

Industrial Open Storage

Tandem
Property Asset Management



Long-term partnerships - scalable platform

Tandem's national team of experienced industrial and logistics surveyors provide dedicated services and support to investors in the fast-growing Industrial Open Storage sector. We are ideally positioned to deliver tailored, high-value management that maximises returns and minimises risk for our clients.

Our proactive approach adds immediate value through efficient mobilisation and thorough pre-purchase due diligence, early identification of inherited risks, and prompt engagement with occupiers to fully understand their business from day one. We streamline rent collection processes and apply a deep understanding of IOS-specific demands to deliver a highly effective, customised style of property management that drives performance and operational success. Our unique platform provides clients with the opportunity to scale portfolios at pace.

Tandem Adding Value

- Hands on approach to occupier engagement
- Early site visits to understand layout and how each site works
- Tailored credit control - talking to occupiers individually about rental payments
- Supporting clients with surrender and forfeiture actions
- Supporting clients with utility surveys to uncover unnecessary complexities
- Operational management of sites awaiting conversion to IOS



John Jones
Chief Executive Officer



Julia Pumphrey
Senior Director



Oli Williams
Senior Director



Jonathan Davies
Director



Lisa Eastlake
Senior Surveyor



Kinver, Lincoln



Modal, Rainham

Clients Include:

CLIENT Modal Property

ASSET Nationwide Portfolio

As the sole property management partner for Modal's rapidly expanding portfolio of nationwide industrial open storage (IOS) assets, Tandem provides the operational infrastructure that has enabled Modal's platform to scale from a startup to a market leader in under two years. Tandem manages all of Modal's sites utilising its robust management platform and the InvestorFlow asset management software to deliver real-time performance data. This partnership empowers Modal with the scalable efficiency and data-driven insights necessary to optimise leases and track asset performance.



CLIENT Kinver Capital

ASSET Multi-site Midlands Portfolio

For Kinver Capital, a specialist investor in the Industrial Open Storage (IOS) sector, Tandem provides full property and asset management services for their fully-let sites in Hull, Stoke-on-Trent, Lincoln, and Widnes. Tandem delivers comprehensive management including operational oversight, financial administration, tenant coordination, and compliance. With further IOS acquisitions in the pipeline, Tandem is well positioned to scale and support Kinver Capital's ongoing expansion programme across the sector.



KEY STATS

■ Sites	4
■ Total sq ft	134,500
■ Tenants	4
■ Rent income	£407,000

Clients Include:

CLIENT Augur

ASSET Kettering Storage Park

Tandem provided Augur with strategic consultancy and advisory services to help reposition Kettering Storage Park for the IOS market. We implemented security measures for the site and streamlined energy services. Financial efficiency has been prioritised by significantly reducing the service charge to reflect the site's current occupancy, ensuring the sole remaining tenant, KFC, is managed effectively. Our team continue to be well positioned to support our client with the planned demolition and construction plans for this exciting new addition to the IOS sector in Kettering.

KEY STATS

■ Total sq ft 215,278



CLIENT Max Barney Estate

ASSET Mulberry Wharf, Kent

Tandem provides comprehensive property management to Mulberry Wharf, Max Barney Estate's industrial open storage site in Kent. Longstanding operational and financial issues have been resolved. Strengthened site security has eliminated anti-social behaviour, unauthorised access, and fly-tipping. Whilst ensuring full health & safety and fire risk assessment compliance and reviewing and updating leases to best-practice standards, Tandem has safeguarded the long-term asset condition and value. Pest control, vegetation clearance, and ongoing maintenance have all combined to improve the appearance of the site. Tandem has also established an effective service charge system for proper cost recovery, delivering financial sustainability and consistent standards for tenants and the estate.

KEY STATS

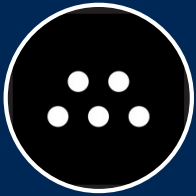
■ Total sq ft 497,745
■ Tenants 8
■ Rental income £1,264,754



MANAGED IOS PORTFOLIO

KEY STATS

Properties	41
Tenants	78
Total sq ft	6,324,493
Total rental income	£14,681,574



**MODAL
PROPERTY**



**KINVER
CAPITAL**



AUGUR



**THE MAX BARNEY
ESTATE**

