

lot 48

Rent
£264,955.96
per annum
(Gross)
£162,955.96
per annum
(Net)

Allied Business Centre & Warehouse, Potter Place, West Pimbo Industrial Estate Skelmersdale, Lancashire WN8 9PH

Substantial Office and Warehouse Investment

- Situated on an established industrial estate less than a mile from Junction 5 of the M58
- Comprises approximately 30,421 sq ft of offices and 117,800 sq ft of warehouse accommodation
- Approximate site area of 4.35 hectares (10.74 acres), reflecting a low site coverage of 32%

- Asset Management Opportunities
- Future redevelopment potential (subject to consents)
- Nearby occupiers include Procter & Gamble, Carrylift Group, Pesico International, Flow-Tech and SCA



On behalf of
Joint
Administrators



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Engineering a better, safer future



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**Location**

Miles: 20 miles north-east of Liverpool
30 miles north-west of Manchester
68 miles south-west of Leeds

Roads: A577 Pimbo Road, M58 (Junction 5) & M6 (Junction 26)

Rail: Upholland Railway Station, Wigan Railway Station

Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent position on Potter Place, accessed directly off the A577 Pimbo Road, a ¼ of a mile from Junction 5 of the M58 connecting Liverpool and Manchester. The property forms part of the established West Pimbo Industrial Estate which houses major occupiers including Procter & Gamble, Carrylift Group, PepsiCo International, Flow-Tech and SCA.

Description

The property comprises a two storey serviced office known as the Allied Business Centre, totalling approximately 2,826.13 sq m (30,421 sq ft) and subdivided into a range of individual suites with on-site parking. To the rear is a substantial warehouse of approximately 10,943.68 sq m (117,800 sq ft) with an eaves height of 6.7m which has been split into three self-contained units benefiting from individual yards.

Additionally there are 10 self-storage containers on the site. The property benefits from an approximate site area of 4.35 hectares (10.74 acres).

Tenure

Long Leasehold – Held from Honeywell UK Limited for approximately 110 years from 17th December 2004 until 28th July 2114 at a current rent reserved of £102,000 per annum. The rent is reviewed 7 yearly to a ground rental value with the next review on 1st August 2017.

VAT

VAT is applicable to this lot.

