



# Modern Freehold Office Investment

High profile business park office location  
**Chase House**, 16 The Parks, Newton Le Willows, Merseyside WA12 0JQ

UK Headquarter  
building for  
Speedy Hire



# Investment Summary

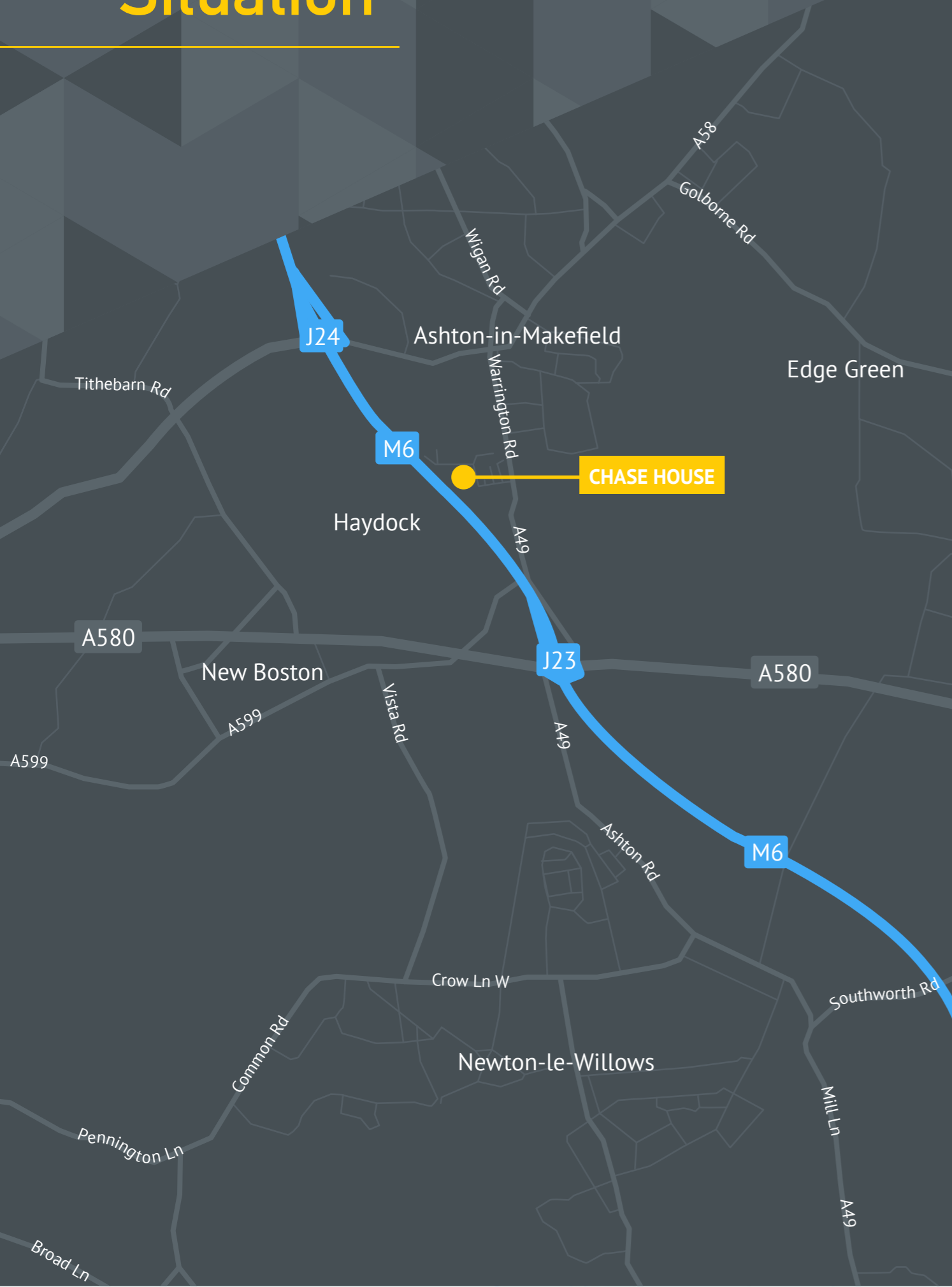


- Opportunity to acquire a modern office Business Park in Haydock
- Three storey office building totalling 16,448 sq ft with 83 car parking spaces
- Excellent location close to the A580, M6 and M62 (visible from M6)
- The current rent passing is £245,280 per annum reflecting low rent of £14.91 per sq ft and the 83 car parking spaces inclusive
- The building is let to Speedy Asset Services Ltd on a lease expiring on 4th May 2029 (5.7 years unexpired)
- Freehold
- Offers in excess of **£2,711,000 (Two Million Seven Hundred and Eleven Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 8.5%**, assuming purchase costs at 6.4%



