

WIRRAL INTERNATIONAL BUSINESS PARK BROMBOROUGH, WIRRAL, CH62 3QS

MODERN WELL LET INDUSTRIAL / WAREHOUSE OPPORTUNITY



# **INVESTMENT SUMMARY**

- Modern well let industrial warehouse opportunity.
- Excellent location on Wirral International Business
  Park with good strategic transport communications
- A detached industrial warehouse constructed to an excellent specification
- The property provides **14,650** sq ft of accommodation.
- Let to the established covenant of Mulberry Web Limited on a new 10 year lease from 30th November 2018 (subject to an option to break in year 5).
- Passing rent of £75,356 pa (£5.14 per sq ft).
- Freehold
- Seeking offers in excess of £1,020,000 (One Million and Twenty Thousand Pounds), subject to contract and exclusive of VAT.
- This represents an attractive net initial yield of **7.00%** assuming standard purchaser's costs of 5.77%.





### LOCATION

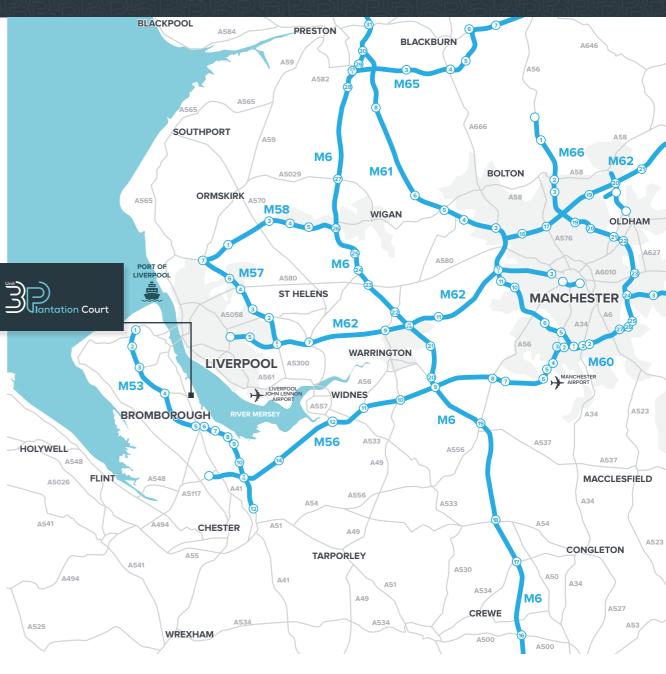
Bromborough is one of the principal commercial centres on The Wirral Peninsula, strategically located 6 miles west of Liverpool City Centre, 13 miles north of Chester and 2 miles south of Birkenhead.

The town has an urban population of 323,000 people and benefits from excellent transport infrastructure being close to Junction 5 of the M53 motorway, linking to the M56 and M6 motorways. Furthermore, the Kingsway and Queensway tunnels provide easy access to Liverpool City Centre.

The Wirral has been successful in attracting a range of high quality investment from the commercial, industrial and distribution sectors involved in food production, pharmaceuticals, biomedical, low carbon and engineering. The increased growth and importance of the area has been due to a number of factors including:

- The number of major international occupiers in the area including Vauxhall Motors, Jaguar Land Rover, Nestle, Regatta and Essar Energy amongst others.
- The growth of the area as a major satellite location to Liverpool.
- The commercial success of schemes such as Cheshire Oaks Outlet Village at junction 10 of the M53 with its associated retail, office and leisure occupiers.
- The availability of a large, low cost and skilled labour force.
- The excellent communications by rail, road, air (Liverpool Airport / Manchester Airport) and sea, providing access to domestic and global markets
- The Birkenhead Docks, which combined with the Port of Liverpool provides the major maritime gateway on the West Coast of the UK, serving the country's strongest cargo generating region outside of London. The Port of Liverpool has been further advanced by the completion of the Liverpool2 container port, doubling the handling capacity at the port.







