

TITAN

EAST LANCASHIRE ROAD **KNOWSLEY L33 7TU**

STRATEGICALLY WELL LOCATED INDUSTRIAL/DISTRIBUTION DEVELOPMENT OPPORTUNITY

CBRE

TITAN

EAST LANCASHIRE ROAD KNOWSLEY L33 7TU

EXECUTIVE SUMMARY

- ▶ Excellent opportunity to acquire a substantial industrial / distribution facility.
- ▶ Knowsley is located in the heart of the North West adjacent to junction 4/5 of the M57 motorway and within 12 minutes' drive from junction 23 of the M6.
- ▶ Situated in a very prominent location fronting the A580 (East Lancashire Road) on the established Knowsley Industrial Park one of the largest employment areas in the UK.
- ▶ Titan consists of 3 elements:
 - Titan Units 1, 2, 3 and 3a
 - Titan West Mill and Titan Land
- ▶ A substantial industrial / distribution facility providing 555,970 sq ft and development land of 3.06 acres.
- ▶ Total site area of 13.87 hectares (34.34 acres).
- ▶ Significant asset management and value add opportunities to drive rental income and enhance value.
- ▶ Opportunity to execute an agreement to lease over Titan Units 1, 2, 3 and 3a with a total floor area of 520,000 sq ft (48,327 sq m) to an investment grade covenant at a rent of £5 psf.
- ▶ Long Leasehold Interest.
- ▶ Offers are invited for the benefit of the long leasehold interest in all or part of Titan.



SITE OVERVIEW

Titan Units 1,2,3

Comprises a fully refurbished industrial unit with the following specification:

- ▶ Steel frame with 27 metres clear spans
- ▶ Eaves height to underside of haunch of 8.88m
- ▶ Insulated profile metal clad roof with 20% translucent roof lights
- ▶ 14 dock loading doors
- ▶ 5 level loading doors
- ▶ Floor loading up to 50 kN/m²
- ▶ Excellent Power Supply of 9Mva (9,000 kva)

Titan Unit 3a

This is a new build unit which is in frame only, whilst works are on hold.

Offices

- ▶ Two storey offices
- ▶ Male and female WCs on each floor
- ▶ Kitchen facilities to ground and first floors
- ▶ Gas fired central heating
- ▶ Fully double glazed

External

- ▶ Fully fenced perimeter fencing
- ▶ 360 degree access
- ▶ Excellent yard depth of 50 metres
- ▶ Extensive car parking with c. 400 car parking spaces
- ▶ Extensive separate concrete yard area with 200 HGV trailer parking spaces
- ▶ Low site density and extensive landscaping allowing flexibility to potentially increase yard area even further

