant discount to average private sector PBSA rents. There are significant opportunities for a purchaser to undertake asset management initiatives, for example completing a programme of refurbishment enabling a higher rental tone in line with comparable rooms in the market.

Assuming a rolling refurbishment programme is completed during the 2026/27 academic year there is an opportunity to drive strong income growth by 2027/28. We are anticipating that each bedroom and common area would receive upgrades including: kitchens, flooring, lighting, furniture, bathrooms/shower refurbishment, decoration.

There may also be opportunities to convert some rooms into ensembles, studios or 1-bedroom apartments, further enhancing their rental tone.

Projected Gross Income - Refurbishment Plan



Projected Pricing Trajectory

The table below compares the rental growth projections of unrefurbished and refurbished approaches, assuming 3% annual market rental growth and a programme of refurbishment completed throughout summer 2027 following shorter 39 week tenancies.

	2025/26	2026/27	2027/28	2028/29	2029/30
No Refurbishment - 3% annual market rental growth					
Av. Weekly Rent	£118	£122	£125	£129	£133
Av. Letting Term	47.5	47.5	47.5	47.5	47.5
Projected Gross Rent	£1,285,957	£1,326,741	£1,366,543	£1,407,540	£1,449,766
Refurbishment 2026/27 AY - 3% annual market rental growth + refurbishment 2026/27					
Av. Weekly Rent	£118	£122	£145	£150	£154
Av. Letting Term	47.5	39	47.5	47.5	47.5
Projected Gross Rent	£1,285,957	£1,127,730	£1,584,843	£1,632,389	£1,681,360

Additional asset management opportunities include which could further enhance income projections include:

- ESG improvements such as energy efficiency measures to enhance EPC ratings and lower operational costs.
- Addition of amenity space through buying back in the ground floor long leaseholds.
- Additional Beds by converting maintenance store back to accommodation.

Building Safety

The vendor has undertaken a proactive programme of works to enhance building safety over recent years. Key investments include fire stopping works in 2023 and replacement of all fire doors throughout the 2024/25 academic year. In addition, the fire alarm system was upgraded in 2024 to a category L1 system.

The purpose-built blocks constructed in 2005 have elevations rising 12m to the highest occupied level.

These blocks have the additional protection of a sprinkler suppression system and are constructed of contemporary stone masonry and contemporary render.

The converted blocks have elevations rising from 9m-12m to the highest occupied level. An FRAEW has been completed and is available in the data room.

Partial Sprinkler System

All Fire Doors New 2024/25

New L1 Alarm 2024

FRAEW (PAS9980) Low Risk

Below 18m

	The Georgian Building	The Western Warehouse Building	The Courtyard Building	Damside St. Building
Date of Construction	-	-	2005	2005
Date of Conversion	2005	2005	-	-
Beds	62	34	33	101
No. Storeys	3 - 4	4	4	4 - 5
Height of highest occupied Floor	9m	9m	12m	12m
Asbestos Management Survey 2023	Basement ceiling boarding made safe	None identified	None identified	None identified
Sprinkler System	No	No	No	Yes
Facade	Contemporary stone masonry & contemporary render	Contemporary stone masonry & contemporary render	Masonry	Masonry
EWS1 Rating	Draft B1	Draft B1	Draft B1	Draft B1
FRAEW (PAS9980)	Low Risk	Low Risk	Low Risk	Low Risk
Fire Doors	All new in 2024/25	All new in 2024/25	All new in 2024/25	All new in 2024/25
Fire Alarm	Upgrade to L1 system in 2024	Upgrade to L1 system in 2024	Upgrade to L1 system in 2024	Upgrade to L1 system in 2024
Compartmentation	Works completed 2023	Works completed 2023	Works completed 2023	Works completed 2023
2025 FRA	Completed in May.	Completed in May.	Completed in May.	Completed in May.

