

lot 22

# Keepmoat House, Unit H2b, The Estuary Business Park Speke, Liverpool, Merseyside L24 8QR

Rent  
**£231,875**  
per annum  
exclusive

### Modern Office Investment

- Let to Keepmoat Limited
- Prominent modern office building on the North West's Premier Business Park
- Approximately 1,628 sq m (17,524 sq ft) of Grade A office space
- Nearby occupiers include DHL, HBOS, Littlewoods, M&S and David Lloyd Leisure Club
- Close to the New Mersey Retail Park and Liverpool John Lennon Airport
- On-site car parking



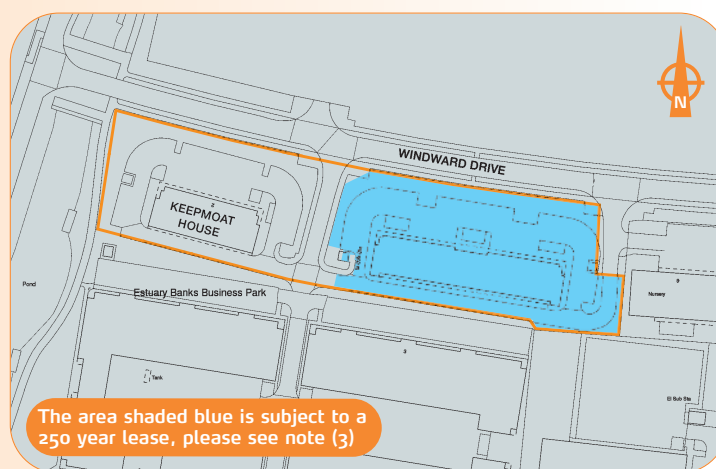
On Behalf of  
Joint Administrators at  
**moorfields**  
Corporate Recovery





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**Location**

Miles: 8 miles south-east of Liverpool city centre  
32 miles south-west of Manchester  
Roads: M53, M56, M62, A561  
Rail: Liverpool South Parkway Railway Station  
Air: Liverpool John Lennon Airport

**Situation**

The property is situated in a prominent position on the established Estuary Business Park which is located just 1 mile from Liverpool John Lennon Airport and benefits from direct dual carriageway access to the M62, M56 and the National Motorway Network. The popular New Mersey Retail Park is located nearby with occupiers including M&S, B&Q, and Argos while the David Lloyd Leisure Club is also situated close by.

**Description**

Keepmoat House comprises a modern office building arranged over ground, first and second floors.

The accommodation is largely open plan with raised floors and suspended ceilings while externally the property sits in attractive landscaped surroundings and benefits from car parking for approximately 59 cars. The tenant currently occupies two floors only. The area shaded blue comprises an additional self-contained office building that has been let on a 250 year lease, please see note (3). There is an electricity sub-station on site.

**Tenure**

Long Leasehold. Held from Homes & Communities Agency for a term of 250 years from 29th September 2008 at a peppercorn rent.

**VAT**

VAT is applicable to this lot.

**Note**

The property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Administrators are not bound to accept the highest or any offer and are acting as agents without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground, First & Second	Office	1,628 sq m (17,524 sq ft)	<b>KEEPMOAT LIMITED (2)</b>	10 years from 25/09/2006 on a full repairing and insuring lease	£231,875	24/09/2016
<b>Totals</b>		<b>1,628 sq m (17,524 sq ft) (1)</b>			<b>£231,875</b>	

(1) The areas stated above are on a Gross Internal basis.

(2) For the year ending 31/03/2014, Keepmoat Limited reported a turnover of £930,617,000, pre-tax profits of £50,031,000 and a total net worth of £120,173,000. (Source: www.riskdisk.com 08/04/2015) Keepmoat is a national market leader in sustainable community regeneration, housing, and planned and responsive repairs to the UK housing industry. They are a £1 billion company with over 80 years' experience in community regeneration and housebuilding. They have more than 3,000 dedicated staff delivering schemes across 22 regional offices. Keepmoat was acquired by TDR Capital and Sun Capital in September 2014. (Source: http://www.keepmoat.com/about-us)

(3) The area shaded blue is let to Kier Property Developments Limited for a term of 250 years less three days from 29th September 2008 at a peppercorn rent. NB. There is an electricity sub-station let to SP Manweb plc for 99 years from 10th July 2006 at a peppercorn rent.

**For further details please contact:**

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



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