

THE BRIDGEWATER COMPLEX

LIVERPOOL

&

LONGFIELDS COURT

BARNSLEY

HIGH-YIELDING, REVERSIONARY OFFICE & INDUSTRIAL INVESTMENT OPPORTUNITY



THE BRIDGEWATER COMPLEX LIVERPOOL & LONGFIELDS COURT BARNESLEY



Combined average occupancy level of 96% over the last 2 years



Ministry of Justice

Sefton House benefits from a new 15-year lease to the Ministry of Justice (subject to completion of the letting)



Both assets sit in close proximity to major population hubs in Liverpool and Sheffield



Let to a diverse mix of public and private sector tenants



Ministry of Justice

NHS

34% of the income at The Bridgewater Complex is secured against the NHS and the Ministry of Justice (subject to completion of the letting)



Highly reversionary investment with an estimated combined rental value of £1,321,245

INVESTMENT SUMMARY

- Two self-contained, multi-let assets in Bootle, Liverpool and Barnsley, Yorkshire
- Both assets are located in close proximity to major population hubs
- Offering a mix of refurbished, good quality industrial and office space
- Providing a total of 71,956 sq ft across 116 units and suites
- Highly reversionary with a low average passing rent
- Combined average occupancy level of **96%** over the last 2 years
- The Bridgewater Complex is currently fully let
- Sefton House, part of The Bridgewater Complex, is set to be let to the Ministry of Justice on a new 15-year lease with no break option, with upwards only 5-yearly, CPI-linked rent reviews (capped at 5%)
- Total combined annual rent of **£1,193,648** per annum
- Combined triple-net income of **£907,702** per annum



We are instructed to seek offers in excess of **£11,585,000 (Eleven Million, Five Hundred and Eighty Five Thousand)** for the purchase of both assets subject to contract and exclusive of VAT.



A purchase at this level reflects the following yield profile assuming purchasers costs of 6.71%;



Attractive **Net Initial Yield of 9.66%**



Combined **Triple-Net Yield of 7.34%**



Estimated **Combined Reversionary Yield of 10.69%**



THE BRIDGEWATER COMPLEX

CANAL STREET | BOOTLE | MERSEYSIDE | L20 8AH



23,291 sq ft of **industrial space** across 15 units



7,480 sq ft of **flexible office space**, across 30 suites



Sefton House is a **self-contained office** building of 6,777 sq ft



Average occupancy level of 98.22% over the last 2 years



Currently **fully let**



Total **Passing Rent** of **£605,988** per annum



Net Operating Income of **£461,779** per annum



Low average all-inclusive rent of **£10.14 psf** on the **industrial space** and **£37.55 psf** on the **office space**



Set to benefit from (due to exchange imminently) a **15-year lease** to the **Ministry of Justice**, with no break option



34% of the income is secured against the **NHS** and the **Ministry of Justice** (subject to completion of the Sefton House letting)

LOCATION

LIVERPOOL

Situated in the North West of England, Liverpool is the UK's fifth largest city and the commercial and administrative capital of Merseyside.

Liverpool has benefited from over £5bn of public and private sector investment over the last decade and as a result, the city is now home to over 250,000 businesses and is ranked 4th in the UK for economic growth potential.

Liverpool's rich history attracts over 54 million tourists each year, making the city the 5th most visited tourist destination in the UK. The city also benefits from a thriving student population, with an annual student population of 55,000 attending its four universities.

Liverpool's history is centred around its maritime heritage and world trade influence. Whilst the city's economy has diversified, the Port of Liverpool remains the UK's largest transatlantic port and is still a key part of the city's economy, handling over 700,000 containers each year.



SITUATION

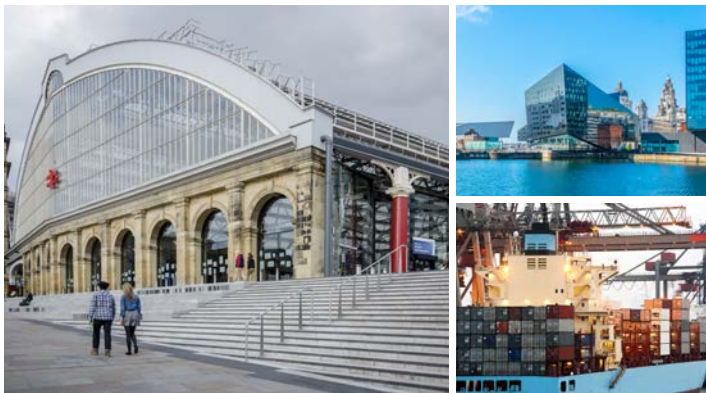
The Bridgewater Complex is situated in Bootle, which sits 2.5 miles North of Liverpool City Centre.