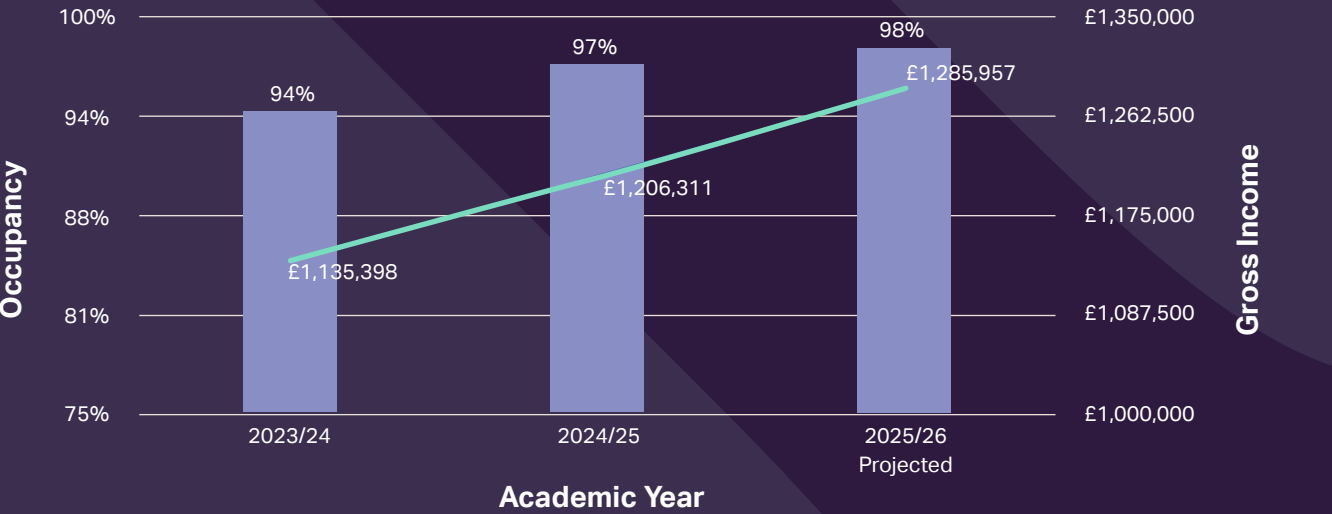
Financial Summary

Full Yugo income and operating budget information is available for review in the data site. The below table provides a summary of the 2025/26 academic year projections. The Property has performed well as the Lancaster market has restabilised post-pandemic, showing healthy gross income and occupancy growth between 2023/24 and 2024/25 and projecting further growth for 2025/26.

Projected Financials for Academic Year 2025/26				
Room Type	Beds	Weeks	Rent PW	Total
Classic Georgian	14	46	£112	£71,806
Classic Georgian	15	51	£109	£83,640
Classic Plus	13	46	£127	£76,084
Classic Plus	13	51	£121	£80,325
Classic Room	40	43	£125	£215,000
Classic Room	10	51	£125	£63,495
Standard Single	13	46	£102	£61,134
Standard Room	14	46	£107	£68,908
Standard Room	15	51	£106	£80,937
Classic Room	45	46	£125	£258,290
Classic Room	38	51	£117	£226,338
Total / Average	230	47	£118	£1,285,957
Additional Income				£43,123
Void & Bad Debt Provision				2.00%
Operational Costs Per Bed				£2,550
Target Net Operational Income*				£716,860

* Based on 98% occupancy

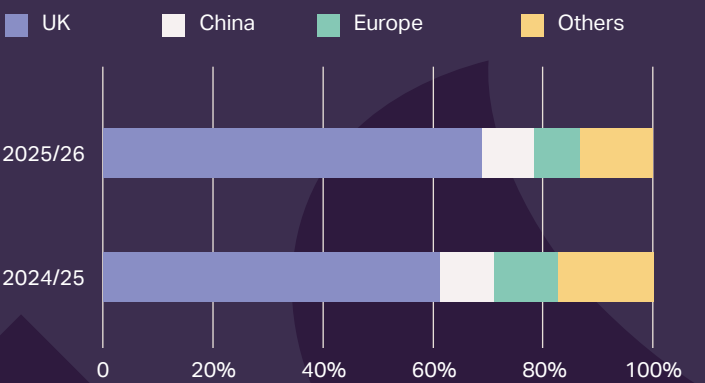
Occupancy & Gross Income Trend



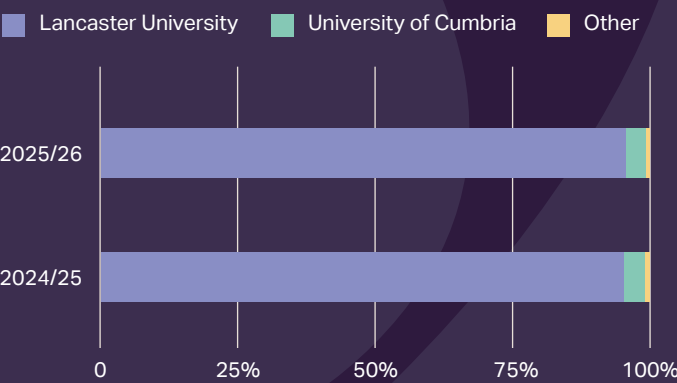
Resident Demographics

As of July 2025.

