

VALUE ADD ACQUISITION REQUIREMENTS H2 2026

Martin's Properties is a well-capitalised, dynamic, family-owned property company with 4 defined portfolios: 1. Chelsea mixed-use 2. Regional portfolio (retail warehousing and industrial in Southern England) 3. Cactus Self Storage operating in South and South West England 4. Obsidian Strategic - land promotion. The private family ownership provides streamlined approval process, and full cash funding.

Established
1946

Circa
£400m
portfolio

Dedicated in-house
asset management
and **development**
management team

100% cash
for all
acquisitions

Fast
decision
making

We have capital immediately available for:

REFURBISHMENT/RE-POSITIONING OF INDUSTRIAL OR TRADE COUNTER PROPERTIES

- Single warehouse units of 30,000-100,000 sq ft, with potential to refurbish, sub divide or extend
- Multi-let industrial estates of up to 100,000sq ft, with scope to refurbish/extend/develop additional units
- Prominent well-configured sites, with low site cover
- Locations of limited industrial supply and with excellent transport links



Tenure:
Freehold

Immediate **vacant**
possession or within
2 years

Potential to deliver
exit values of up to
£30m

Geography: Across
Southern England,
and the Oxford
/Cambridge arc

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RECENT ACQUISITIONS



BOTLEY ROAD, OXFORD

- 5.6 acre site off Botley Road, Oxford
- The location is a growing life science/tech hub 10 minutes' walk into Oxford City centre
- Existing building totals 43,000 sq ft
- Vacant possession
- Adjacent to an established retail park.



ABINGDON ROAD, DIDCOT

- 3.3 acre vacant site with an existing office building approx 11,700 sq ft
- Prominent road frontage
- Located in an area with significant housing development
- Planning consent achieved for foodstore and self storage development.



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