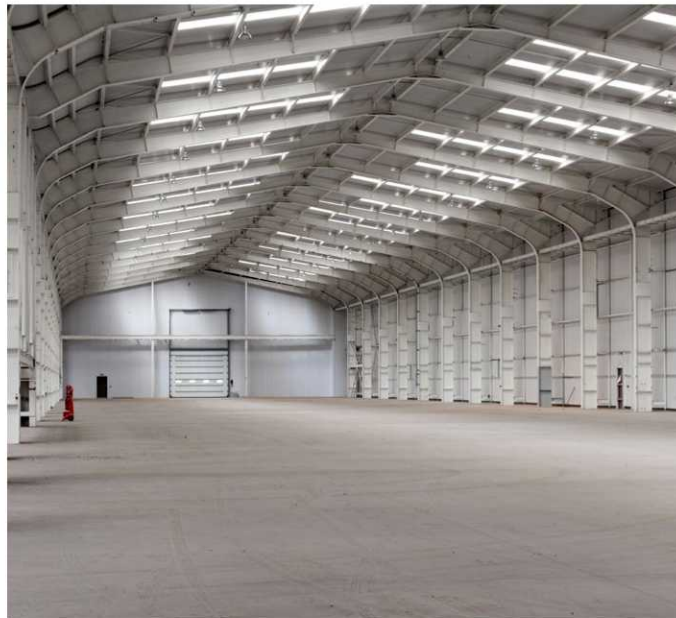
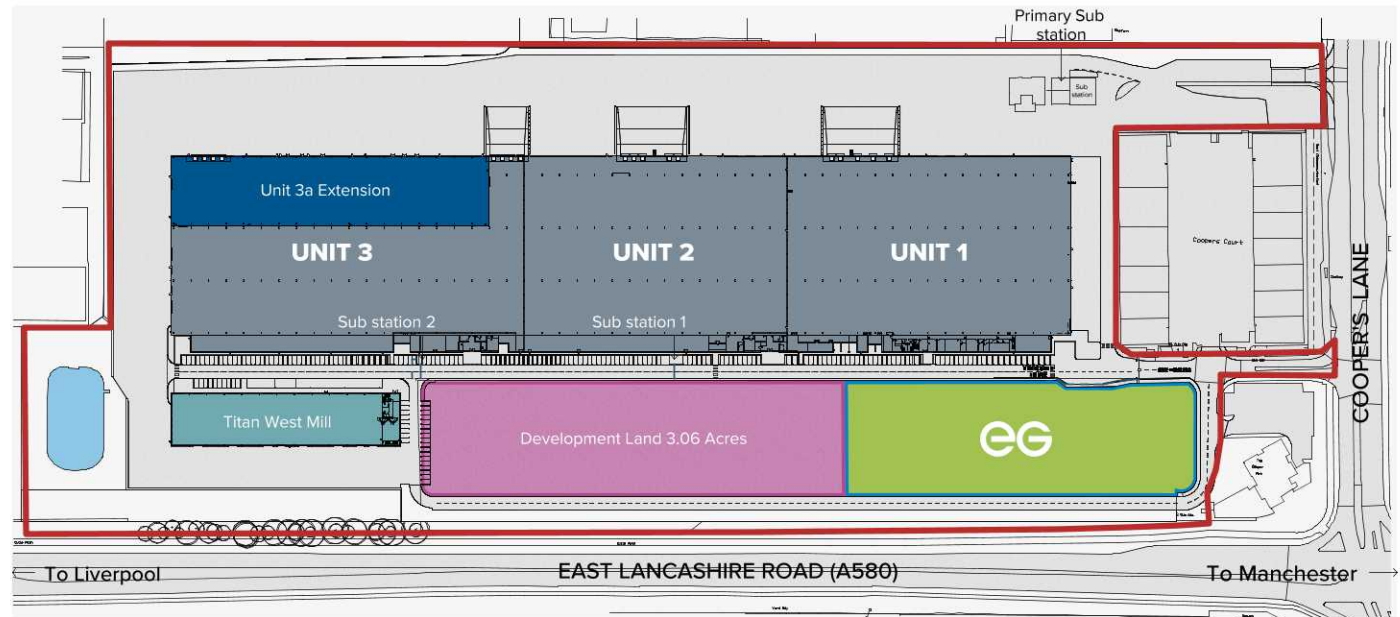
Titan West Mill