The subject property benefits from easy access into Liverpool City Centre, which is within a 10-minute drive, whilst the Port of Liverpool is situated a short distance to the West and is accessible within a 5-minute drive.

The micro-location is dominated by a range of commercial, industrial and office uses, supplemented by large residential areas located a short distance away, providing a strong labour market for the locality.

The Bridgewater Complex benefits from excellent public transport links with Bootle Oriel Station located immediately adjacent to the subject property. Merseyrail's Northern line service runs through this station, providing services between Southport and Liverpool every 20 minutes, with the journey time into Liverpool City Centre less than 10 minutes.

The subject property benefits from easy access to major road networks, with the A580 East Lancashire Road located 2 miles to the East, providing access to the M57 and M62 motorways, whilst the A5036, located 3 miles to the North, provides easy access to the M58 motorway and the wider regional and national motorway network.



DESCRIPTION

The subject property comprises of both industrial and office accommodation totalling 37,548 sq ft, on a 2.75-acre site.

The industrial accommodation is provided across 15 units ranging in sizes from 500 sq ft to 3,545 sq ft. The units were constructed in the mid-2000's and are of steel portal framed construction arranged across two terraces, with the following specification;

- Plastic coated cladding panels
- Roof lights
- Level access loading doors
- Gas fired heating
- Perimeter fencing
- Car parking
- Dedicated yard to unit 6

The office accommodation is arranged across two buildings. Building A is a three-storey office building of steel construction with brick and block cavity walls. The building is multi-let and provides good quality, refurbished office accommodation to the following specification;

- Full access raised floors
- Comfort cooling
- Perimeter heating
- Shared kitchens
- Dedicated car parking
- DDA Compliant
- Double glazed windows

Sefton House provides self-contained office accommodation over two-storey's to the following specification;

- Brick and blockwork construction
- Pitched metal profile roof
- Perimeter trunking
- Perimeter heating
- Lift
- Double glazed windows

There are 106 car parking spaces across the estate.

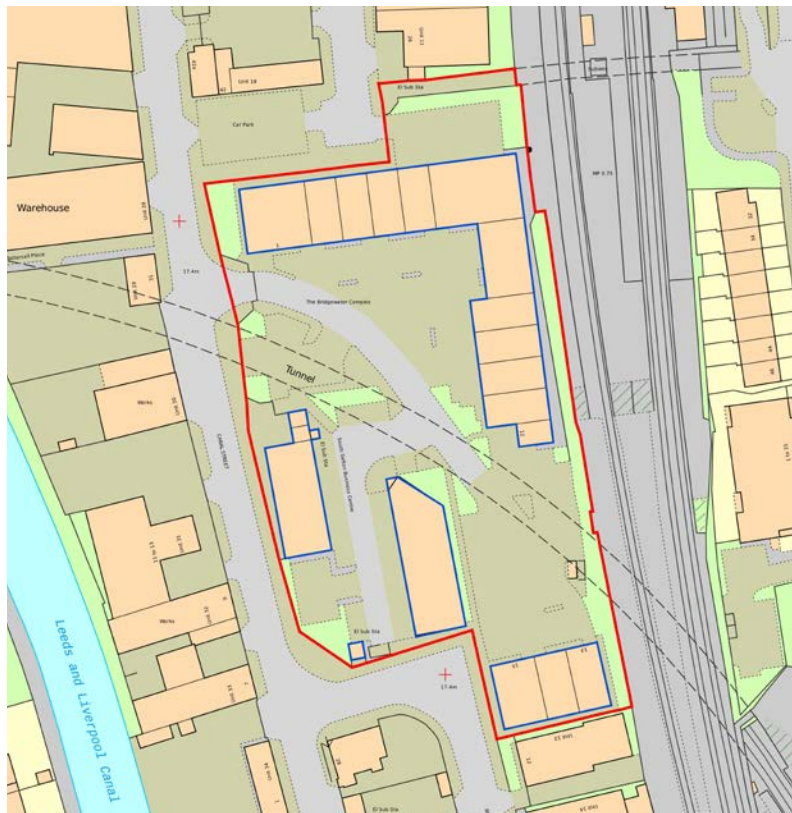


TENURE

The property is held on three long leasehold titles as follows;

- 125 years from 22 November 2000 at a fixed peppercorn ground rent
- 125 years from the 14 August 2007 at a fixed peppercorn ground rent
- 125 years from 25 December 2003 at a ground rent of £1,500 per annum subject to a rent review every 3 years, to OMOV or RPI

Further details are available upon request.



ACCOMMODATION

Use	Sq Ft	Sq M
Industrial (GIA)	23,291	2,163.79
Building A (NIA)	7,480	694.91
Sefton House (IPMS 2)	6,778	629.69
Total	37,549	3,488.39

The industrial units and Building A have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition. Sefton House has been measured in accordance with the RICS Property Measurement Standards, 2nd Edition.





