



CASE STUDY - LEASE AQUISITION

KOMORI UK

Komori is a global leader in print solutions, known for its innovation across the commercial and digital print sectors. The company has long operated from Seacroft Leeds, but identified the need for a modern, efficient facility to enhance workflows, improve logistics and support further growth. With business expansion and operational optimisation as priorities, Komori engaged Dunlop Heywood to advise on the acquisition of new premises suited to its evolving needs.

Dunlop Heywood adopted a targeted and strategic approach to source premises that aligned with Komori's long-term operational goals.

Key Actions:

- **Market Search & Shortlisting:** A detailed search was conducted across the region, focusing on high-quality industrial units with excellent access to the motorway network and proximity to Leeds for staff and distribution efficiencies.
- **Premises Evaluation:** Unit 2 at Triangle Business Park, Batley, was identified as an ideal match, offering 11,295 sq ft of refurbished industrial and office accommodation, modern amenities and strong connectivity via the A62 and M62.
- **Lease Negotiation:** Dunlop Heywood negotiated a 10-year lease on Komori's behalf, ensuring flexibility and favourable terms to support their future ambitions.
- **Move-In Preparation:** Ahead of occupation, Komori began a comprehensive fit-out to create a high-quality workspace, reflecting their brand and supporting improved workflow and logistics operations.

Key achievements are:

- **Successful Relocation:** Secured a modern, strategically located facility ideal for operational efficiency and staff accessibility.
- **Long-Term Security:** Negotiated a 10-year lease, underpinning Komori's UK headquarters and distribution operations.
- **Operational Improvement:** The new premises support enhanced workflows upgraded logistics and space designed for future growth.
- **Excellent Connectivity:** The local near major motorway networks and close to Leeds Bradford Airport strengthen distribution capability and responsiveness.

Conclusion

Dunlop Heywood is proud to have supported Komori with their relocation to Triangle Business Park. The new premises provide a modern, efficient base that aligns with the company's operational requirements and growth plans. This case study reflects our expertise in commercial agency, lease negotiation and helping businesses secure premises that strengthen their long-term performance.

