



Now part of

**GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants

Proud to partner with

**Cromwell Tools Limited**



# About us

**Aitchison Raffety, now part of Graham + Sibbald**, has created a national property consultancy that supports clients every step of their property journey.

Together, we combine local expertise with national coverage, offering a complete range of property solutions including; **commercial agency, lease advisory, planning, business rates, valuation and building consultancy services** to meet the needs of our clients **across the UK**.

We are proud to support a wide range of sectors, with expertise in **Healthcare, Education and Leisure**, providing tailored advice and strategic insight to help clients make informed property decisions.

**As part of G+S**, we're proud to offer enhanced resources, broader sector coverage, and specialist knowledge - all while maintaining the personal service and trusted relationships that define our approach.

We're committed to being client-focused, providing tailored advice and strategic insight to help you make confident, informed decisions about your property. Whether you're an individual, business, or public sector organisation, our goal is to deliver professional, practical, and forward-thinking solutions that help you achieve your property ambitions.



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# Our Partnership with Cromwell Tools Limited

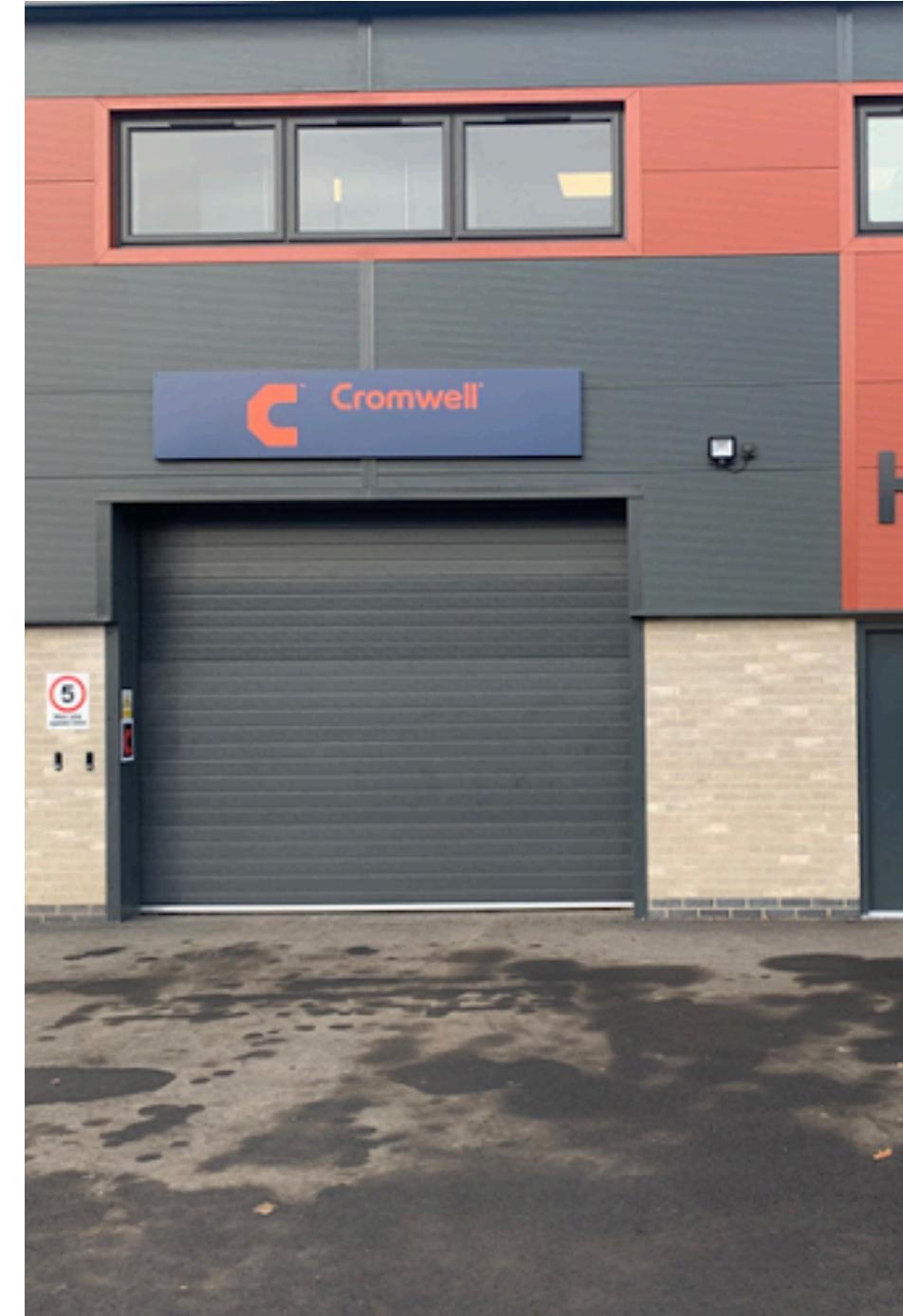
We are delighted to confirm our instruction to act on behalf of **Cromwell Tools Limited** across their UK property portfolio.