LIVERPOOL CITY CENTRE

PORT OF LIVERPOOL

A565 ROAD

A5058 ROAD

THE BRIDGEWATER COMPLEX

BOOTLE ORIEL TRAIN STATION

TENNACY SCHEDULE

Unit	Client	Area sq ft	Passing rent	Per sq ft p.a.	Start Date	End Date	ERV psf	ERV
Industrial								
Unit 1	Plazology	2,599	£23,796.00	£9.16	1-Nov-21	31-Oct-22	£10.50	£27,289.50
Unit 2	Premier Cleaning & Transport Services UK LTD	1,260	£14,400.00	£11.43	1-Mar-19	29-Feb-24	£12.00	£15,120.00
Unit 3	Distinctive Decorating Services UK Ltd	1,260	£11,556.00	£9.17	1-Oct-20	30-Sep-22	£12.00	£15,120.00
Unit 4	Crosby Window Systems Ltd	1,260	£14,976.00	£11.89	1-Aug-21	31-Aug-22	£12.00	£15,120.00
Unit 5	Peninsula Contracts Ltd	1,260	£15,060.00	£11.95	1-May-22	30-Apr-23	£12.00	£15,120.00
Unit 6	GRT Drainage Limited (T/A Metro Rod)	3,545	£27,720.00	£7.82	1-Oct-19	30-Sep-22	£10.50	£37,222.50
Unit 7	C A Burke Construction	2,303	£23,232.00	£10.09	1-Jan-20	31-Dec-22	£10.50	£24,181.50
Unit 8	A1 Dampproofing GB Limited	1,260	£14,616.00	£11.60	1-Jul-22	30-Jun-23	£12.00	£15,120.00
Unit 9	Mersey Joinery	1,260	£15,036.00	£11.93	10-Jun-19	9-Jun-20	£12.00	£15,120.00
Unit 10	City Tool and Plant Hire LTD	1,260	£15,036.00	£11.93	19-Aug-21	18-Aug-22	£12.00	£15,120.00
Unit 11	ATM Property Services	1,260	£15,096.00	£11.98	1-Sep-21	31-Aug-22	£12.00	£15,120.00
Unit 12	Lee Webster (T/a All Budget Catering)	500	£6,900.00	£13.80	1-Sep-21	31-Aug-22	£15.00	£7,500.00
Unit 13	Fire Block Limited	1,260	£15,048.00	£11.94	1-Mar-22	28-Mar-23	£12.00	£15,120.00
Unit 14	Vortex Gas	1,260	£12,516.00	£9.93	1-Nov-21	31-Oct-22	£12.00	£15,120.00
Unit 15	AC Packing Ltd	1,744	£17,556.00	£10.07	1-Dec-21	30-Nov-22	£12.00	£20,928.00
	Total Industrial	23,291	£242,544.00	£10.14			£11.52	£268,321.50
BH Mgr Office	BH Mgr Office	-	-	-	-	-	-	-
G01A	South Sefton Primary Healthcare Ltd	125	£4,620.00	£36.96	1-Mar-22	30-Sep-22	£40.00	£5,000.00
G01	South Sefton Primary Healthcare Ltd	125	£4,622.81	£36.98	1-Oct-21	30-Sep-22	£40.00	£5,000.00
G02	South Sefton Primary Healthcare Ltd	125	£4,622.81	£36.98	1-Oct-21	30-Sep-22	£40.00	£5,000.00
G03	South Sefton Primary Healthcare Ltd	125	£4,622.81	£36.98	1-Oct-21	30-Sep-22	£40.00	£5,000.00
G04	South Sefton Primary Healthcare Ltd	125	£4,622.81	£36.98	1-Oct-21	30-Sep-22	£40.00	£5,000.00
G05-06	South Sefton Primary Healthcare Ltd	250	£9,245.61	£36.98	1-Oct-21	30-Sep-22	£40.00	£10,000.00
G07	South Sefton Primary Healthcare Ltd	105	£3,883.16	£36.98	1-Oct-21	30-Sep-22	£40.00	£4,200.00
G08	Actively Promoting Change Ltd	290	£11,496.00	£39.64	1-Dec-21	30-Nov-22	£40.00	£11,600.00
G09	South Sefton Primary Healthcare Ltd	182	£6,840.00	£37.58	1-Jun-22	31-Mar-23	£40.00	£7,280.00

