

DHL | HEAD DISTRIBUTION CENTRE
COMMERCIAL TENANTED INVESTMENT
WITH TRIPLE-A TENANTS





Executive Summary

This modern commercial building is located in the Ipsonas Area of Limassol, close to all amenities, easy access to Limassol / Paphos motorway, Limassol Commercial Port and Limassols' Business Centre. Thus the reason it was selected by DHL Express Cyprus, the leading global brand in the logistics industry, for their Head Distribution Centre. Located in a major growth corridor on parcel of land of 4085m2.

This new state of the art facility has been costumed designed for the needs of DHL Express Cyprus, with provisions for future expansion of the facilities, should the need arise for DHL. The building is functionally adapted to the combined requirements of trans-shipment operations via heavy goods vehicle.

The design of the facility increases the efficiency of the buildings by reducing the demand for energy (i.e. insulation, air tightness, glazing, provision of natural daylight & solar protection and incorporated technology that reduces the amount of energy consumed (lighting, heating, cooling, water usage).

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	4085m ²	€18,000	15 YEAR CONTRACT, WITH AN INCREASE OF €12,000 PER YEAR EVERY 5 YEARS
OFFICE SPACE	335m ²		
WAREHOUSE	715m ²		
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