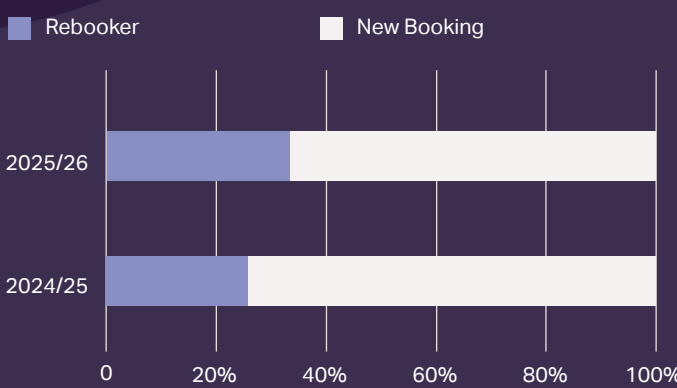
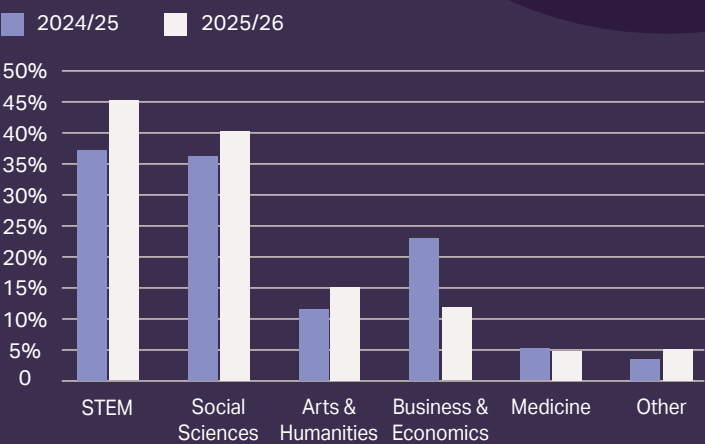
Where Are Students From?



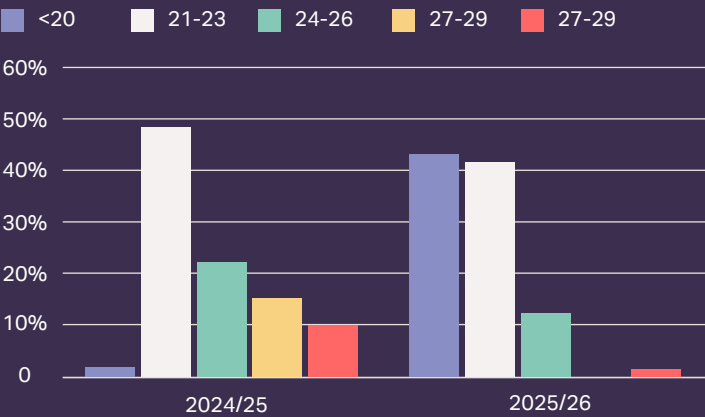
Where Do Students Study?