G10-G12	RS Logistics	578	£20,760.00	£35.92	1-Dec-21	30-Nov-22	£37.00	£21,386.00
G13	DW Facades	185	£6,840.00	£36.97	17-Jan-22	16-Jan-23	£40.00	£7,400.00
101-103	TA-365 Rail Limited	690	£22,416.00	£32.49	1-Oct-20	30-Sep-22	£37.00	£25,530.00
104	Ola Cabs	123	£5,340.00	£43.41	1-Apr-22	31-Mar-23	£40.00	£4,920.00
105	Avalon Cabs Ltd t/a Intime Private Hire	123	£5,520.00	£44.88	1-Jul-22	30-Jun-23	£40.00	£4,920.00
106	DIDI Mobility UK Ltd	123	£4,800.00	£39.02	1-Mar-22	31-Oct-23	£40.00	£4,920.00
107	AK Timber Systems Ltd	123	£4,560.00	£37.07	1-Mar-22	28-Feb-23	£40.00	£4,920.00
108	Sor Brickworks Ltd	123	£4,800.00	£39.02	1-Jun-22	31-May-23	£40.00	£4,920.00
109	Brendan G Carroll	123	£5,040.00	£40.98	1-Dec-21	30-Nov-22	£40.00	£4,920.00
110	XL Logistics Limited	329	£12,108.00	£36.80	1-Jun-22	31-May-23	£37.00	£12,173.00
111-12	UBER Britannia Ltd	381	£13,200.00	£34.65	1-Apr-21	31-Jul-22	£37.00	£14,097.00
113	Boskalis Westminster	182	£7,440.00	£40.88	1-Mar-22	28-Feb-23	£40.00	£7,280.00
114	Boskalis Westminster	182	£7,440.00	£40.88	1-Mar-22	28-Feb-23	£40.00	£7,280.00
115	Roadtrain Ltd	270	£10,080.00	£37.33	1-Apr-22	31-Mar-23	£40.00	£10,800.00
201	Partners in Training	645	£22,992.00	£35.65	1-Jan-22	31-Dec-22	£37.00	£23,865.00
201A	Street Cars Manchester Ltd	130	£5,196.00	£39.97	21-Dec-20	31-Dec-22	£40.00	£5,200.00
202	Blue Search Limited	122	£5,520.00	£45.25	1-Dec-21	30-Nov-21	£40.00	£4,880.00
203	Wolf Group UK Trading Ltd	251	£8,736.00	£34.80	1-Oct-19	30-Sep-22	£40.00	£10,040.00
204A	SATPLAN Ltd	247	£8,575.20	£34.72	1-Aug-21	31-Jul-23	£40.00	£9,880.00
204 B	Meeting Room	-	-	-	-	-	-	-
205	PSI Global Construction & Engineering Limited	728	£21,582.00	£29.65	1-Apr-21	31-Mar-23	£37.00	£26,936.00
206	PSI Global Construction & Engineering Limited	370	£11,118.00	£30.05	1-Apr-21	31-Mar-23	£37.00	£13,690.00
Sefton House	Ministry of Justice	6,777	£84,724.92	£12.50	TBC - U/O	TBC - U/O	£12.50	£84,712.50
	Total Offices	14,257	£353,364.12	£24.79			£26.15	£372,749.50
	Total Accomodation	37,548	£595,908.12	£15.87				£641,071.00
	Telephony		£7,560.00					£7,560.00
	Meeting Rooms		£2,520.00					£2,520.00
	Total Other Revenue		£10,080.00					£10,080.00
	Total Revenue		£605,988.12					£651,151.00

LONGFIELDS COURT

WHARNCLIFFE BUSINESS PARK, BARNESLEY, S71 3GN



21,530 sq ft of **industrial space** across 21 units



12,878 sq ft of **office space**, across 48 suites



Average occupancy of 94%



Total Accommodation 34,408 sq ft



Total **Passing Rent** of **£587,660** per annum



Net Operating Income of **£445,923** per annum



Low average all-inclusive rent of **£10.49 psf** on the **industrial space** and **£27.41 psf** on the **office space**



LONGFIELDS COURT

LOCATION

BARNSELY

Barnsley is a large market town situated in South Yorkshire approximately 23 miles south of Leeds, 36 miles east of Manchester and 175 miles north of London. The town is well located between the cities of Sheffield, Leeds, and Wakefield.