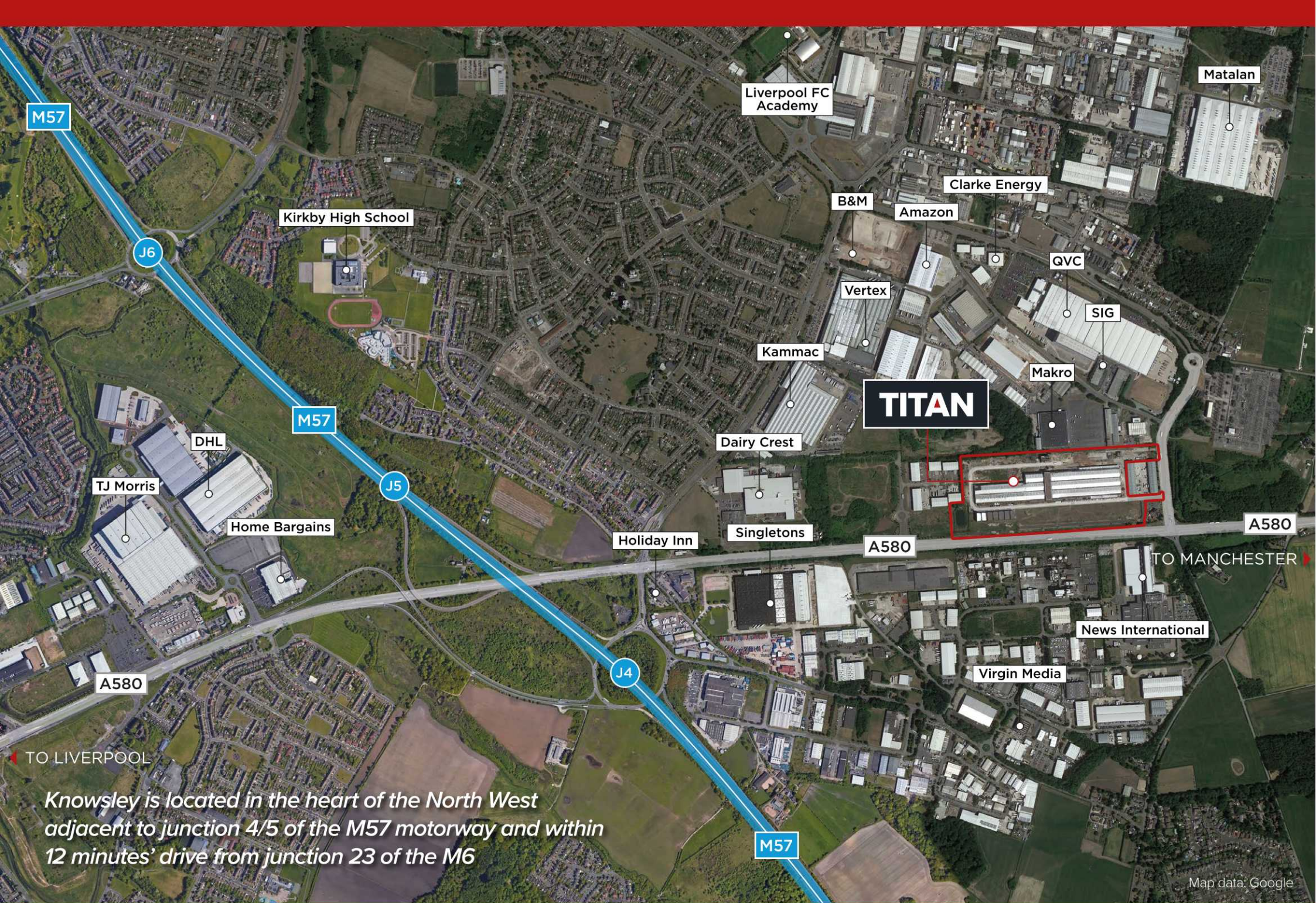
This is an un-refurbished unit located to the south west of the site. The unit has 2 roller shutter doors and an eaves height to underside of haunch of 9.71m

Land

We have calculated the net developable land fronting the A580 to be 3.06 acres. The site is fully serviced and access is via the new road which runs parallel to the A580.

The adjoining land coloured green has been sold to Euro Garages.