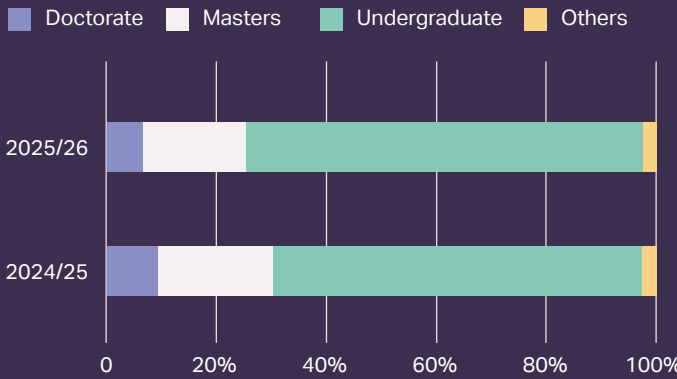
What Are Students Studying? Rebookers



Age of Students



Level of Study



Competing Schemes-2025/26 Rents

	Asset	Operator	Number of Beds	Opened	Non-ensuite			Ensuite		
					Min	Max	Avg.	Min	Max	Avg.
1	Caton Court	Aparto Student	444	2019	£155	£160	£158	£184	£215	£193
2	Marton Street	City Block	66	2019	-	-	-	£173	£191	£186
3	Luneside	CRM Students	419	2020	-	-	-	£165	£165	£165
4	St Leonard's House	Homes for Students	179	2019	-	-	-	£157	£175	£164
5	Amelia, Faris, Rhodes House & The Warehouse	UniPad	110	2017	£133	£140	£135	£155	£175	£163
6	The Railton	Private	40	2016	£135	-	£135	£150	-	£150
7	77-81 Penny Street	Hello Student	30	2013	-	-	-	£141	£154	£148
8	Victoria Court	Hello Student	105	2013	-	-	-	£141	£147	£144
9	Damside	Private	79	2015	-	-	-	£133	£207	£140
10	99-101 Penny Street	Hello Student	77	2013	-	-	-	£127	£160	£139
	Cable Street	Yugo Student	233	2005	£102	£127	£118	-	-	-