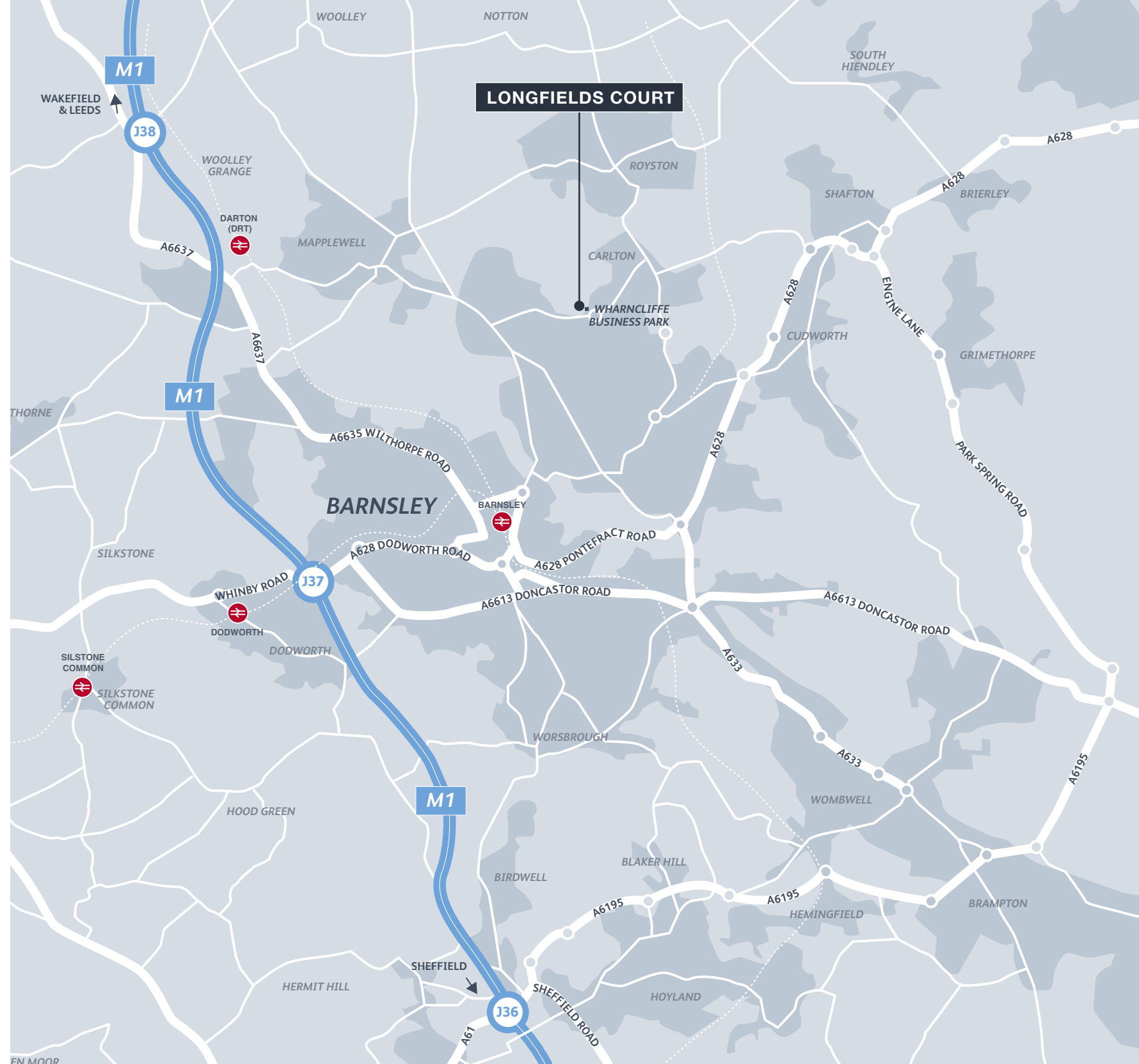
The town is well served by an established motorway network with J37 of the M1 situated 4 miles away. This connects Barnsley to the M61, A1 (M) and the M18 providing direct links to the north and south of the country.

SITUATION

Wharncliffe Business Park is situated along Middlewoods Way, just off Longfields Road, in an established commercial location. The business park is approximately 3.3 miles to the north east of Barnsley centre, 15 miles to the north east of Sheffield centre, 15 miles to the north of Sheffield and 20 miles south of Leeds.

The surrounding uses are predominantly industrial, neighbouring occupiers include Glass Recycling UK, Euroglaze Ltd and Ardagh Glass.

The site benefits from a strategic position in relation to the wider highway network, approximately 4 miles from Junction 37 of the M62, which provides connections to the wider motorway network including the M62 (15 miles north) and both the A1 and M18 (20 miles east).



DESCRIPTION

The property comprises both industrial and office space across a total of 69 units extending to 34,408 sq ft.

The units all offer high quality accommodation. The industrial units are of steel portal frame construction underneath profile metal clad roofs and steel elevations. The offices are over three storeys with brick elevations.

There are 149 car parking spaces on site.

The industrial accommodation is provided across 21 units ranging in sizes from 500 sq ft. The units were constructed in the mid-2000's and are of steel portal framed construction arranged across two terraces, with the following specification;

- Plastic coated cladding panels
- Roof lights
- Level access loading doors
- Gas fired heating
- Perimeter fencing
- Car parking

The office accommodation is arranged across one building. The office building of steel construction with brick and block cavity walls. The building is multi-let to several tenants and provides good quality, refurbished office accommodation to the following specification;

- Full access raised floors
- Comfort cooling
- Perimeter heating
- Shared kitchens
- Dedicated car parking
- DDA Compliant
- Double glazed windows





TENURE

The property is held freehold.