This partnership reflects our continued commitment to delivering strategic property advice and management solutions for leading national brands.

We have been instructed to work with Cromwell Tools on **15 Industrial Trade Units nationwide across key UK locations**, providing comprehensive support that aligns with their operational and strategic objectives.

This rationalisation presents a rare opportunity to acquire well-located, functional industrial space.

Together, we look forward to driving value, efficiency, and growth across their portfolio.



# Property Highlights

## **Locations:**

- Barking
- Basingstoke
- Cardiff
- Grimsby
- Hull
- Lincoln
- Maidstone
- Northampton
- Norwich
- Nottingham
- Peterborough
- Slough
- Stoke-on-Trent
- Sutton Coldfield
- Worcester

**Unit Sizes:** Ranging from 1,800 sq ft - 20,000 sq ft

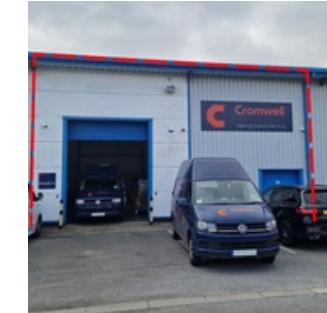
**Opportunities:** Assignments, Surrenders, Freehold & Long Leasehold Sales and New Leases.



# Property Details



**Barking**  
Assignment  
14,270 sq ft  
£210,000 pax  
**IG11 7BG**



**Hull**  
Surrender /  
New Lease  
2,390 sq ft  
£21,000 pax  
**HU4 7DY**



**Norwich**  
Sale / Let  
14,501 sq ft  
Guide: £900k LH  
or £1.35m FH.  
**NR3 2B5**



**Stoke-on-Trent**  
Surrender /  
New Lease  
2,200 sq ft  
£18,000 pax  
**ST4 4LE**



**Basingstoke**  
Assignment  
1,996 sq ft  
£25,000 pax  
**RG24 8GE**



**Lincoln**  
Assignment  
2,145 sq ft  
£22,000 pax  
**LNG 9WG**



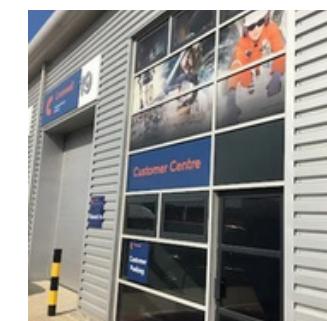
**Nottingham**  
Assignment  
16,800 sq ft  
£90,000 pax  
**NG9 1PF**



**Sutton Coldfield**  
Surrender / New lease  
2,052 sq ft  
£25,650 pax  
**B76 1AL**



**Cardiff**  
Assignment  
7,659 sq ft  
£49,800 pax  
**CF3 2PU**



**Maidstone**  
Surrender /  
New Lease  
1,849 sq ft  
£24,037 pax  
**ME20 7BT**



**Peterborough**  
Surrender /  
New Lease  
1,800 sq ft  
£16,950 pax  
**PE7 3GU**



**Worcester**  
Surrender /  
New Lease  
1,014 sq ft  
£10,110 pax  
**WR4 9ND**



**Grimsby**  
Surrender /  
New Lease  
4,531 sq ft  
£27,500 pax  
**DN31 2TG**



**Northampton**  
Surrender /  
New lease  
2,018 sq ft  
£29,000 pax  
**NN5 5JF**



**Slough**  
Assignment  
5,795 sq ft  
£126,041 pax  
**SL1 4TU**

For more information about our work with Cromwell Tools Limited, or to discuss how we can support your property strategy, please contact:



### **Gerard Barry**

**Head of Transactional & Capital Markets**

07712 868 736

[gerard.barry@argroup.co.uk](mailto:gerard.barry@argroup.co.uk)



### **Max Buckland**

**Surveyor**

07977 687 267

[max.buckland@argroup.co.uk](mailto:max.buckland@argroup.co.uk)



[www.argroup.co.uk](http://www.argroup.co.uk)



[www.g-s.co.uk](http://www.g-s.co.uk)

#### **IMPORTANCE NOTICE:**

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds