

Industrial Real Estate (Nominee) Limited

Report and Financial Statements

31 December 2016

Company No. 08180646

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**Industrial Real Estate (Nominee) Limited
Report and Financial Statements**

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**Industrial Real Estate (Nominee) Limited
Report and Financial Statements**

Company Information

Board of Directors

Mr I R McGowan
Ms M E Williams

Secretary

Active Services (Guernsey) Limited

Registered Office

21 St Thomas Street
Bristol
BS1 6JS

Company Number

08180646

**Industrial Real Estate (Nominee) Limited
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Directors' Report

Principal activity and review of the business

The Company was incorporated on 15 August 2012 under the Companies Act 2006.

The principal activity of Industrial Real Estate (Nominee) Limited (the "Company") was to hold the legal title to property investments made by Industrial Real Estate (General Partner) Limited on behalf of Industrial Real Estate LP. This portfolio of property investments was sold to external investors on 19 February 2016. Up until this date, the titles held related to the following properties;

- Forgewood Industrial Estate, Gatwick Road, Crawley;
- Industrial Estate, Chester Road, Erdington;
- Saracen Industrial Estate, Mark Road, Hemel Hempstead, Hertfordshire;
- Seacroft Industrial & Trade Park, Coal Road, Leeds;
- Park Avenue Industrial Estate, Sundon Park, Luton;
- Dore House Industrial Estate, Orgreave Drive, Sheffield;
- Eagle Park, Hawleys Lane, Warrington.

Following the sale of the property portfolio, it is the intention of the Directors to commence activity to wind up the Company.

Results and dividends

A Profit and Loss Account has not been prepared as the Company did not trade during the current period.

Directors

The Directors of the company who were in office at the date of signing the financial statements and this report and subsequent to the period end are shown on page 2.

Dates of Director appointment's and resignation's during the year and up to the date of this report were as follows:

<u>Director</u>	<u>Date of Appointment</u>	<u>Date of Resignation</u>
James Edward Clatworthy	-	29 February 2016
Marie Elaine Williams	10 March 2016	-

Particulars of the Directors' emoluments and interest in shares are given in note 3 to the financial statements.

Secretary

The secretary who held office during the period and subsequent to the period end is shown below:

Active Services (Guernsey) Limited

Signed on behalf of Industrial Real Estate (Nominee) Limited:



Iain McGowan
Director
Date: 25 May 2017

**Industrial Real Estate (Nominee) Limited
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Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

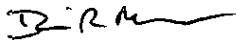
Company law requires the Directors to have financial statements prepared for each financial year which give a true and fair view of the state of affairs of the Company and of the results of the Company for that year. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the Company will continue in business.

The Directors confirm that the financial statements comply with the above requirements.

The Directors are responsible for ensuring that proper accounting records are kept which disclose with reasonable accuracy at any time the financial position of the Company and which enable them to ensure that the financial statements give a true and fair view. They are also responsible for safeguarding the assets of the Company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of Industrial Real Estate (Nominee) Limited:



Iain McGowan
Director
Date: 25 May 2017

**Industrial Real Estate (Nominee) Limited
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Balance Sheet

As at 31 December 2016

	Note	2016 £	2015 £
Current assets			
Debtors	4	2	2
		<u>2</u>	<u>2</u>
Net liabilities			
Capital and reserves			
Called up share capital	5	2	2
		<u>2</u>	<u>2</u>
Shareholders' funds			

A Profit and Loss Account has not been prepared as the Company did not trade during the current period.

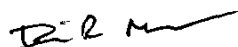
For the year ended 31 December 2016 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors responsibilities:

- The directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and for the preparation of accounts; and
- The member has not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

Approved by the Board on 25 May 2017 and signed on its behalf by:



Iain McGowan
Director

The accompanying notes, on pages 6 and 7, form an integral part of these financial statements.

**Industrial Real Estate (Nominee) Limited
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Notes to the Financial Statements

31 December 2016

1. Accounting policies

The financial statements have been prepared on the historical cost basis and in accordance with the Companies Act 2006 and accounting principles generally accepted in the United Kingdom.

The financial statements have been prepared in accordance with FRS 102 which applies for accounting periods commencing on or after 1 January 2016.

The financial position of the Company has not been affected by this change in accounting standard.

The financial statements have been prepared on the going concern basis.

2. Cash flow statement

The Company is exempt from preparing a cash flow statement under the terms of FRS 102 Section 7 "Statement of Cash Flows" as it meets the definition of a small entity.

3. Directors' emoluments and interests

The Directors and key management consider that they have received no remuneration for their services to the Company during the period. On that basis, there are no aggregate emoluments of the Directors for the current period.

None of the directors who held office during the year to 31 December 2016 had any interest in the shares of the Company.

4. Debtors

	2016	2015
	£	£
Called up share capital not paid	<u>2</u>	<u>2</u>

5. Share capital

	2016	2015
	£	£
Issued		
2 Ordinary Share of £1 each	<u>2</u>	<u>2</u>

6. Related party transactions

No contract of significance existed at any time during the year in which a Director or key manager was materially interested or which requires disclosure as a related party transaction as defined under FRS 102 Section 33 'Related Party Disclosures'.

There were no other material transactions by the Company with related parties for the year ended 31 December 2016.

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Notes to the Financial Statements (continued)

7. Immediate and ultimate parent undertaking

The Company's immediate parent undertaking is Industrial Real Estate (General Partner) Limited, a company registered in the United Kingdom. Industrial Real Estate (General Partner) Limited has taken advantage of the provisions of the Companies Act 2006 and has not produced consolidated financial statements.

Lloyds Banking Group plc is the ultimate parent company and ultimate controlling party of Industrial Real Estate (General Partner) Limited. Copies of the Lloyds Banking Group plc financial statements in which the Company is consolidated can be obtained from the Group Secretary's Department, Lloyds Banking Group plc, 25 Gresham Street, London, EC2V 7HN.