ACCOMMODATION

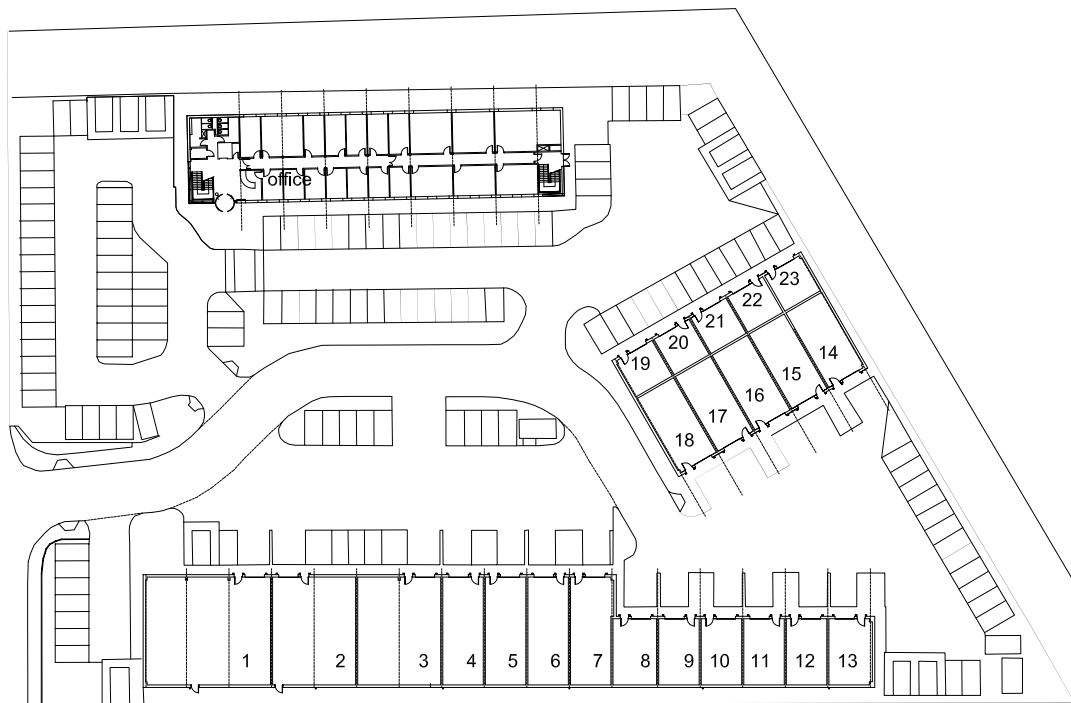
Use	Sq Ft	Sq M
Industrial	21,530	2,029.91
Offices	12,878	1,121.42
Total	34,408	3,196.58

The property has been measured in accordance with RICS Code of Measurement (6th edition).