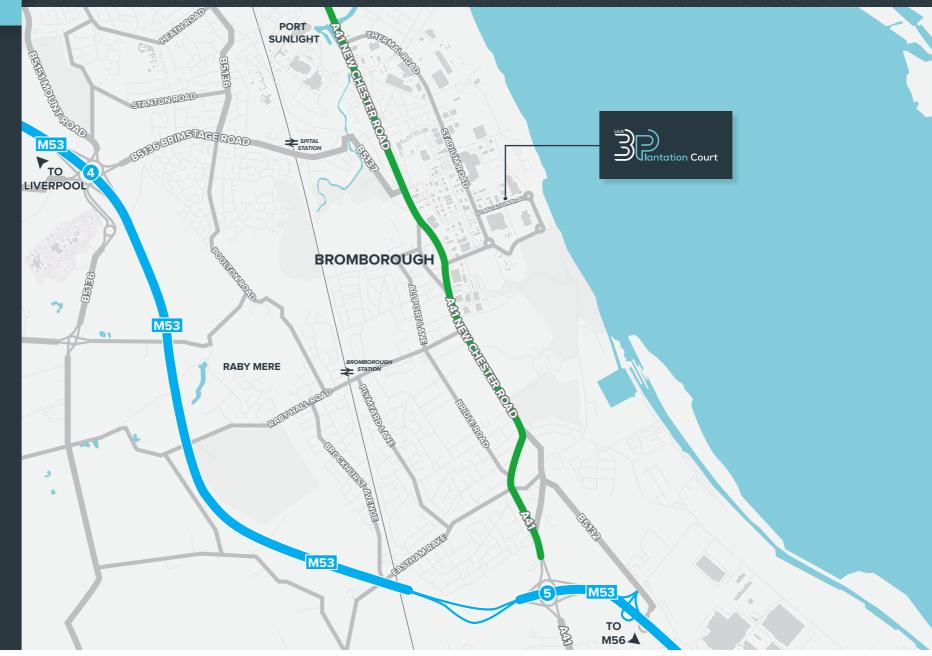
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# SITUATION

Wirral International Business Park is one of the region's most successful business locations, situated on a 336 hectare site between Liverpool and Chester, just off Junction 5 of the M53 motorway. The business park has proven highly attractive with both occupiers and investors, with nearby occupiers including The Mayer Group Limited, Abbey Logistics, Biffa Waste Services, Lewis Reed and TSW Engineers.

The subject property is situated on Plantation Court, which is centrally located within Wirral International Business Park. The A41 (New Chester Road) is situated a short distance to the west of the property which provides direct access to junction 5 of the M53 motorway.

Furthermore, the highly successful Croft Retail and Leisure Park is situated just a short distance from the property, providing over half-a-million square feet of accommodation, with occupiers including M&S Foodhall, The Range, Dunelm, Currys PC World, McDonalds and Next.





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# DESCRIPTION

The property comprises a modern detached distribution unit constructed in the early 2000's to an excellent specification including the following:

- Single bay detached distribution unit
- Steel portal frame construction
- Metal clad elevations (part brick to ground floor offices)
- Pitched metal clad roof incorporating translucent roof lights
- Eaves height of 6.0m.
- Fully lit and heated
- Two electric up-and-over loading doors
- High quality two storey office accommodation
- Additional mezzanine storage
- Fully fenced, self-contained site with substantial service yard.
- Separate private car park for 21 vehicles.







# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following floor areas:

DESCRIPTION	GROSS INTERNAL AREA			
	SQ FT	SQ M		
GF WAREHOUSE	10,342	960.84		
GF OFFICES	1,965	182.54		
GF STORE AND AMENITIES	598	55.51		
FF OFFICE	642	59.61		
FF MEZZANINE	1,104	102.54		
TOTAL	14,650	1,364.04		

# SITE

The site extends to approximately 0.681 acres (0.275 ha) providing a site cover of 43% on the ground floor accommodation.





AREA SHADED PALE BLUE SOLD ON A 999 YEAR LEASE. FOR INDICATIVE PURPOSES ONLY



# TENANCY

The property is let to Mulberry Web Limited for a term of 10 years from 30th November 2018, subject to a tenant break option on 30th November 2023.

