

FOR SALE

90,236 sq ft on a site of 5.06 acres

- Industrial investment opportunity
- Multi-let industrial estate with excellent communication links
- Potential future redevelopment (subject to planning)
- Suitable for owner occupier
- 70,000 sq ft vacant

Enter



Industrial Warehouse / Investment Opportunity (Part Income Producing)

Albion Park

Warrington Road, Glazebury, Warrington, WA3 5PG

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INVESTMENT SUMMARY

- Industrial warehouse investment opportunity
- Multi-let industrial complex situated 5km from the M62 Motorway, 11km from the M6 Motorway and 10.7km from the M60 Motorway.
- Passing Rent: £103,393 per annum
- ERV for Units 1- 3 (Vacant): £193,650 per annum (£3.00 per sq ft)
- ERV for Unit 12 (Vacant - U/O): £18,000 per annum (£3.00 per sq ft)
- ERV for Vacant Trailer Park: £15,000 per annum
- Total ERV for the Complex: £330,043 per annum
- Capital value of £30 per sq ft
- Offers for the whole complex to be circa £2.8 million (Two Million, Eight Hundred Thousand Pounds) exclusive of VAT, net of costs

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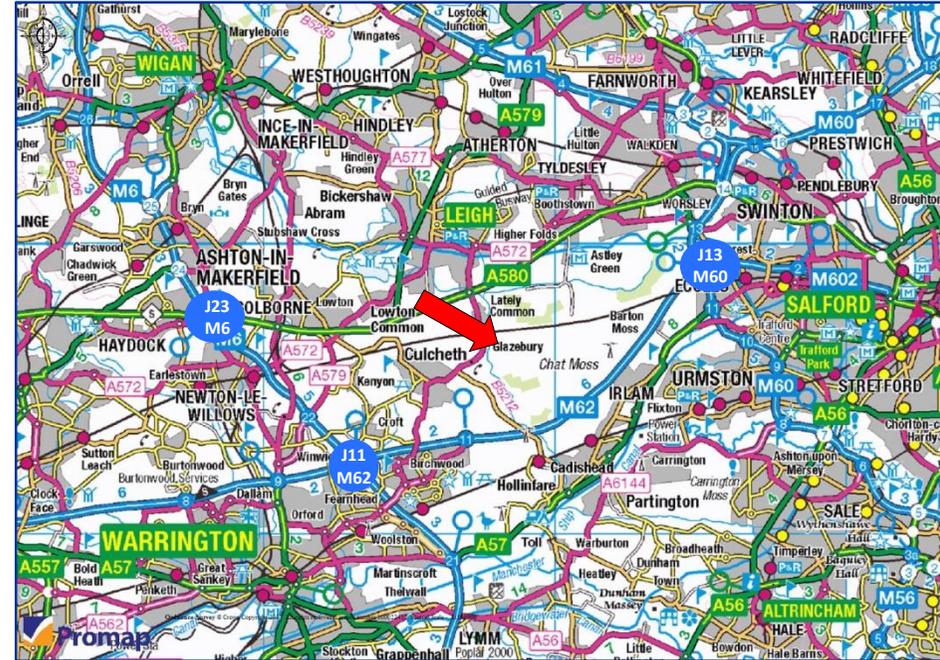
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LOCATION

Albion Park is within the village of Glazebury fronting the A574 Warrington Road. Warrington Road intersects with the A580 East Lancashire Road within 0.6 miles (1km) of the subject property.

The site is well positioned for access to the national motorway network being 3.1 miles (5km) from Junction 11 of the M62 Motorway, 7 miles (11km) from Junction 23 of the M6 Motorway and 6.7 miles (10.7km) from Junction 13 of the M60 Motorway.

Glazebury is located between Manchester and Liverpool and approximately 5 miles (8km) from Warrington.



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DESCRIPTION

The industrial complex comprises four principal buildings together with hardstanding.

- Buildings 1-3

Buildings 1-3 is a three bay warehouse of steel portal frame construction with a height to eaves of 8.5m. It was previously used for pallet distribution and is currently all warehouse with office space to the front.

- Unit 10

Unit 10 is a single storey warehouse of cavity brick construction with steel cladding to upper walls and profile steel clad roof. The building has a clear working area with a height to eaves of 7.3m. Loading is via 3 doors with offices having been fitted to a high standard.

- Unit 11

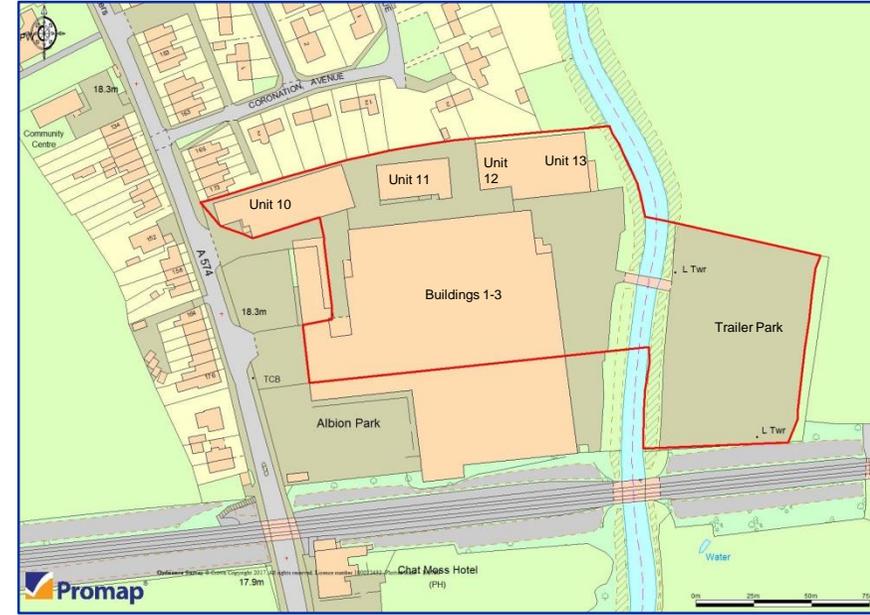
Unit 11 is a former industrial facility that has been fully fitted to a high standard as an office / call centre incorporating suspended ceilings A/C.

- Unit 12

Unit 12 is a single storey warehouse of cavity brick construction with steel cladding to upper walls and profile steel clad roof. The building has a clear working area and loading is via 3 doors.

- Trailer Park

A 1.5 acre area of hardstanding lies to the east of the River Glaze.



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TENANCY

The complex is multi-let and income producing with a total rental income totalling £103,393 per annum.

ACCOMMODATION / TENANCY SCHEDULE

All leases are outside the Landlord & Tenant Act 1954 Pt II

Unit	Tenant	Size sq ft	Size sq m	Lease	Rent PA / ERV
10	Better Bathrooms (edged orange)	10,035	932	3 years wef 1 Sep 2017	£61,796
11	Better Bathrooms (edged orange)	4,425	411	Inc above	Inc above
12	Vacant (edged green)	5,426	504	Quoting	£18,000
13	East Lancashire Commercials (edged blue)	5,800	539	3 years wef 1 Sep 2017	£41,597
Trailer Park	East Lancashire Commercials (edged blue)	0.75 acres		Inc above	Inc above
1-3	Vacant (edged purple)	64,550	5,997	Quoting	£193,650
Trailer Park	Vacant	0.75 acres		Quoting	£15,000
Total		90,236	8,383		£330,043

SERVICE CHARGE

The Estate is subject to a service charge to cover the following:

- Maintenance of common parts
- Insurance
- External repairs
- Rates



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SERVICES

We understand all mains services are available to the complex.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

RATEABLE VALUE

The complex is described as “Warehouse and Premises” and has a current Rateable Value of £151,000.

PLANNING

The property is an established industrial complex. We believe the site would suit redevelopment however interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The whole complex is available to purchase offering an attractive investment opportunity.

PRICE

Offers for the whole complex to be circa £2.8 million (Two Million, Eight Hundred Thousand Pounds) exclusive of VAT.

VAT

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

LEGAL COSTS

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

VIEWING AND ALL OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

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harry@daviesharrison.com

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Callum Morgan
Morgan Williams
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