

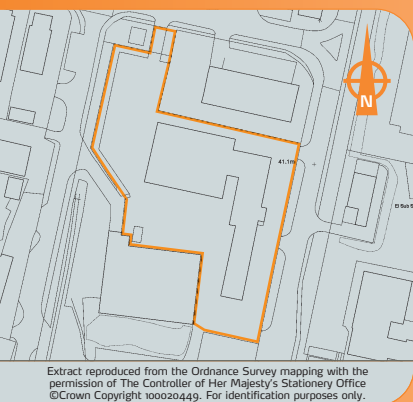
lot 52

Stephenson House, Aconfield Road, Knowsley Industrial Park  
Knowsley, Liverpool L33 7TY

Rent  
£85,000  
per annum  
exclusive

Well Secured Office Investment

- 42 year lease to Balfour Beatty Group Ltd expiring 4th June 2015 – please see note (2) re dilapidations surveys
- Prominent position within the established Knowsley Industrial Park
- Nearby occupiers include Burtons Foods, Home Bargains, Dairy Crest and Kodak
- On-site car parking for approximately 78 cars



Location

Miles: 8 miles north-east of Liverpool  
10 miles north of Liverpool  
19 miles south of Wigan  
35 miles west of Manchester  
Roads: A5208, A580, M57 (Jct 4 & 5), M58, M6 (Jct 26 & Jct 23)  
Rail: Kirkby Railway Station  
Air: Liverpool John Lennon International Airport

Situation

The property is situated in a prominent position within Knowsley Industrial Park approximately 8 miles north-east of Liverpool City Centre. Knowsley Industrial Park is one of Liverpool's prime industrial locations and benefits from being less than 1 mile from junctions 4 and 5 of the M57. Nearby occupiers include Ethel Austin, Burtons Foods, Home Bargains, Dairy Crest and Kodak.

Description

The property comprises a substantial two storey office building with a mix of open plan and cellular office accommodation on the ground and first floor. The property also benefits from an on-site car park for approximately 78 cars.

Tenure

Long Leasehold. Held from Knowsley Borough Council for a term of 94 years from 22nd February 1982 until 31st December 2076 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground	Office	949.90 sq m	(10,219 sq ft)	<b>BALFOUR BEATTY GROUP LTD (1)</b>	Approximately 42 years from 25/03/1973	£85,000	04/06/2015 (2)
	First	Office	867.80 sq m	(9,341 sq ft)				
Unit 2	Ground	Office	246.60 sq m	(2,654 sq ft)				
	First	Office	269.10 sq m	(2,896 sq ft)				
<b>Totals</b>			<b>2,333.40 sq m</b>	<b>(25,110 sq ft)</b>			<b>£85,000</b>	

- (1) Started in 1909, Balfour Beatty are a leading infrastructure group operating in the UK and the US with a significant presence in the Middle East and South East Asia (Source: www.balfourbeatty.com 02/03/2015)
- (2) Subject to the sale being completed before 4th June 2015, the purchaser may have the benefit of any dilapidations claims. Dilapidations surveys commissioned by the vendor are available for inspection within the legal pack.

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Buyer's Legal Report Service

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