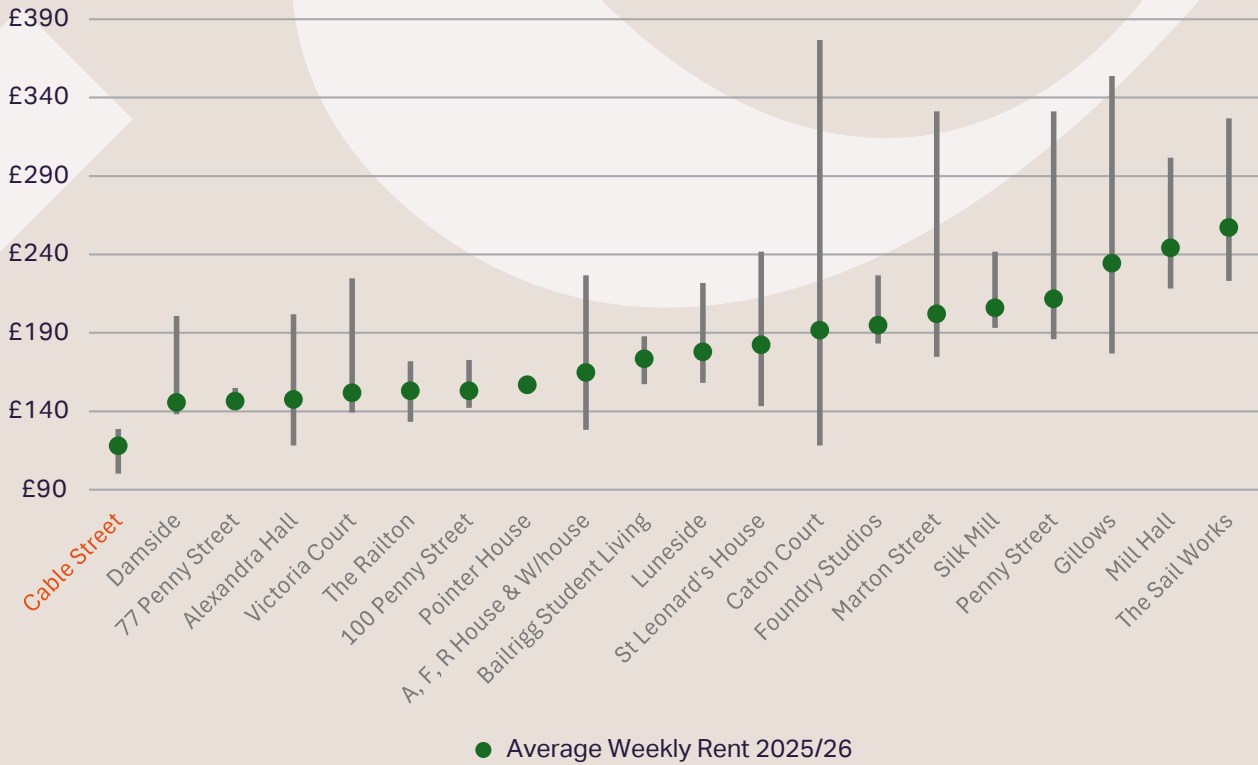


Affordability

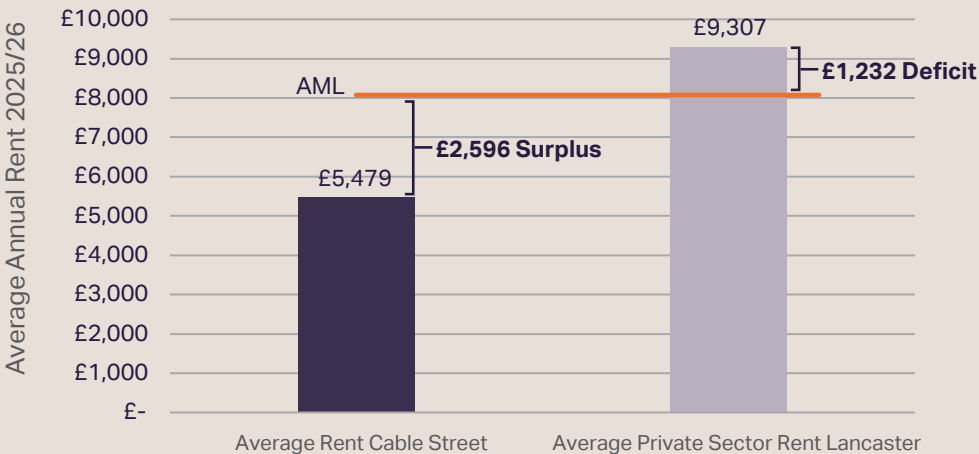
The Property is currently positioned as the most affordable PBSA in the city, with the average annual rent cost for the 2025/26 academic year being just 66% of the average regionally adjusted maintenance loan. The rent at 1-3 Cable Street is lower than many HMOs in the city whilst offering the additional benefits of all-inclusive bills, high-speed internet, bike storage, security and professional onsite management. At a time of acute affordability pressures on students, this makes Cable Street a highly accessible and great value option for students. It also demonstrates the clear opportunity for value enhancement through asset management initiatives.

Cable Street Room Type	Annual 2025/26 Rent as % of Average Maintenance Loan
Classic Georgian	64%
Classic Plus	73%
Classic Room	66%
Standard Room	62%
Standard Single	57%
Average	66%

Private Sector Rent Profile 2025/26



Annual Rent vs. Maintenance Loan* (AML)* Regionally adjusted



Only 32% of private sector rooms in Lancaster are below the average regionally adjusted maintenance loan.

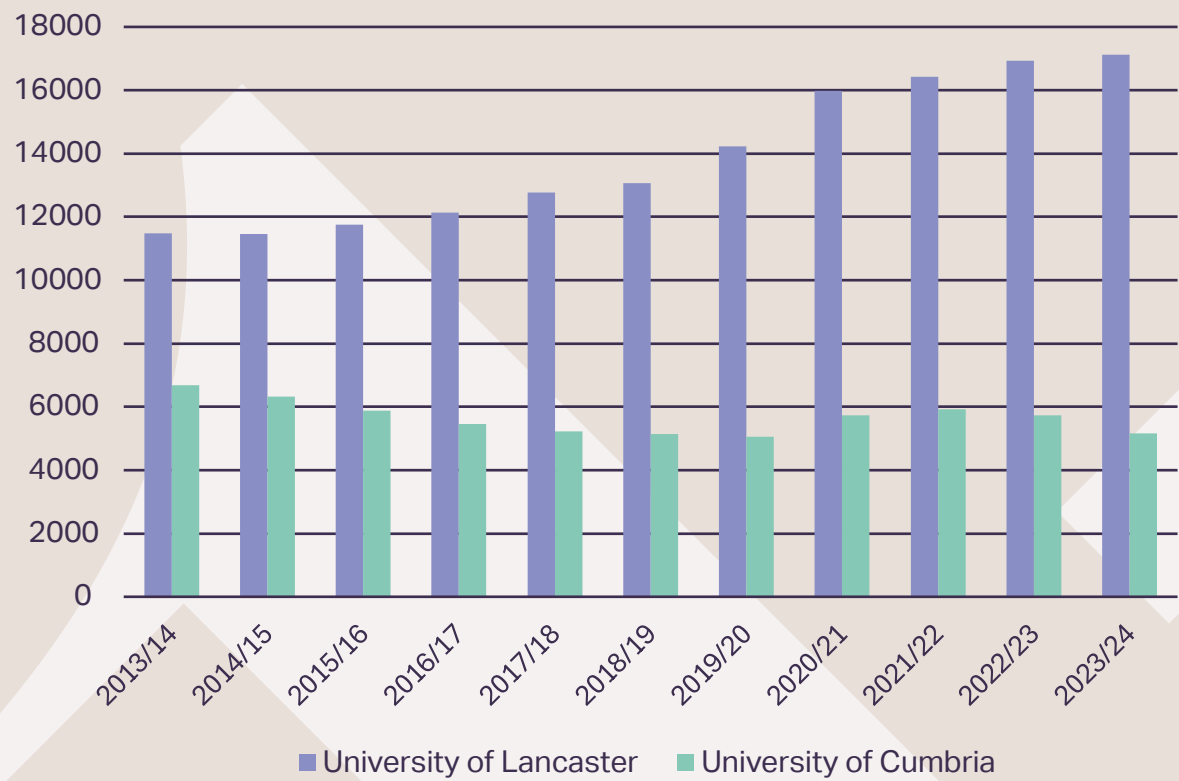
AML = average 2025 regionally adjusted maintenance loan which equates to £8,075 pa. in the North West.