M57

J6

M57

J5

J4

M57

TITAN

TJ Morris

DHL

Home Bargains

A580

Kirkby High School

Liverpool FC Academy

B&M

Amazon

Clarke Energy

QVC

SIG

Kammac

Vertex

Makro

Matalan

Dairy Crest

Singletons

Holiday Inn

A580

A580

TO MANCHESTER

News International

Virgin Media

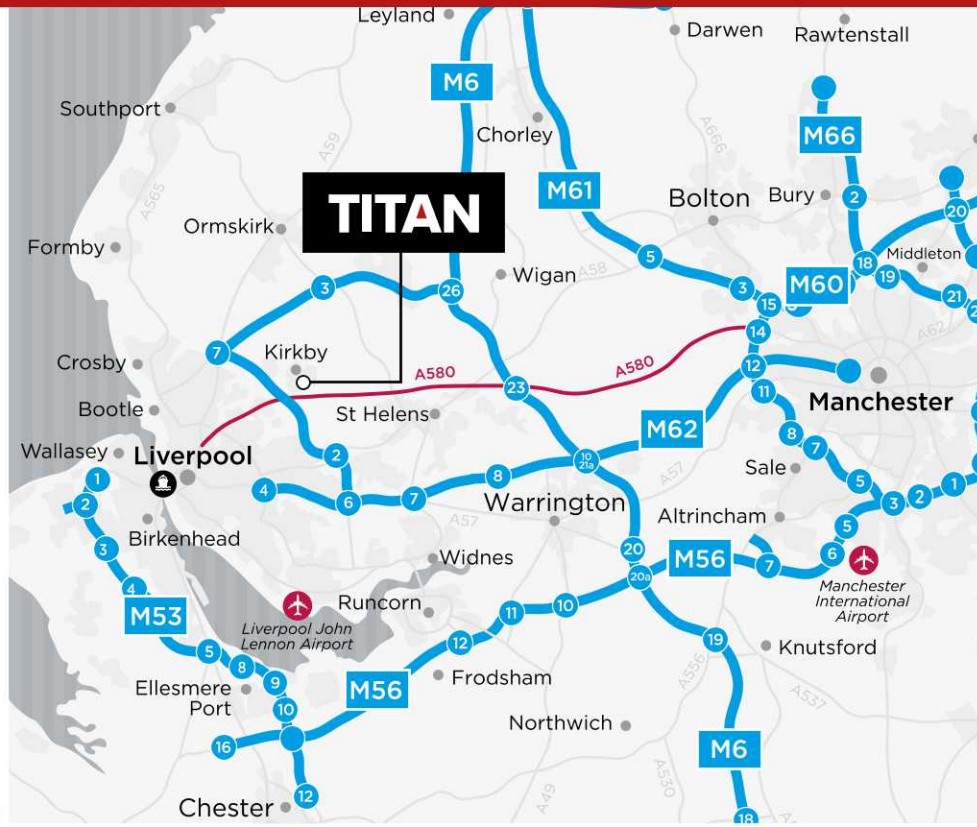
TO LIVERPOOL

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LOCATION AND COMMUNICATIONS



Knowsley is situated approximately 17 kilometres (11 miles) east of Liverpool and 48 kilometres (30 miles) west of Manchester.

Knowsley benefits from excellent communications, summarised as follows:

ROAD

Knowsley is served by the M57, M56, M62, M58 and M6 making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

AIR

Liverpool John Lennon Airport is within 12 miles of Knowsley. It is a hub for Europe's two largest low cost airlines, EasyJet and Ryanair, handling over 5 million passengers in 2018. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.

RAIL

Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Virgin Trains, as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.

SEA

The Port of Liverpool is ranked among Britain's major container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The Seaforth Container Terminal handles nearly 700,000 TEUS (20ft container units) a year. There has recently been £400m worth of investment being undertaken to create a new deep sea container terminal known as Liverpool 2 which opened in 2016.

HGV Access Time (average)



Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2hrs 35 mins
Humber Ports (Immingham)	2 hrs 45 mins
M4 Corridor (Slough)	4 hrs 10 mins
Heathrow Airport	4 hrs 15 mins
London Central	4 hrs 40 mins

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RECENT INFRASTRUCTURE IMPROVEMENTS

THE MERSEY GATEWAY PROJECT

The Mersey Gateway Project is a new 6 lane road bridge across the River Mersey and the Manchester Ship Canal, which opened in October 2017. The bridge is located approximately 1.5 km (0.93 miles) to the east of the existing Silver Jubilee Bridge that connects the towns of Widnes and Runcorn. It connects the Central Expressway in Runcorn with the Eastern Bypass and Speke Road in Widnes, offering a major strategic new transport route linking the Liverpool city region and the North West to the rest of the country.

