

**COOPERSPOINT**

Coopers Lane, Knowsley Industrial Park, Liverpool

L33 7TU

**FOR  
SALE**

**MODERN  
MULTI LET  
INDUSTRIAL  
INVESTMENT**

moorfields

AVISON  
YOUNG





# INVESTMENT SUMMARY

COOPERSPOINT



- > An opportunity to acquire a modern, high specification, multi-let industrial investment.
- > Located on the established and successful Knowsley Industrial Park.
- > Strategically situated in a prominent position, adjacent to the A580 and close to Junction 4 & 5 of the M57 Motorway.
- > The property is held long leasehold for a term of 939 years from 22 May 2008 at a peppercorn.
- > Fully let to 11 tenants across 13 units.
- > Units range from 3,538 sq ft – 8,136 sq ft with a total gross area of 57,839 sq ft.
- > Bream rating of very good.
- > Current passing rent of £287,355 per annum.
- > ERV of £318,115 per annum.
- > WAULT of 2.61 years to lease expiries and 2.41 years to breaks.

We have been instructed to seek offers in excess of **£4,075,000 (FOUR MILLION AND SEVENTY FIVE THOUSAND POUNDS)**, subject to contract and exclusive of VAT. A purchase at this level reflects a NIY of **6.61%**, a reversionary yield of **7.20%**, and a capital value of **£70.45 per sq ft** (assuming purchasers' costs of **6.54%**)



# LOCATION

Knowsley is located approximately 11 miles north east of Liverpool and 29 miles west of Manchester. Conveniently situated adjacent to the A580 East Lancashire Road and to the east of junctions 4 & 5 of the M57 motorway providing easy access to the M62 and the regional and national motorway network. Due to its proximity to Liverpool and Manchester, Knowsley is one of the most established industrial areas in the North West. Liverpool John Lennon Airport is located approximately 13 miles to the south and Manchester International Airport is approximately 30 miles to the west. In addition, Liverpool Lime Street Train Station provides rail services to Manchester (40 mins), Birmingham (1 hours 30 mins) and London Euston (2 hours 12 mins). Occupiers in Knowsley include Amazon, Virgin Media, DHL, Matalan, QVC, Home Bargains and News International.



COOPERSPOINT



Liverpool John Lennon Airport  
approx.  
**13 miles south**



Manchester International Airport  
approx.  
**30 miles west**

Trains from Liverpool Lime Street Station



**40 mins to Manchester**

**1 hr 30 mins to Birmingham**

**2 hrs 12 mins to London Euston**

Approx.  
**11 miles north east of Liverpool**



Approx.  
**29 miles west of Manchester**





# SITUATION



Coopers Point is situated on Coopers Lane, on Knowsley Industrial Park. It occupies a prominent position adjacent to the A580 East Lancashire Road and is approximately 1.5 miles east of Junction 4 of the M57. The area is a well-established industrial and distribution location with easy access to Liverpool John Lennon Airport and Liverpool Port. Combined with Knowsley Business Park, the area forms one of the largest industrial areas in the country.

Other local occupiers include:





# DESCRIPTION

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Coopers Point comprises a specified, multi let industrial estate. There are a total of 13 units ranging from 3,538 sq ft to 8,136 sq ft. The property is arranged around a central yard. The site is secured by an automated security gate and a 2m high security fence. The units are of steel portal framed construction under pitched roofs and externally has part metal clad/ brickwork elevations.



## SPECIFICATION

- > Multi Let industrial estate – 13 units
- > Total area of 57,839 sq ft
- > Two modern terraces of portal frame construction with shared central yard
- > Units ranging from 3,538 – 8,136 sq ft
- > Eaves height of 6.10m (8.40m to Ridge)
- > Sodium lighting and Ambi-Rad heating
- > Electric up and over doors
- > Secure onsite parking
- > Gas fired central heating to offices