Lancaster Student Market

Lancaster University achieved strong growth of 33% over the five-years to 2023/24. Over this period, there's been a 33% growth at undergraduate level and 31% growth at postgraduate level. The university has a substantial non-UK population accounting for 26% of the total student body. However, most growth has come from UK students, who have increased consistently over recent years (5%, 18% and 44% over 1, 3, and 5 years respectively).

The University of Cumbria is a smaller post-92 institution with campuses in Carlisle, Ambleside, London and Lancaster, with roughly half of the university based in Lancaster. Whilst overall full-time students grew a moderate 10% in the 5 years 2018-2023, students based at the Lancaster campus have grown significantly ahead of that.

Full-time Students Source: HESA



	Lancaster University	University of Cumbria
FT student population	17,120	5,155
Growth 2018-2023	33%	10%
UK Student	12,650	4,920
Change in UK students 2018-2023	44%	10%
Number of international students 2023/24	4,470	235
Change in non-UK students 2018-2023	10%	6%

The Lancaster PBSA market is characterised by a clear separation between the main university campus and the majority of private sector provision. Lancaster University is located 3 miles to the south of the city, however most of the private PBSA market is located in the city centre. There are 2,829 private sector beds in the market for 2025/26 averaging quoting rents of £9,307 per annum. This further highlights the affordability and asset management credentials of 1-3 Cable Street which averages just £118 per week / £5,479 per annum.

33% growth
(Lancaster University 2018 - 2023)

