



DHL Head Distribution Centre Limassol / Paphos

DHL Cyprus has signed a 15 year lease for the premises, with the option to be renewed automatically for periods of 5 years thereafter. The agreed rental price is secured for 15 years, with increases every 5 years.

Fully leased, the property represents an excellent investment opportunity returning an average yield of 4.15% over the period of the lease, with a total gross lease income currently at €3,420,000.

LEVEL	AREA	ACTUAL RENTAL INCOME PER MONTH	CONTRACT TERMS
PLOT SIZE	4085m²		15 YEAR CONTRACT, WITH AN INCREASE OF €12,000 PER YEAR EVERY 5 YEARS
OFFICE SPACE	335m²	€18,000	
WAREHOUSE	715m²		LVLINTSTLANS
TOTAL MONTHLY	RENTAL INCOME	€18,000	

INCOME	INCOME YEARS 1 TO 5	INCOME YEARS 6 TO 5	INCOME YEARS 11 TO 15
MONTHLY INCOME	€18,000	€19,000	€20,000
YEARLY INCOME	€216,000	€228,000	€240,000
SELLING PRICE	YIELD YEARS 1 TO 5	YIELD YEARS 6 TO 5	YIELD YEARS 11 TO 15
€5,500,000	3.93%	4.15%	4.36%







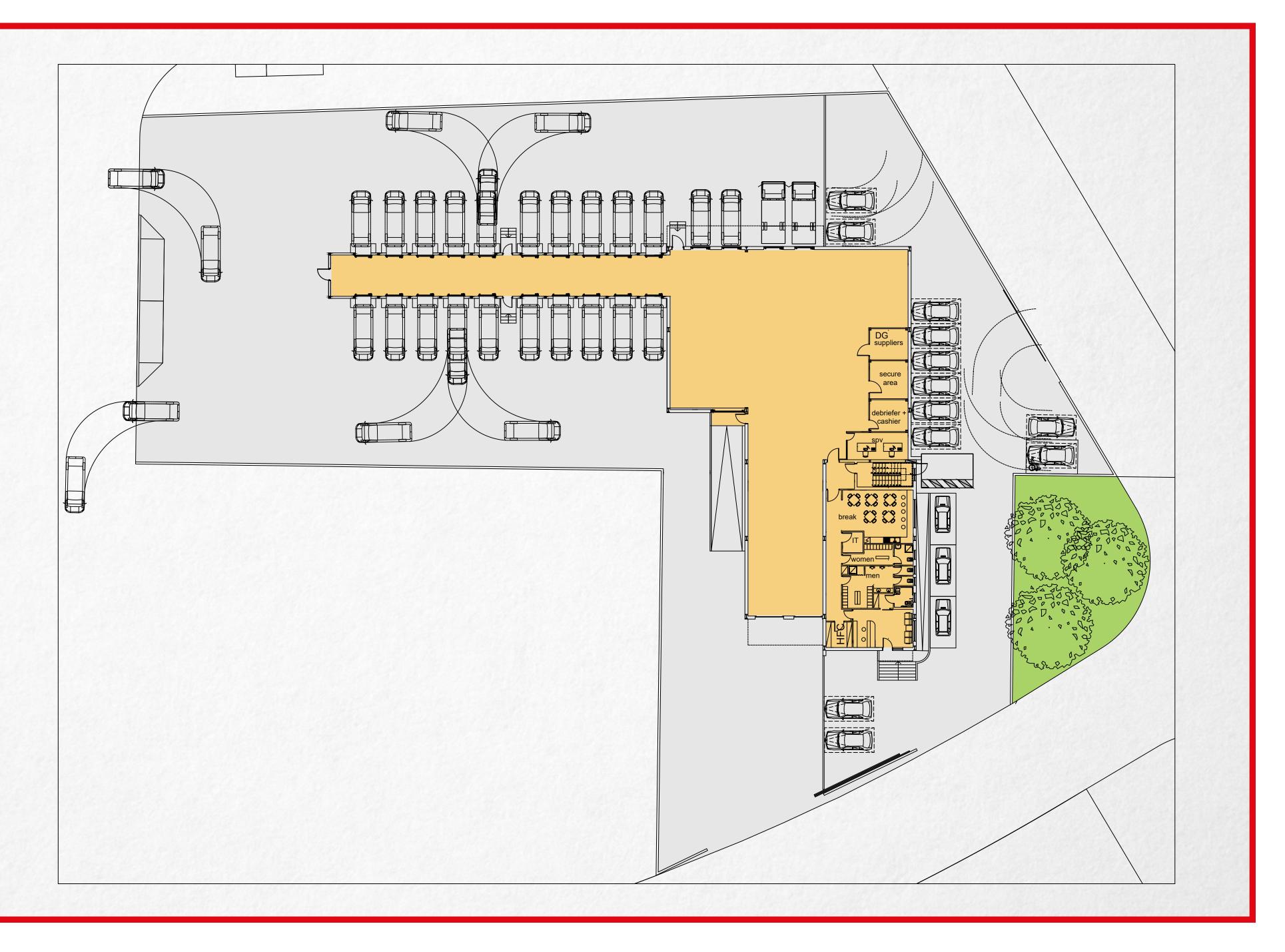
ARCHITECTURAL PLANS

• GROUND FLOOR



The facility is divided into 2 functional areas

– Operational space of 715m2 and Office space of 335m2, whereby the offices are directly connected to the operational space, a visual connection from the offices into the operational space.



ARCHITECTURAL PLANS

► 1st FLOOR



