



Tenure

Freehold.

Location

Liverpool is one of the principal cities of the north-west with a population in excess of 445,000. The city benefits from excellent air, road and rail connections with links to the national motorway network including the M57, M58 linking to the M6. The property is situated in the suburb of Knowsley 8 miles to the north-east of the city centre on Knowsley Industrial Park which is one of the largest industrial parks in Europe at some 485 hectares (1,000 acres) and containing almost 1,000 companies. The property itself lies at the junction of Lees Road and Kirkby Bank Road. Access to the port of Liverpool and the motorway network is excellent with the East Lancashire Road (A580) and M57, (Junctions 4 and 5) 1½ miles south and south-east respectively. Other major occupiers on the Park include QVC, UWP, Rentokil, Colloids, Diaper, OSS Group, Delphi and Dairy Crest. Baker Hughes also occupy substantial premises on Kirkby Bank Road.

Description

The property comprises a substantial detached warehouse with a secure yard which was refurbished prior to the tenants taking their lease. The building is finished with both dock and level access loading doors, offices/showroom, yards, canopied loading area and car parking for 75 cars.

The property provides the following gross internal accommodation and dimensions:

Ground Floor Warehouse	7,205 sq m	(77,557 sq ft)
Ground Floor Open Sided	385 sq m	(4,144 sq ft)
Ground Floor Offices/Ancillary	385 sq m	(4,144 sq ft)
Total	7,975 sq m	(85,845 sq ft)

Eaves

Apex 6.28 metres to 7.65 metres (20' 7" to 25' 1")
Underside 4.27 metres to 5.15 metres (14' to 16' 11")

Tenancy

The entire property is at present let to BAKER HUGHES LIMITED for a term of 2 years from 7th November 2013 at a current rent of £106,950 per annum for the first six months rising to £213,900 on 7th May 2014. The lease contains full repairing and insuring covenants subject to a schedule of condition. The lease is outside Sections 24-28 of the Landlord & Tenant Act 1954.

- (1) The Vendors will top up the half rent period from completion to 7th May 2014 by way of a reduction in the purchase price such that the purchaser in effect receives £213,900 per annum from completion.
- (2) The tenants have an option to renew for two separate periods of six months at the expiry of the lease.

Tenant Information

Website Address: www.bakerhughes.com
For the year ended 31st December 2012, Baker Hughes Limited reported a turnover of £701.12m, a pre-tax profit of £12.78m, shareholders' funds of £1.306bn and a net worth of £1.292bn. (Source: riskdisk.com 30.10.2013.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 29 Band B (Copy available on website).

Liverpool
29 Lees Road
Knowsley Industrial
Park
Merseyside
L33 7SE

- **Freehold Industrial Investment**
- 7,975 sq m (85,845 sq ft) refurbished industrial unit
- Let to Baker Hughes Limited
- 1.226 hectares (3.03 acre) site
- Reversion 2015 (2)
- Current Rent Reserved
- £213,900 pa ⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE

