



## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL

### Investment Summary

- **Established office** location close to Liverpool city centre
- Part of the wider **Hurricane Court** development **totalling** over 8,361 sq m (**90,000 sq ft**)
- **Nearby occupiers** include **David Lloyd Leisure** and **Crown Plaza Hotel**
- **Two high specification office buildings** totalling 1,502.22 sq m (**16,170 sq ft**)
- **WAULT** of **7.31** years to lease expiry

We are instructed to seek offers of **£1,400,000** (One Million Four Hundred Thousand Pounds), which reflects a **net initial yield** of **10.44%** after purchaser's costs at 5.80% and a **capital value** of just **£86.60 per sq ft**.

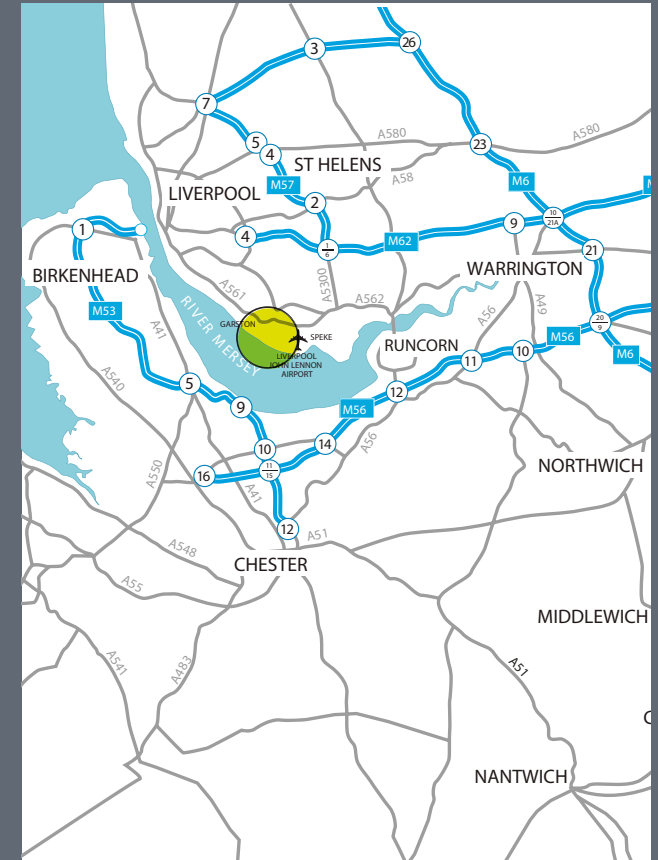
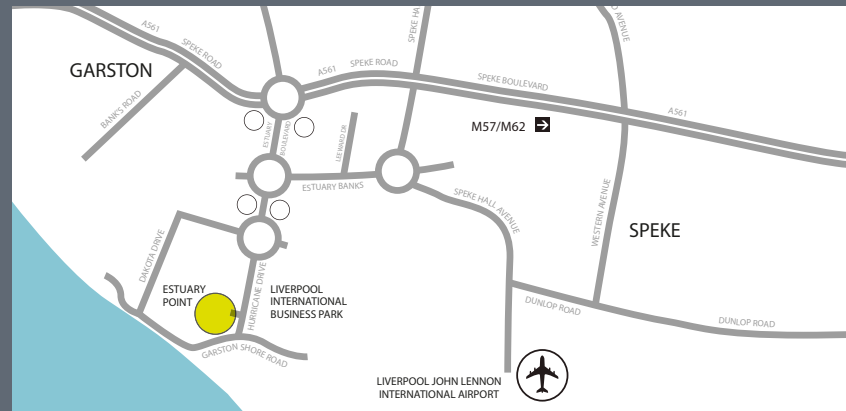


## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL



Summary	Location	The Site	Description/ Tenure	Accommodation	Covenant	Proposal/VAT	Contact Us
---------	----------	----------	------------------------	---------------	----------	--------------	------------



## Situation



HOME



EMAIL



SAVE



PRINT



CLOSE

## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL

## Description

The subject property comprises Units 1&2 Hurricane Court within the successful Liverpool International Business Park development. The wider Hurricane Court development provides a total of 19 buildings and over 8,361 sq m (90,000 sq ft).

The buildings provide modern office accommodation including air conditioning, raised floors, recessed lighting and lift. Externally the buildings sit in a landscaped estate and together provide a total of 91 car parking spaces offering an excellent ratio of 1 space per 177 sq ft.

## Tenure

The properties are held on a long leasehold for a term of 950 years from 17th March 2006.



## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL



Summary	Location	The Site	Description/ Tenure	Accommodation	Covenant	Proposal/VAT	Contact Us
---------	----------	----------	------------------------	---------------	----------	--------------	------------

Accomodation

Unit	Tenant	Sq ft	Sq m	Lease Start	Lease Exp	Tenant Break	Rent	Rent PSF	Comments	EPC
Unit 1	Agility Logistics Solutions Ltd	10,070	935.52	10 March 2014	9 March 2024	10 March 2019	£90,630	£9.01	3 years rent free, year 4 rent - £50,350 pa. Shortfall to be topped up by vendor	B-50
Unit 2	QA Flooring Solutions Ltd	6,100	566.70	11 May 2015	10 May 2020	11 May 2018	£64,050	£10.00	6 months' rent free, 6 months to 2 years £44,225 pa. Shortfall to be topped up by vendor	B-44
TOTAL		16,170	1,502.22				£154,680			



HOME



EMAIL



SAVE



PRINT



CLOSE

MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL



## Covenant

**Agility Logistics Solutions Ltd** is part of a global logistics business specialising in building efficient supply chains that power businesses and drive trade. The global business has over 500 offices in over 100 countries and employs over 20,000 people with revenues of \$4.85bn.

Agility Logistics Solutions Ltd has its UK base in Hurricane Court and has 78 employees. For the year ended 31st December 2013 the business had a Turnover of £24,962,732, Pre-Tax Profit of £3,056,000 and Shareholders Funds of £5,380,000.

**QA Flooring Solutions Ltd** are a North West based flooring company specialising in flooring, underlay and accessories. They distribute through national stockist including Dallas Carpets and B&M Retail. For the year ended 31st December 2013 the business had Shareholders Funds of £593,161.



HOME



EMAIL



SAVE



PRINT



CLOSE

## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL

[Summary](#)[Location](#)[The Site](#)[Description/  
Tenure](#)[Accommodation](#)[Covenant](#)[Proposal/VAT](#)[Contact Us](#)

## Proposal

We are instructed to seek offers of **£1,400,000** (One Million Four Hundred Thousand Pounds), which reflects a **net initial yield** of **10.44%** after purchaser's costs at 5.80% and a **capital value** of just **£86.60 per sq ft.**

## VAT

We understand the property is elected for VAT purposes. It is anticipated that the sale will be treated as the Transfer of a Going Concern (TOGC).

[HOME](#)[EMAIL](#)[SAVE](#)[PRINT](#)[CLOSE](#)

## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL



## Contact

Simon Harland

[simon@mhpi.co.uk](mailto:simon@mhpi.co.uk)

0191 255 7770

or

James Metcalf

[James@mhpi.co.uk](mailto:James@mhpi.co.uk)

0191 255 7770

MHPI Limited

1st Floor West Wing

City Quadrant

Waterloo Square

Newcastle upon Tyne

NE1 4DP



Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.

April 2015.



## MODERN MULTI-LET OFFICE INVESTMENT

UNITS 1 & 2 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK  
LIVERPOOL L24 8RL