For further information please refer to www.merseygateway.co.uk

LIVERPOOL2

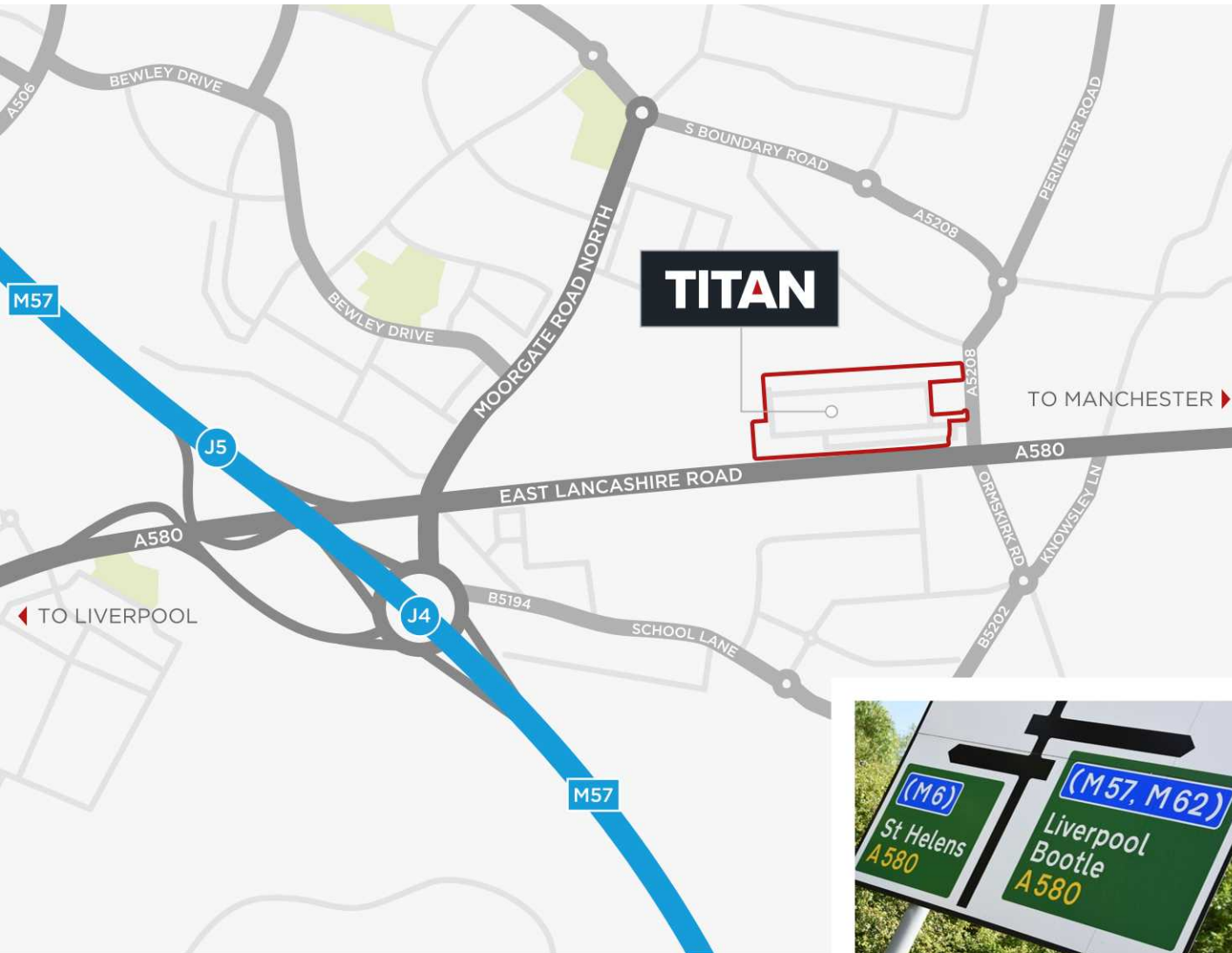
Liverpool2 is Peel Ports' new deep water container terminal opened in 2017. Accommodating 95% of the global container vessel fleet, Liverpool2 enables the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously. This creates the capacity to handle the next generation of container ships and has now enabled the Port of Liverpool to be the UK's national gateway and transshipment hub for Ireland.

