

Vacant Office with Strong Development Potential
Spencer House, Dewhurst Road, Birchwood, Warrington
WA3 7PG



INVESTMENT SUMMARY

- Opportunity to purchase a vacant office building on a large site of 1.36 acres with strong refurbishment and redevelopment opportunities
- Excellent location in Birchwood, approx 1 mile from M62 / M6 Motorway interchange
- Situated 2 minutes walk from Birchwood Station - frequent direct trains to Manchester, Liverpool and Warrington
- Total net internal area of 18,383 sqft
- Potential to refurbish the available space into small, highly sought after starter office suites
- Further potential for full redevelopment to residential, with the building benefitting from Prior Approval for no. 20 apartments
- Inclusive of a large car park of 101 spaces providing potential for further development to the rear
- Freehold

OFFERS SOUGHT IN EXCESS OF **£1,000,000 (STC)**

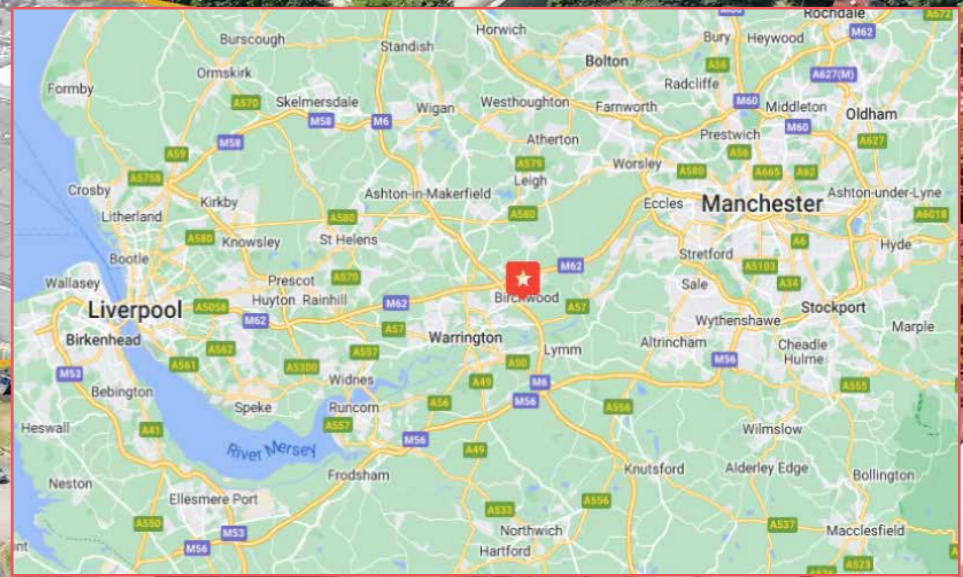
CAPITAL VALUE OF **£54 PSF / £720,000 PER ACRE**



“18,383 sqft office building in sought after location with excellent refurbishment / redevelopment potential”

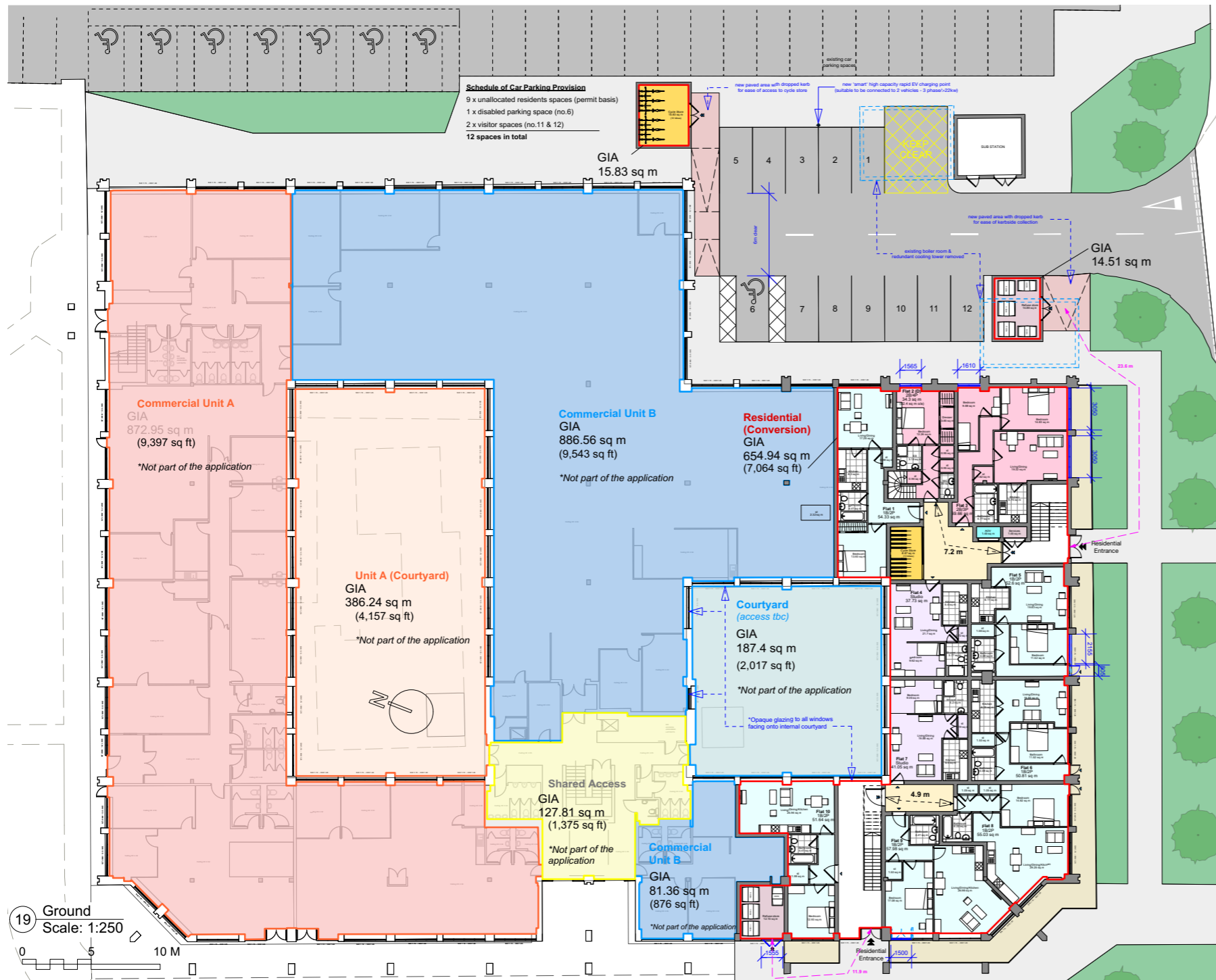


Birchwood Shopping Centre



Birchwood Technology Park





RESIDENTIAL DEVELOPMENT POTENTIAL

The property benefits from Part 3 (Class MA) Prior Approval for the change of use to form no. 20 residential dwellings in line with the accommodation schedule below:

- 4 x Studio Apartments
- 11 x 1 bedroom Apartments
- 4 x 2 bedroom Apartments
- 1 x 3 bedroom Apartment

Further information to be provided within the dataroom.

TENURE

The property will be provided Freehold

VAT

VAT will be applicable to the purchase price



The property sits on a large site of 1.36 acres providing an abundance of parking, and the opportunity for further development



PROPOSAL

We are instructed to seek offers in excess of **£1,000,000** subject to contract. A purchase at this level reflects a low capital value of **£54 psf** and **£720,000** per acre.

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.

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