

Lot 46

£120,714 per annum
exclusive

SRCL Limited, Bradman Road, Knowsley Industrial Park,
Liverpool, Merseyside L33 7UR

Substantial Industrial Investment



Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground	Industrial	4,589.69 sq m	(49,403 sq ft)	SRCL LIMITED (1)	15 years from 13/01/2014 (2)(3)	£95,714	(12/01/2029)
2	Ground	Industrial/ Office	1,659.44 sq m	(17,862 sq ft)	SRCL LIMITED (1)	Approx 12 years 9 months from 30/03/2016 (2) (3)	£25,000	Fixed increases on 25/12/2019 and 25/12/2023 (4) (12/01/2029)
	First	Ancillary	1,663.15 sq m	(17,902 sq ft)				
Totals			7,912.28 sq m	(85,167 sq ft)			£120,714	

- (1) SRCL Limited (t/a Stericycle) are the UK's leading healthcare waste specialists with 20 sites across the UK and Ireland, providing more waste collection, treatment and disposal services to more NHS and private sector hospitals in the UK than anyone else. They are part of Stericycle Inc. which provides healthcare services to over half a million customers worldwide (Source: www.srcl.com 23/02/2018).
- (2) The leases are full repairing and insuring, subject to a schedule of condition.
- (3) The lease of Unit 1 is subject to a tenant only option to determine on 13/01/2024 subject to 12 months' written notice. The lease of Unit 2 is subject to a tenant only option to determine on 13/01/2023 subject to 12 months' written notice.
- (4) The lease of Unit 2 benefits from fixed rental increases to £30,000 p.a. in 2019 and £35,000 p.a. in 2023.

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Key Details

- Substantial industrial unit entirely let to SRCL Limited
- Entirely let until 2029 (subject to option)
- Fixed rental increases in 2019 and 2023 (see note 4)
- Located on the established Knowsley Industrial Park
- Approximately 85,167 sq ft (7,912 sq m)

Location

Miles: 8 miles north-east of Liverpool City Centre
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, at the corner of Bradman Road and Acornfield Road. Knowsley Industrial Park is one of Liverpool's prime industrial locations approximately 8 miles north-east of Liverpool city centre benefitting from being less than 1 mile from junctions 4 and 5 of the M57 and within close proximity to Potter Rail Terminal and the region's airports.

Description

The property comprises two industrial units providing warehouse and office accommodation and a large yard with a total approximate site area of 3.357 acres (1.359 hectares).

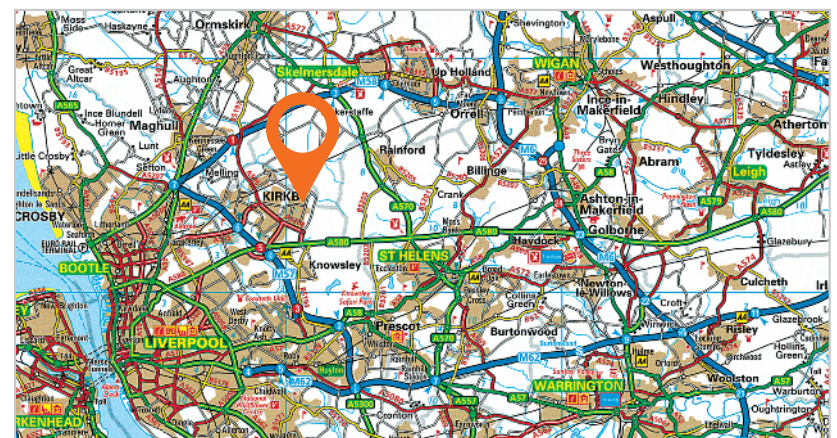
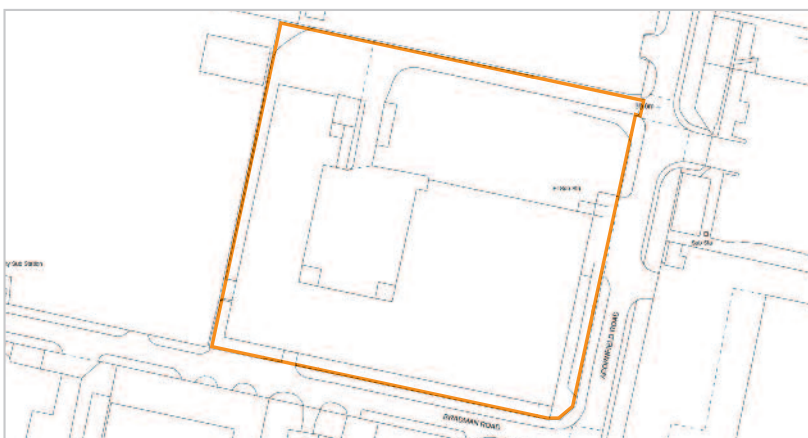
Tenure

Virtual Freehold. Held from Knowsley Metropolitan Borough Council on two separate leases for a term of 999 years from 01/04/1946 until 31/03/2945 at a peppercorn rent with no reviews.

VAT

VAT is applicable to this lot.

Six Week Completion



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