

Industrial Property Management

Developing Challenges into Value

Tandem
Property Asset Management



The Industrial and Logistics market continues to see improved levels of activity from occupiers and more investment deals across the UK. There is also clear growth in demand from the manufacturing sector as the wider global economy encourages production at home, particularly in aerospace, defence and pharmaceuticals.

Tandem is working with a range of investors where the focus is on high-quality developments and a moderate, sustainable rental growth. Our investors and developer clients are targeting strategic acquisitions and developments that meet evolving occupier needs and high sustainability standards.

Tandem Adding Value

- Alignment with client strategy and asset management initiatives.
- High quality environment and amenity to support occupiers.
- Security, safety and risk management excellence.
- Rent collection performance - target 100%.
- Transparent cost management - focus on NOI.
- ESG reporting and sustainability targets for every site.
- Clear focus on customer and community engagement.
- Planned improvements in Biodiversity across all sites.



John Jones
Chief Executive Officer



Julia Pumphrey
Senior Director



Oli Williams
Senior Director



Adam Hall
Regional Director



Andy Smith
Director



Faulds Park Road, Gourock



Broadheath Network Centre, Manchester

CASE STUDY: INDUSTRIAL

Clients Include:

CLIENT XLB

ASSET Langstone Park

Following a comprehensive review of site operations, Tandem has implemented sustainability initiatives focused on energy, waste management tracking, and water consumption to align with XLB's GRESB commitments. Additionally, Tandem introduced KPIs for all contractors to ensure high-quality service and delivery, while improving communication with occupiers with a regular newsletter and events programme.

KEY STATS

■ Total area	467,627 sq ft
■ Unit size range	20,000 to 40,000 sq ft
■ Units	114
■ Rental income	£3.1m



CLIENT FROGMORE

ASSET Lingfield Point

This 90-acre business park near Darlington was originally a wool factory. Tandem have worked alongside Frogmore to enhance office areas, customer service, and amenities with new features to foster a sustainable, vibrant community attractive to current and prospective occupiers.

KEY STATS

■ Total area	112,000 sq ft
■ Unit size range	2,000 to 47,000 sq ft
■ Units	55
■ Rental income	£4.5m



CLIENT M7 REAL ESTATE

ASSET Broadheath Network Centre

Tandem support key client M7 on improvements across the estate to help drive the letting of vacant units. Focus is on quality of common areas and signage as well as EPC readiness. 8 units let since the site's acquisition in 2024.

KEY STATS

■ Total area	209,000 sq ft
■ Unit size range	2,500 to 41,000 sq ft
■ Units	8
■ Rental income	£1.5m



Clients Include:

CLIENT MODAL

ASSET Peamore Truck Centre

Tandem is working with industrial asset managers Modal to develop Peamore Truck Centre into a premier, high-spec industrial hub for southwest England, designed to attract and serve major national and European trucking firms.

KEY STATS

■ Total area	351,360 sq ft
■ Unit size range	450sq ft to 57,000 sq ft
■ Units	20
■ Rental income	£785,000



:::modal

CLIENT ARAX PROPERTIES

ASSET Trinity Trading Estate

The 412,000 sq ft Trinity Trading Estate near Sittingbourne town centre is a thriving commercial hub with excellent M20 and M2 transport links. Fully let to 47 tenants across 57 leases, including Screwfix and Howdens. The site's diverse unit sizes and Tandem's rent collection and asset management role protects a secure income stream and organic growth.

KEY STATS

■ Total area	482,948 sq ft
■ Unit size range	2,000 to 52,800 sq ft
■ Units	47
■ Rental income	£2.7m



ARAX PROPERTIES

CLIENT ARDENT

ASSET Foulds Park

Tandem managed an orderly tenant vacation in 2024 and set up specific vacant management services, enhanced security measures and implemented regular maintenance to keep the premises ready for letting.

KEY STATS

■ Total area	300,000 sq ft
■ Units	1
■ Rental income	Previously set at c. £1m pa



ARDENT

MANAGED INDUSTRIAL PORTFOLIO

KEY STATS

Sites	111
Sq. Ft.	8.6m
Rental Value	£70m
Service Charge	£4.3m



ARDENT
Foulds Park
Gourrock



FROGMORE
Lingfield Point
Darlington



M7 REAL ESTATE
Broadheath
Manchester



ARAX PROPERTIES
Trinity Trading Estate
Sittingbourne



MODAL
Peamore Truck Centre
Exeter



XLB
Langstone Park
Havant

**“Tandem are an amazing team,
M7 are highly impressed.”**

John Murnaghan,
M7 Real Estate