

Lot 27

£130,000 per annum exclusive

510 Birchwood Boulevard, Birchwood, Warrington, Cheshire WA3 7QX

Freehold Office Investment



Key Details

- Let to Entserv UK Limited (part of Hewlett Packard) until 2024 (subject to option)
- Modern building in established Office Park in Town Centre Location
- Strategic position close to M62 (Junction 11)
- Nearby occupiers include NHS Warrington, SCC, First Recruitment and Frontier Software

On Behalf of a Major Fund Manager

Location

Miles: 17 miles west of Manchester
18 miles east of Liverpool
Roads: A49, M6, M56, M62
Rail: Warrington Central, Warrington Bank Quay Rail Stations
Air: Manchester International Airport

Situation

The property forms part of the well established Birchwood One office development which is strategically located adjacent to the M62 providing fast access to junction 11. To the east of the property is the Birchwood Shopping Centre which houses occupiers including Asda, McDonald's, New Look and Sports Direct. Birchwood Boulevard Office Park is home to occupiers including NHS Warrington, SCC, First Recruitment and Frontier Software.

Description

The property comprises an office unit benefiting from suspended ceilings, recessed lighting, central heating and with onsite parking for approximately 43 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	1,653.30 sq m 17,796 sq ft	ENTSERV UK LIMITED (1)	Approximately 11 years & 2 months from 19/12/2012 (2) (3)	£130,000	25/12/2020 (28/02/2024)
Total		1,653.30 sq m 17,796 sq ft			£130,000	

- (1) For the year ending 31st October 2015, Entserv UK Limited reported a turnover of £2,159,331,000, pre-tax profits of £30,183,000 and a total net worth of £529,072,000. (Source: Experian Group 17/01/2017). Entserv UK Limited are part of Hewlett Packard Enterprise who provide leading global technology services and have been in the innovation business for more than 75 years. (Source: www8.hp.com/uk/en/hpe/company_registration_details.html 20/01/2017)
- (2) For the purpose of clarification, the current lease is for a term of approximately 7 years and 2 months expiring 28/02/2020, although, in addition, a reversionary lease is in place from expiry of the current term until 28/02/2024. Entserv UK Limited are currently benefitting from a 9 month concessionary rent of £1 p.a. due to expire on 15/10/2017. The seller has agreed to adjust the completion monies so that the unit will effectively produce £130,000 p.a.x from the completion of sale.
- (3) The lease provides an annual tenant option to determine from 25/12/2021.



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Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Buyer's Legal Report Service: Dentons
Greg Rigby
+44 (0)20 7329 3968
greg.rigby@dentons.com

Seller's Solicitors: Hamlins LLP
Joseph Holder
+44 (0) 20 7355 6112
jholder@hamlins.co.uk