

FOR SALE

REDWOOD POINT, WOODWARD ROAD,
KNOWSLEY INDUSTRIAL PARK, KNOWSLEY L33 7UZ

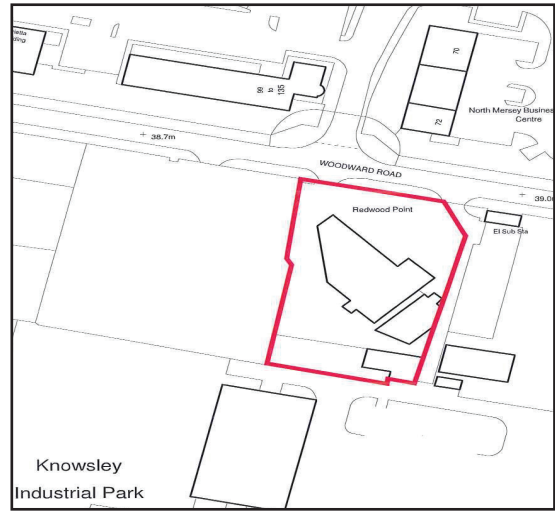
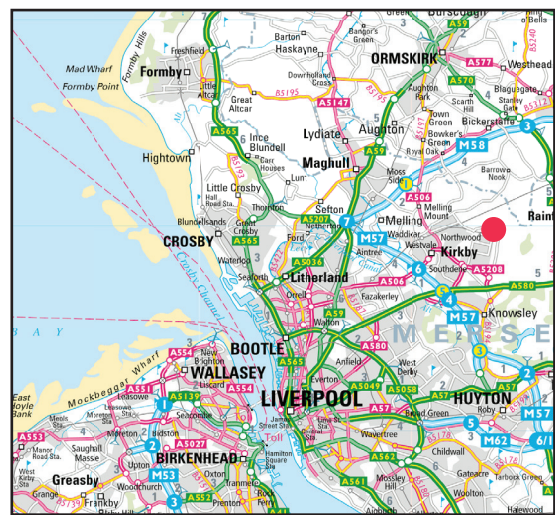


- **MULTI-LET INDUSTRIAL INVESTMENT**
- **PROMINENT POSITION IN ESTABLISHED COMMERCIAL LOCATION**
- **RENTAL INCOME £37,800 PER ANNUM**
- **PRICE £250,000, NET INITIAL YIELD 14.7%**

CONTACT HITCHCOCK WRIGHT & PARTNERS
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**
0151 227 3400
www.hitchcockwright.co.uk

REDWOOD POINT, KNOWSLEY INDUSTRIAL PARK L33 7UZ



Based upon an Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence No 100020449

LOCATION

The property is situated on the southern side of Woodward Road within the popular Knowsley Industrial Park.

East Lancashire Road (A580) forms the southern boundary of the Park and Junctions 4 and 5 of the M57 motorway are in close proximity, providing easy access to the M62, located approximately 7 miles to the south. Liverpool Freeport and Liverpool City Centre are located approximately 7 miles away.

DESCRIPTION

The subject property is a multi-let industrial complex comprised of 8 self-contained industrial units with associated parking and loading areas. The property extends to approximately 7,570 sq ft (703.2 sqm).

TENANCIES

Unit	Tenant	Size (Sq Ft)	Lease Start	Lease End	Annual Rent
1	MC Tools	1,102	August 2011	July 2018	£4,200
2	Digital Solutions	884	April 2011	March 2018	£4,200
2a	A Parkfield	594	July 2014	July 2019	£3,000
3	Artist in Lead	1,609	January 2011	January 2019	£3,000
4	FH Groundworks	348	January 2012	January 2019	£4,800
4a	CE Structures	1,276	October 2009	October 2019	£6,600
5	Austin Richardson	882	June 2013	May 2018	£4,800
6	Ian Williamson	873	July 2013	May 2018	£7,200

The landlord is responsible for maintenance and repair.

TOTAL RENTAL INCOME

£37,800 per annum

TENURE

The property is held on a 99 year lease from 6 June 2003.

PRICE

£250,000

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

Nick Harrop, Hitchcock Wright & Partners

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared June 2015

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.