- Passing rent of £75,356 per annum (£5.14 per sq ft)
- Rent review in year 5 to OMR
- The lease is drafted on full repairing and insuring terms

The tenant benefits from a rent incentive equivalent to 5 months rent free. This is taken as a reduced rent of  $\pounds$ 69,076 pa for the first 5 years of the term, which will be topped up by the vendor.

Unit 2 Plantation Park is let to The Scopecode Executive Pension Scheme on a 999 year lease from December 2002, subject to a peppercorn rent. The tenant is to pay a fair proportion of any common costs associated with the Estate.

## **TENANT WORKS**

The tenant is obliged to undertake additional refurbishment works, including:

- Replacing warehouse lighting to LEDs.
- · Installing stud wall offices in the ground floor area.
- Redecoration of ground floor offices.
- · Installation of reception area.
- Replacing suspended ceiling in relation to the new layout.



### **TENANT INFORMATION**

Mulberry Web Limited are a wholesale distributor of sign vinyl and supplies for sign makers & garment printers. The company operates out of nine showrooms and trade counters across the UK, however the company originated on the Wirral and their Head Office is on nearby Lumina Park. It is understood that this property is used for assembly and finishing.

Mulberry Web Ltd (company number 04101904) have a Dun & Bradstreet Rating of 2A1. The company reported the following accounts:

	30/11/2017 12 Month	30/11/2016 12 Month	30/11/2015 12 Months
NET CURRENT ASSETS	£2,318,533	£1,215,936	£709,377
TANGIBLE NET WORTH	£2,604,130	£1,370,685	£772,712





### **INDUSTRIAL MARKET COMMENTARY**

Bromborough Point is situated at the heart of the Wirral International Business Park; one of the most successful schemes in Merseyside and one of the premier locations in the North West. The business park itself comprises of a number distinct estates that have been developed on the back of significant grant funding to provide high quality industrial and office accommodation in a well-landscaped environment.

The Wirral industrial and logistics market has a significant occupier base for both small to medium industrial units. Consistently strong levels of take up, coupled with grants being less accessible and high build costs has led to development in the area being extremely limited, diminishing the supply of both modern and second-hand space, which is increasing rental levels.

Similar to the Wirral market, the North West generally has seen tremendous growth in the industrial sector having weathered the last economic downturn particularly well and remained robust despite recent times of uncertainty. Continued demand and limited supply has led to steady take-up throughout and improved rentals.

Speculative development of smaller units in the North West market has been minimal therefore, leasehold and freehold values have risen. A good example is Power Station in Birkenhead whereby Unit 6A (4,500 sq ft) achieved £6.32 on a 10 year term. Furthermore Unit 6 Power Station in Bromborough (12,100 sq ft) was sold in Q1 2017 for £70.00 per sq ft.



### **INVESTMENT MARKET COMMENTARY**

The industrial investment market has remained strong in recent years and is showing no signs of slowing, with the total value of North West transactions during 2018 standing at £940m, comfortably a post-recession record.

Examples of comparable single-let investment transactions include:

ADDRESS	TENANT	SIZE (SQ FT)	TERM CERTAIN	PRICE	YIELD	DATE
Unit 31 Quakers Coppice, Crewe	Euro Car Parts Ltd	9,008	4.00	£875,000	5.60%	Dec 18
The Enza Building, Warrington	Roanza Ltd	38,060	5.70	£4,925,000	4.76%	Apr 18
Unit 1, Point 5 Walker Park, Blackburn	LH Safety Ltd	26,576	3.70	£1,700,000	6.54%	Jan 18
8A Broadway Business Park, Oldham	Trouvay and Cauvin Ltd	10,144	2.50	£700,000	6.58%	Jun 17





### TENURE

The property is held freehold.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC Rating of C (71) and a copy of the Energy Performance Certificate is available on request.

# VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

#### **PROPOSAL**

We are instructed to seek offers in excess of **£1,020,000 (One Million and Twenty Thousand Pounds)**, subject to contract and exclusive of VAT. This represents a net initial yield of **7.00%** assuming standard purchaser's costs of 5.77%.

### **FURTHER INFORMATION**

For further information please contact:

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