For further information please refer to www.peelports.com/liverpool2

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SITUATION

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies and major occupiers located at Knowsley include:



Knowsley Business Park is based on the north and south side of the A580 East Lancashire Road which provides direct access to junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east.

The property is located on the southern side of the park fronting onto the East Lancs Road (A580) close to its junction with Coopers Lane, one of the main arterial routes on Knowsley Industrial Park.

A package of works worth £6.7M have recently been announced to improve access and connectivity at Knowsley Business Park.

Further information can be found at:

[www.knowsley.gov.uk/news/news-and-press-releases/
£6.7-million-transport](http://www.knowsley.gov.uk/news/news-and-press-releases/£6.7-million-transport)

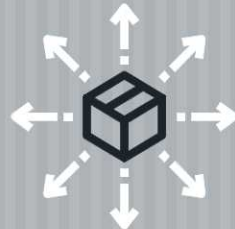


WORKFORCE DEMOGRAPHICS KEY FACTS

- ▶ Nearly 1.2 million people live within the peak hour's journey to work area of Knowsley and 68.5% of them are of working age.
- ▶ 41,700 of these people work in the logistics and distribution sector.
- ▶ The total working age group is young by national standards, with one in three being under 30.
- ▶ There is a highly skilled workforce and levels of work related to training are high amongst those working in logistics and distribution.
- ▶ Despite this, labour market costs in the commute area serving Knowsley are amongst the lowest of all UK locations and able to support a large inbound employer requiring logistics skills and experience.



Nearly 1.2 million people **live within the peak hour's journey to work area of Knowsley** - 68.5% of them are of working age



41,700 of these people work in the **logistics and distribution sector**



1 in 3 under 30 The total **working age group** is young by national standards



Labour market costs in the commute area serving Knowsley are **amongst the lowest of all UK locations**

ACCOMMODATION

The following areas have been provided by the vendor which have been measured in accordance with the RICS Property Measurement, and totals 555,970 sq ft.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 1 – including GF offices and undercroft	14,951	160,929
Unit 1 – first floor offices	585	6,296
Unit 1 Total	15,536	167,225
Unit 2	13,910	149,724
Unit 3	12,625	135,891
Unit 3A Extension	6,039	65,000
Security Lodge	44	473
External substation/plant room 1	189	2,034
External substation/plant room 2	72	775
Titan West Mill	3,237	34,848
TOTAL	51,651	555,970
LAND	AREA (HA)	AREA (ACRES)
Titan Land	1.24	3.06