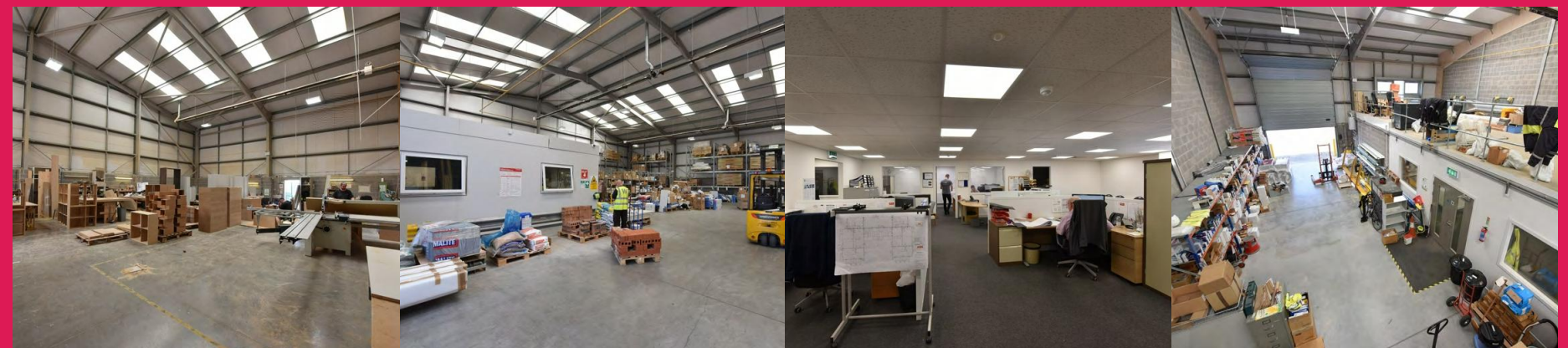
# TENANCIES



Unit	Tenant	Area sq ft	Start Date	Lease End	Break	Passing Rent pa	Passing Rent psf	ERV pa	ERV psf	Comments
1	Woodbuzz Ltd	3,574	01/02/2018	31/01/2023		£17,870	£5.00	£19,657	£5.50	
2	Woodbuzz Ltd	3,538	01/02/2018	31/01/2023		£17,690	£5.00	£19,459	£5.50	
3	Woodbuzz Ltd	3,538	08/11/2018	31/01/2023		£17,960	£5.08	£19,459	£5.50	
4	Hylands Packaging Ltd	5,323	01/11/2018	31/10/2021		£26,615	£5.00	£29,277	£5.50	
5	Balfour Beatty Group Ltd	5,323	12/02/2018	11/02/2023	12/02/2021	£27,946	£5.25	£29,277	£5.50	Service charge cap of £5,535 (£1.03 psf). RPI Linked
6	Mark Wakefield Demolition Ltd	8,136	01/02/2018	31/01/2021		£42,714	£5.25	£44,748	£5.50	
7	Wolseley Limited	7,143	28/04/2016	27/04/2021		£34,000	£4.76	£39,287	£5.50	Service charge cap of £7,903 (£1.10 psf). RPI Linked
8	Skinny Coffee Club Ltd	3,538	19/12/2016	18/12/2021		£16,800	£4.75	£19,459	£5.50	
9	Phase 3 Connectors Ltd	3,538	01/04/2018	30/04/2021		£19,460	£5.50	£19,459	£5.50	
10	HIL Installations Ltd	3,538	14/04/2019	13/04/2024		£18,500	£5.23	£19,459	£5.50	
11	Vogue Ceramics Ltd	3,538	02/03/2016	01/03/2022		£17,000	£4.80	£19,459	£5.50	
12	Book People Liverpool Ltd	3,538	24/01/2017	23/01/2022		£16,800	£4.75	£19,459	£5.50	
13	Lazer Electrics Ltd	3,574	08/10/2014	07/10/2019		£14,000	£3.92	£19,657	£5.50	
<b>Totals</b>		<b>57,839</b>				<b>£287,355</b>		<b>£318,115</b>		

The property is fully let to 11 tenants across 13 units on FRI leases producing a passing rent of £287,355 pa with a WAULT of 2.61 years to lease expiry and 2.41 years to break.

The property incorporates an electrical sub station that is held by SP Manweb plc on a 99 year lease from 11/01/2012 at a peppercorn rent and also a Gas Governor Site held by Fulcrum Pipelines Limited on a 125 year lease from 07/06/2011 at a peppercorn rent. Both are independently accessed via the main estate road.





## INVESTMENT CONSIDERATIONS

- > Modern high-quality estate
- > Potential asset management opportunities to extend terms and increase rents
- > High profile scheme with frontage to main estate spine road
- > Very marketable asset given sector, quality and lot size



## COVENANT

- > Mix of local and national covenants
- > 94% of income secured to low or low / moderate risk tenants

Tenant	Year End	Turnover	Pre-Tax Profit	Net Worth	Shareholders Funds	D&B Rating	Risk	Company Number
Balfour Beatty	31/12/2017	£6,916,000,000	£117,000,000	(£99,000,000)	£1,056,000,000	N1	Low-moderate	00395826
Mark Wakefield Demolition Ltd	31/03/2018	-	-	£1,306,016	£1,306,016	1A1	Low	05038112
Wolseley Limited	31/07/2018	£1,768,178,000	£65,197,000	£577,460,000	£599,481,000	5A1	Low-moderate	00636445
HIL Installations Ltd	30/06/2018	-	-	£1,020,358	£1,020,358	1A2	Low-moderate	01824500
Vouge Ceramics Ltd	31/10/2018	-	-	£1,904,301	£1,904,301	2A1	Low	01138413

## SERVICE CHARGE

Each tenant contributes to an established service charge regime. Further details are available on request.

## SITE AREA

The site extends to an area of 1.29 hectares (3.20 acres) reflecting a site coverage of 42.19%.

## TENURE

The property is held long leasehold for a term of 939 years from 22 May 2008 at a peppercorn.

## EPC

An Energy Performance Certificate is available on request.

## VAT

VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a transfer of a going concern.



For sale by administrators  
**moorfields**

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## PROPOSAL

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## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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