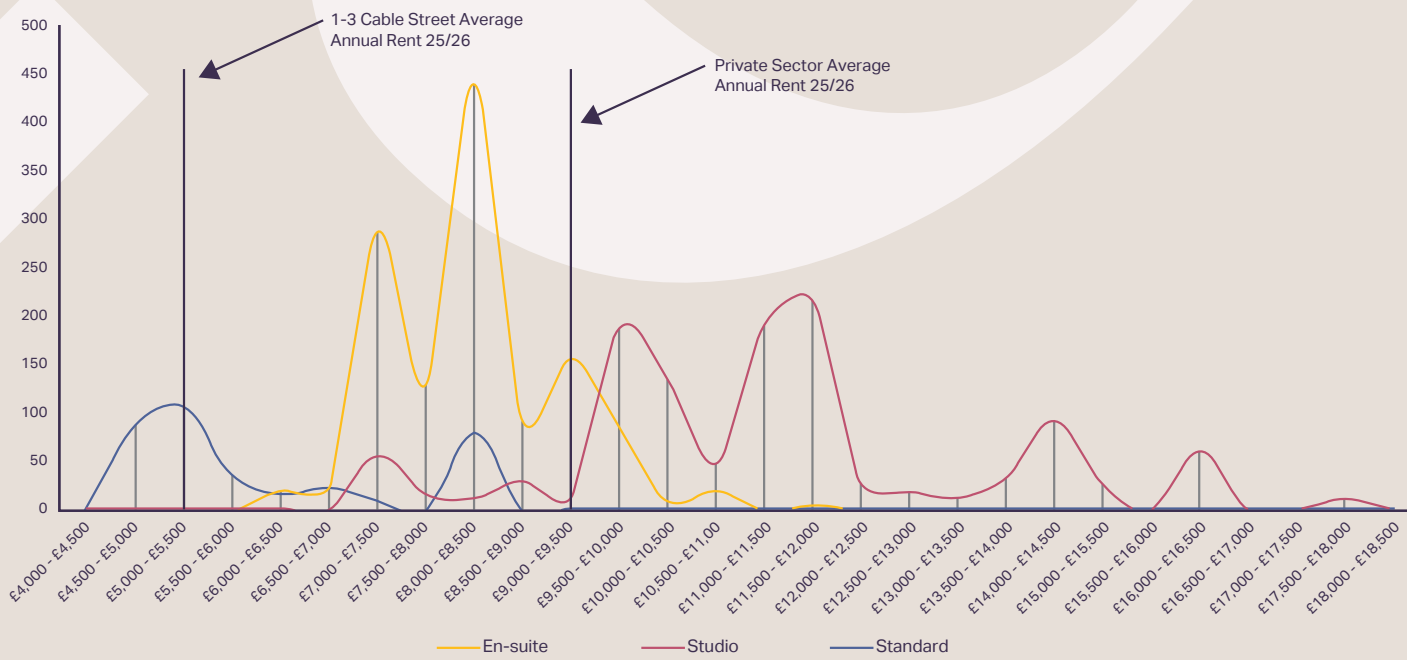
44% growth
(Lancaster University UK student growth 2018 - 2023)

92 beds
(development pipeline)

£9,307pa
(Average private sector rent vs. £5,479 pa at 1-3 Cable Street)

The rental tone of Cable Street is currently disproportionately discounted to the rest of the market with all-in costs being cheaper than many HMOs whilst offering additional benefits of professionally managed PBSA. There is significant headroom for asset management and income optimisation whilst still remaining highly affordable.

Private Sector Rent Profile 2025/26



Development Pipeline

Lancaster has a very small pipeline of just 92 studio beds located across three schemes around the city centre. Approximately half of the beds in the pipeline are approved and we anticipate they will be delivered over the course of 2-3 academic years.

Development viability challenges are affecting Lancaster, just as they are most other UK markets, meaning it is highly likely the delivery of new beds will remain low in the foreseeable future. As a result, we expect to see the continued growth of investor interest in established PBSA stock that present asset management angles and affordable rents in locations underpinned by strong universities.

Address	Planning Reference	Status	Number of beds	Studios	Clusters	Anticipated Opening
3 - 5 Gage Street	25/00073/FUL	Approved	30	30	0	2026/27
Mill Hall, Moor Lane	25/00133/FUL	Submitted	62	62	0	2027/28
Total			92	92	0	

1-3 Cable St

Lancaster LA1 1BP

Lancaster
University



Top 10
UK University

(Complete University Guide 2026)

Strong financial performance

- Total income for the year 2023/24 of £402.6m, up £20.8m from 2022/23.
- Surplus for the year of £110.9m, up £34.5m from 2022/23
- Total net assets of £486.5m as of July 2024, up £106.8m on 2023.

Gold

Teaching Excellence
Framework (TEF 2023).

12th

Times Good University Guide Ranking
2025, rising two places on 2024

Founded in 1964

a research led university
that outperforms many
Russell Group institutions.

+11% growth
in UCAS applications
2022-2024

578-acre campus

world class facilities with significant ongoing investment.

91%

research output assessed as internationally
excellent or world-leading in the Research
Excellence Framework
(REF 2021)

QS World Ranking

Top 150 and 5-star rated – ranked 141st
in the 2025 QS World Ranking and
consistently within the world top 150.

14 subjects ranked
in the top 10 UK

including 1st nationally for Social Work, 5th for
Physics and Astronomy, and 6th in Criminology.



1-3 Cable St

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University of Cumbria

Lancaster campus

The University of Cumbria gained university status in 2007 following a merger of institutions from around Cumbria and Lancashire. Looking forward, it had an ambitious 2030 strategy that is being delivered across its campuses.

The Lancaster campus is home to a range of the university's main courses in Education, Health and Sport. In 2013 the university also created the University of Cumbria Business School at the Lancaster campus.

Campus facilities include: **sport performance labs, pitches, sports hall and gym**, as well as an **x-ray and ultrasound suite, training wards and ambulance simulators**, and **teacher training rooms**.

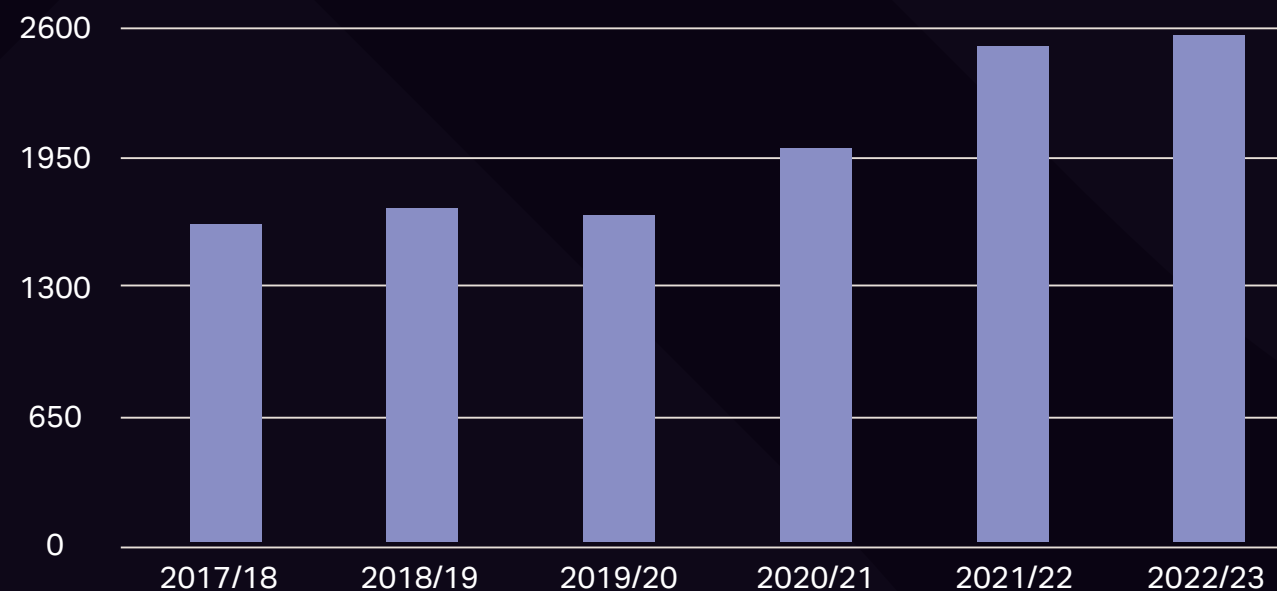
58% growth
in FT students at the Lancaster
campus 2017-2022 (HESA)

4.0:1
applications per place

45%
of full time students at the University
of Cumbria are based at the
Lancaster campus (2022/23 HESA)

Rated Silver
Teaching Excellence Framework
(TEF 2023)

Lancaster Campus Full-time Students



Additional Information

Operator

The Property is operated by Yugo Student. Yugo and supporting Homes for Students operating budgets are available in the data site.

VAT

The Property is not elected for VAT.

EPC

B, C & D.

FRAEW

An FRAEW has been completed (Low Risk) and is available in the data room.

EWS1

Draft B1.

Title

Part Freehold, part Long Leasehold.

Data Site

Please click **here** to request access to the data site containing a comprehensive suite of documents for review.

Viewings

Viewings are by appointment only and must be made by contacting Cushman & Wakefield.

Sale Structure

The Property is offered for sale on an asset basis.

Anti-Money Laundering

In order to discharge its legal obligations, including under applicable anti money laundering regulations, C&W will require certain information. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

“The best place to stay in town, great location and amazing value for money. I’ve been here for a couple of years and love it”

Student Crowd review February 2025

“Great place to stay and easily affordable. Nice rooms makes me feel very comfortable, includes big spaces to hang out with my other flat mates”

Student Crowd review February 2025

Proposal

Cushman & Wakefield are instructed to seek offers in excess of £10,295,000 / £44,760 per bed for the freehold and leasehold interests in 1-3 Cable Street. The Property is offered on an asset basis.



1-3 Cable St

Lancaster LA1 1BP

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

Disclaimer - Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order.

Intending purchasers or lessees are advised to carry out their own investigations.

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