Six Week Completion**Note**

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

| Unit | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a. |
|--------------------------------------------------------|-----------|-----------------------|------------------------|------------------------------------------------|-------------------------------------|--------------------|
| Suite A1 | Office | 25.08 sq m | (270 sq ft) | WEST LANCS PEER SUPPORT | Tenancy at will from 18/06/2007 | £2,700 |
| Suite A2 | Office | 29.08 sq m | (313 sq ft) | RESPONSE RECRUITMENT LIMITED | Tenancy at will from 05/06/2008 | £3,129.96 |
| Suite A3 | Office | 25.57 sq m | (2,708 sq ft) | RJ GILL LLP (1) | Tenancy at will from 25/11/2006 | £29,788 |
| Suite A4 | Office | 37.25 sq m | (401 sq ft) | PASSING POINT TRAINING LIMITED | Tenancy at will from 09/11/2009 | £4,812 |
| Suite A5 | Office | 91.51 sq m | (985 sq ft) | PRIMOTEK ASSOCIATES LIMITED | Tenancy at will from 27/10/2008 | £9,894.96 |
| Suite A6a | Office | 10.59 sq m | (114 sq ft) | PASS POINT TRAINING LIMITED | Tenancy at will from 01/03/2012 | £1,200 |
| Suite A7 | Office | 26.01 sq m | (280 sq ft) | PRIMOTEK ASSOCIATES LIMITED | Tenancy at will from 25/01/2010 | £2,799.96 |
| Suite A9 | Office | 98.85 sq m | (1,064 sq ft) | ACI REPORTS LIMITED | Tenancy at will from 25/03/2013 | £7,500 |
| Suite A11 | Office | 47.01 sq m | (506 sq ft) | PARK STREET FURNISHINGS LIMITED | Tenancy at will from 04/05/2010 | £5,250 |
| Suite B1 | Office | 111.48 sq m | (1,200 sq ft) | RJ GILL LLP (1) | Tenancy at will from 01/03/2010 | £13,200 |
| Suite B2 | Office | 46.45 sq m | (500 sq ft) | GMC-I PROSYS LIMITED (2) | Tenancy at will from 25/05/2014 | £3,600 |
| Suite B3 Rear | Office | 39.95 sq m | (430 sq ft) | M P DIGITAL PRINT | Tenancy at will from 13/05/2013 | £5,160 |
| Suite B4/5 | Office | 143.72 sq m | (1,547 sq ft) | GMC-I PROSYS LIMITED (2) | Tenancy at will from 25/07/2012 | £4,500 |
| Suite C1 | Office | 647.52 sq m | (6,970 sq ft) | GMC-I PROSYS LIMITED (2) | Tenancy at will from 07/01/2008 | £48,790 |
| Suite C3/C4/C5 | Office | 165.08 sq m | (1,777 sq ft) | GMC-I PROSYS LIMITED (2) | Tenancy at will from 11/11/2013 | £15,993 |
| Suite C6 | Office | 69.68 sq m | (750 sq ft) | NEWCORP COMPUTER SERVICES LIMITED | Tenancy at will from 25/09/2013 | £4,400 |
| Suite C8 | Office | 69.68 sq m | (750 sq ft) | BARRINGTON LEWIS LAW LIMITED | Tenancy at will from 25/06/2014 | £9,000 |
| Suite C8a | Office | 10.68 sq m | (115 sq ft) | FJC SYSTEMS LIMITED | Tenancy at will from 25/04/2012 | £1,380 |
| Suite C9 | Office | 21.37 sq m | (230 sq ft) | FJC SYSTEMS LIMITED | Tenancy at will from 25/12/2008 | £2,300.04 |
| Suite C10 | Office | 46.45 sq m | (500 sq ft) | ACCOUNTING SERVICE (WEST LANCS) LIMITED | Tenancy at will from 25/12/2008 | £5,000.04 |
| Suite C16 | Office | 13.56 sq m | (146 sq ft) | NORTH WEST EXPRESS | Tenancy at will from 25/04/2014 | £1,605.96 |
| Suites A6, A8, A10, B3, B6, C2, C7, C11, C12, C14, C15 | Offices | 823.56 sq m | (8,865 sq ft) | VACANT POSSESSION | | |
| Warehouse 1 | Warehouse | 863.98 sq m | (9,300 sq ft) | VACANT POSSESSION (3) | | |
| Warehouse 2 | Warehouse | 5,202.43 sq m | (56,000 sq ft) | VACANT POSSESSION | | |
| Warehouse 3 | Warehouse | 4,877.28 sq m | (52,500 sq ft) | MESSANGER EXPRESS STORAGE LIMITED | Tenancy at will from 28/05/2011 (4) | £78,750 |
| Container 101 | | | | LEE BLOWES | Tenancy at will from 08/07/2013 | £1,040.04 |
| Container 102 | | | | RJ GILL LLP | Tenancy at will from 25/03/2014 | £1,040.04 |
| Container 105 | | | | TASIA RAMEJKIS | Tenancy at will from 25/05/2012 | £1,299.96 |
| Container 109 | | | | RJ GILL LLP | Tenancy at will from 12/08/2013 | £867 |
| Containers 103, 104, 106, 107, 108, 110 | | | | VACANT POSSESSION | | |
| Totals | | 13,769.81 sq m | (148,221 sq ft) | | | £264,955.96 |

(1) Heads of Terms have been agreed for RJ Gill LLP to take a new five year lease with break option at a total rent of £45,000 per annum inclusive for Suites A3 and B1.

(2) Heads of Terms have been agreed for GMC-I Prosys Ltd to take a new five year lease with break option at a total rent of £97,625 per annum inclusive with three months rent free for Suites B4/B5, B6, C1, C2, C3, C4 and C5.

(3) Heads of Terms have been agreed for Messenger Express Storage Ltd to take a new two year lease at a rent of £15,066 per annum exclusive with a two month rolling tenant option to determine.

(4) Heads of Terms have been agreed for Messenger Express Storage Ltd to take a new six year lease at a rent of £85,050 per annum exclusive with a tenant option to determine the lease in year three.

For further details please contact:**Jo Seth-Smith**

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