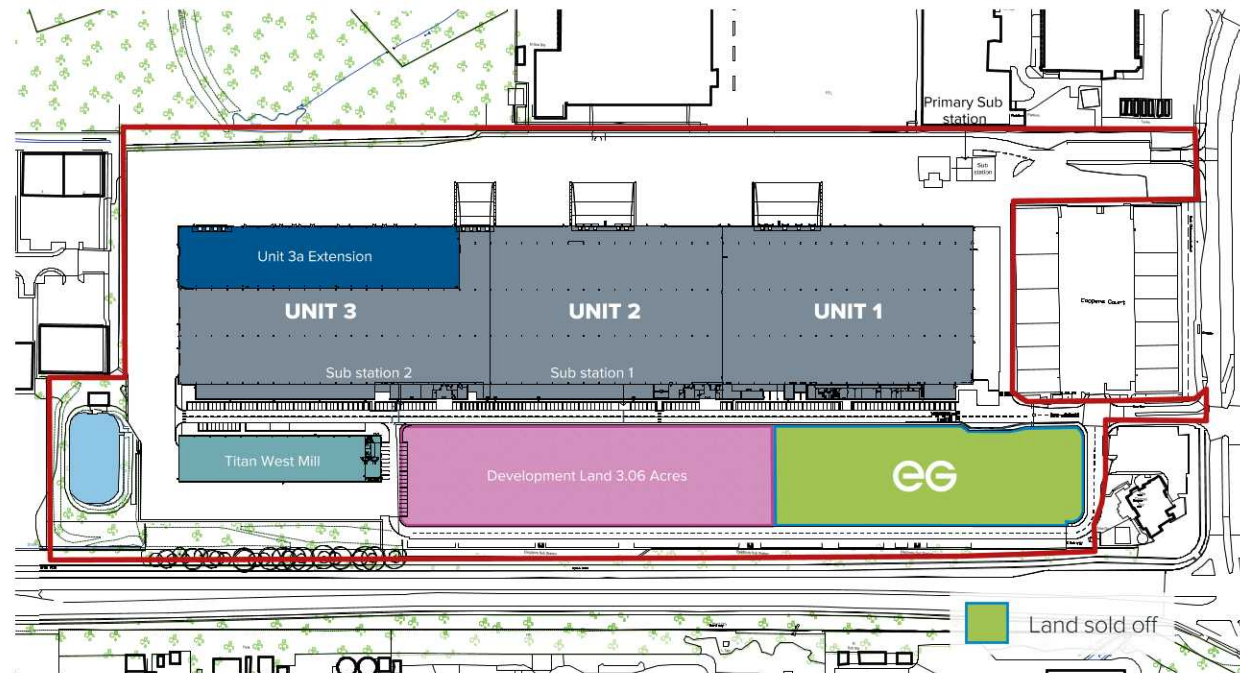
Please note that work was commenced on Unit 3A to provide a new extension totalling approx. 65,000 sq ft – the frame has been erected but works are on hold.

SITE

The site extends to approximately 13.87 hectares (34.34 acres) providing a low site cover of approximately 37%.

PLANNING

We are advised that the site is currently Zoned for B1, B2 and B8 uses.



TENURE

The property is held leasehold.

ASSET MANAGEMENT INITIATIVES INCLUDE:

- ▶ The completion of a 65,000 sq ft extension to the unit, (unit 3A).
- ▶ Execution of a unconditional agreement to lease to Investment Grade Covenant to occupy Units 1, 2, 3 and 3A at an agreed rent of £5 per sq ft.
- ▶ Refurbishment and letting of Titan West Mill.
- ▶ Potential sub-division and letting of units 1,2, 3 and 3A.
- ▶ Development of a 3 acre site fronting the A580 subject to planning.



TENANCY / AGREEMENT TO LEASE SUMMARY

An investment grade covenant has entered into an agreement to lease which is yet to be completed subject to further works to the unit, the terms are drawn on the following basis:

10 year lease with a break clause on or before the 5 year subject to 6 months notice at a maximum rent of £2,600,000 pa – equivalent to £5 per sq ft. The tenant is to benefit from 6 months rent free spread over the first year. In the event that the tenant exercises the break clause before the expiry of the 5th year of the lease, the tenant is to pay the principal rent that would be due from the termination date to the expiry of the 5th year of the term.

In the event that the break clause is exercised on the expiry of the 5th year then a 12 month rent penalty is paid to the landlord.

Further information is available upon request.



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FURTHER INFORMATION

CONSTRUCTION

There is the potential to engage with the existing contractors in relation to the completion of Unit 3A (the extension unit) and the final refurbishment works to Titan Units 1, 2, 3. Further information is available upon request.

VAT

We understand the property is elected for VAT.

CAPITAL ALLOWANCES

Further information is available upon request.

EPC

Further information upon request.

MARKETING DATA ROOM

Access via login and password is available on request from CBRE.

PROPOSAL

Offers are invited for the benefit of the long leasehold interest in all or part of Titan.

CONTACTS

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Sale on behalf of Administrators.

CBRE

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