FLOOR PLANS



Unit	Client	Area sq ft	Passing rent	Per sq ft p.a.	Start Date	End Date	ERV psf	ERV
Industrial								
Unit 1	G-Force Motors Ltd	3,130	£27,000.00	£8.63	1-May-22	30-Apr-23	£11.00	£34,430.00
Unit 2	Elite Energy Yorkshire Ltd	2,105	£22,200.00	£10.55	1-Nov-20	31-Oct-21	£11.00	£23,155.00
Unit 3	Richard Andrews	2,104	£16,560.00	£7.87	1-Aug-19	31-Jul-24	£11.00	£23,144.00
Unit 4	AKT Motorsports Ltd	1,108	£10,800.00	£9.75	15-Jul-20	31-Jul-24	£12.00	£13,296.00
Unit 5	Woodcock Electrical Ltd	1,108	£11,100.00	£10.02	1-Aug-21	31-Jul-22	£12.00	£13,296.00
Unit 6	Trident Plastering and Drylining Ltd	1,108	£12,000.00	£10.83	1-Dec-21	31-Dec-22	£12.00	£13,296.00
Unit 7	Albion Transmission Limited	1,111	£11,280.00	£10.15	1-Aug-21	31-Jul-23	£12.00	£13,332.00
Unit 8	Eco Dry Wall Soutlions Ltd	732	£7,812.00	£10.67	1-Dec-20	30-Nov-21	£13.25	£9,699.00
Unit 9	Highways, Barnsley Met. Borough Council	732	£8,640.00	£11.80	1-Feb-22	31-Jan-23	£13.25	£9,699.00
Unit 10	Trustsport	732	£8,436.00	£11.52	1-Aug-21	31-Jul-22	£13.25	£9,699.00
Unit 11	A G Pest Management	732	£8,100.00	£11.07	1-Dec-21	30-Nov-22	£13.25	£9,699.00
Unit 12	My Energy Grants Limited	560	£7,320.00	£13.07	18-Apr-22	31-Oct-22	£13.25	£7,420.00
Unit 13	My Energy Grants Limited	732	£8,400.00	£11.48	1-Jun-22	31-Aug-22	£13.25	£9,699.00
Unit 14 & 23	CR Plumbing and Heating	1,113	£13,260.00	£11.91	1-Feb-20	31-Jan-22	£12.00	£13,356.00
Units 15 & 22	Shy Tot Graphics Ltd	1,103	£11,880.00	£10.77	1-Feb-21	31-Jan-23	£12.00	£13,236.00
Unit 16	Alginor ASA	759	£8,400.00	£11.07	11-Oct-21	30-Sep-23	£13.25	£10,056.75
Unit 17	Warmglaze w&c ltd	759	£8,796.00	£11.59	1-Apr-22	31-Mar-23	£13.25	£10,056.75
Unit 18	Kamil Krzysztof T/A Perfect Finishing Car Detailing	759	£9,600.00	£12.65	11-Apr-22	10-Apr-23	£13.25	£10,056.75
Unit 19	Lisa Sephton T/A Snack Stop	355	£4,800.00	£13.52	1-Mar-21	28-Feb-22	£13.25	£4,703.75
Unit 20	Bee Inkt Ltd	344	£4,992.00	£14.51	1-Jul-21	30-Jun-22	£13.25	£4,558.00
Unit 21	Andrew Fyfe (Trustport)	344	£4,500.00	£13.08	1-Aug-21	31-Jul-22	£13.25	£4,558.00
	Total Industrial	21,530	£225,876.00	£10.49			£12.10	£260,446.00
G01	Shadow Security Service	265	£7,236.00	£27.31	1-Sep-21	31-Aug-22	£31.50	£8,347.50
G02	Alliance Personell	265	£8,856.00	£33.42	1-Aug-21	31-Aug-22	£31.50	£8,347.50
G03	Always Networks Ltd	265	£7,200.00	£27.17	1-Apr-22	1-Mar-24	£31.50	£8,347.50
G04	Vacant	130	-	-	-	-	£35.00	£4,550.00
G05	Friends Assured Ltd	130	£4,320.00	£33.23	1-Aug-21	1-Jul-22	£35.00	£4,550.00
G06	Core Medical Reporting TA Pure Physiotherapy	130	£4,800.00	£36.92	1-Aug-21	31-Jul-22	£35.00	£4,550.00
G07	EBS Automation Limited	130	£4,956.00	£38.12	1-Apr-21	31-May-21	£35.00	£4,550.00
G08	Five One Two	130	£4,500.00	£34.62	1-Aug-21	31-Jul-22	£35.00	£4,550.00
G09	Meeting Room	130	-	-	-	-	-	-
G10	Manager's Office	130	-	-	-	-	-	-
G11	Gist Limited	360	£9,720.00	£27.00	1-Aug-22	31-Jul-24	£31.50	£11,340.00
G12	Vacant	180	-	-	-	-	£35.00	£6,300.00
G13	Royston Bookkeeping Ltd	180	£4,800.00	£26.67	1-Aug-21	31-Jul-22	£35.00	£6,300.00
G14	Vacant	180	-	-	-	-	£35.00	£6,300.00
G15	Midshires Care Limited	180	£5,220.00	£29.00	1-Aug-21	31-Jul-22	£35.00	£6,300.00

G16	Midshires Care Limited	180	£5,220.00	£29.00	1-Aug-21	31-Jul-22	£35.00	£6,300.00
G17	Screen 4 (Yorkshire) Ltd	370	£12,660.00	£34.22	1-May-21	31-Jul-21	£31.50	£11,655.00
G18	LM10 LTD	370	£11,100.00	£30.00	1-May-22	30-Apr-27	£31.50	£11,655.00
G19	Lakeside FS Ltd	450	£13,500.00	£30.00	1-May-22	30-Apr-27	£31.50	£14,175.00
F01	Andy Vipond T/A V Financial	265	£7,236.00	£27.31	10-Jan-19	30-Sep-20	£31.50	£8,347.50
F02	Stan Civils Limited	265	£6,960.00	£26.26	1-Aug-21	31-Jul-22	£31.50	£8,347.50
F03	Cellex Limited	265	£8,088.00	£30.52	1-Jun-22	30-Nov-22	£31.50	£8,347.50
F04	Cellex Limited	130	£4,188.00	£32.22	1-Jun-22	30-Nov-22	£35.00	£4,550.00
F05	Alginor ASA	130	£4,200.00	£32.31	11-Oct-21	30-Sep-23	£35.00	£4,550.00
F06	Countrywide Supplies Ltd	130	£4,380.00	£33.69	1-Feb-20	30-Apr-23	£35.00	£4,550.00
F07	Mr Driving School	130	£4,740.00	£36.46	1-Mar-22	31-Aug-22	£35.00	£4,550.00
F08	Pulse Digital Marketing Ltd	130	£4,020.00	£30.92	1-May-22	30-Apr-24	£35.00	£4,550.00
F09	M&B Skills Solutions Ltd	130	£4,320.00	£33.23	11-Apr-22	30-Sep-22	£35.00	£4,550.00
F10	PRAC Financial Ltd	130	£3,900.00	£30.00	1-Aug-21	31-Jul-22	£35.00	£4,550.00
F11	Nexdorf Electrical Control Engineering	130	£3,900.00	£30.00	1-Apr-22	31-Mar-23	£35.00	£4,550.00
F12 & F13	Gopromotional Limited	545	£16,462.76	£30.21	1-May-22	30-Apr-24	£29.00	£15,805.00
F14	Gopromotional Limited	180	£5,437.24	£30.21	1-May-22	30-Apr-24	£35.00	£6,300.00
F15	Gist Limited	180	£4,860.00	£27.00	1-Aug-22	31-Jul-24	£35.00	£6,300.00
F16	Gist Limited	180	£4,860.00	£27.00	1-Aug-22	31-Jul-24	£35.00	£6,300.00
F17	Welcome Nurseries	550	£15,600.00	£28.36	1-Jun-22	30-Jun-23	£29.00	£15,950.00
F18	Trust Home Care Ltd	820	£18,756.00	£22.87	1-Mar-22	31-Aug-22	£29.00	£23,780.00
S01	Gist Limited	1,970	£54,690.00	£27.76	1-Aug-22	31-Jul-24	£29.00	£57,130.00
S02	Dearne Accountancy Services Limited	260	£6,120.00	£23.54	1-Jun-22	31-May-25	£31.50	£8,189.66
S03	Gist Limited	129	£3,480.00	£26.95	1-Aug-22	31-Jul-24	£35.00	£4,519.20
S04	My Energy Grants Limited	129	£3,812.00	£29.52	18-Apr-22	17-Apr-25	£35.00	£4,519.20
S05	My Energy Grants Limited	260	£7,675.66	£29.52	18-Apr-22	17-Apr-25	£31.50	£8,189.69
S06	My Energy Grants Limited	129	£3,808.46	£29.52	18-Apr-22	17-Apr-25	£35.00	£4,515.00
S07	My Energy Grants Limited	127	£3,749.41	£29.52	18-Apr-22	17-Apr-25	£35.00	£4,445.00
S08	My Energy Grants Limited	127	£3,749.41	£29.52	18-Apr-22	17-Apr-25	£35.00	£4,445.00
S09	My Energy Grants Limited	561	£16,562.36	£29.52	18-Apr-22	17-Apr-25	£29.00	£16,269.00
S09(A)	My Energy Grants Limited	183	£5,402.70	£29.52	18-Apr-22	17-Apr-25	£35.00	£6,405.00
S10A	Three Circles Fostering Limited	375	£12,040.08	£32.13	1-Jan-22	31-Dec-22	£31.50	£11,802.42
S10B	Three Circles Fostering Limited	183	£5,875.92	£32.12	1-Jan-22	31-Dec-22	£35.00	£6,402.20
	Total Offices	12,878	£352,962.00	£27.41			£31.13	£400,826.37
	Total Accomodation	34,408	£578,838.00	£16.82				
	Telephony		£5,472.00					
	Meeting Rooms		£3,349.87					
	Total Other Revenue		£8,821.87					
	Total Revenue		£587,659.87					

SUMMARY

BRIDGEWATER COMPLEX

LIVERPOOL

&

LONGFIELDS COURT

BARNSELY

FURTHER INFORMATION



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EPC

A copy of the properties EPC certificates can be provided upon request.

OPERATING COSTS

A breakdown of the operating costs are available upon request.

DATA ROOM

A data room has been created for the purpose of this disposal. Access can be provided upon request.

VAT

The property is elected for VAT and the intention is to treat this sale as a Transfer of a Going Concern (TOGC).

CAPITAL ALLOWANCES

There are no unclaimed Capital Allowances available with the property.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PRICING

We are instructed to seek offers in excess of **£11,585,000 (Eleven Million, Five Hundred and Eighty Five Thousand)** for the purchase of both assets subject to contract and exclusive of VAT.

SUBJECT TO CONTRACT | EXCLUSIVE OF VAT

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