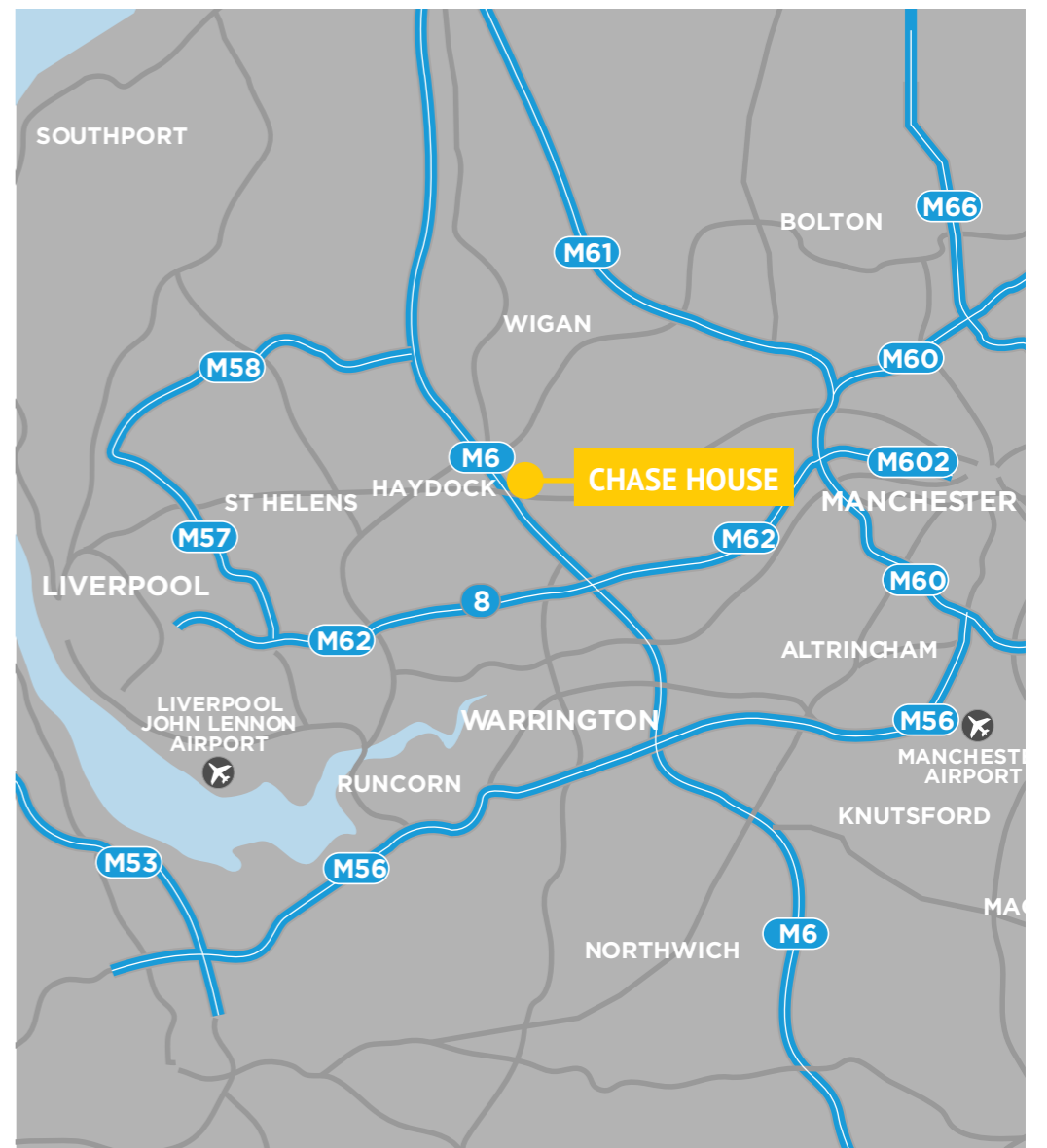
Whilst Speedy have been in occupation since 2009, the company have recently refurbished the Chase House with staff wellbeing at the heart of their refurbishment process.

# Situation



The Parks provides over 120,000 sq ft (11,148 sq m) of prime office accommodation in 15 self contained buildings. Situated mid-way between the major commercial centres of Manchester and Liverpool. The Parks enjoys an unrivalled position at the intersection of the M6 motorway (junction 23) and East Lancs Road (A580).

This convenient location offers easy access into the region's commercial centres with national and international communications via the motorway network to airports at Manchester and Liverpool, and main line railway stations at Warrington Bank Quay, Wigan Northwestern, and Manchester Piccadilly. Haydock Racecourse, the neighbouring Holiday Inn and Mercure Hotels all offer quality leisure and conference facilities with public transport and a full range of shopping facilities within walking distance.





AMAZON DISTRIBUTION CENTRE

SAINSBURY'S DISTRIBUTION CENTRE

ASHTON-IN-MAKERFIELD GOLF CLUB

HAYDOCK CROSS INDUSTRIAL ESTATE

MOVIAN TO

CHASE HOUSE

M6

J24

M6

J23

WARRINGTON RD (A49)

HOLIDAY INN HAYDOCK

# Description



Chase House is a contemporary three storey self-contained office building situated on The Parks Business Park. Architecturally the building design incorporates a large amount of glazing to maximise natural light and to capture the surrounding views.

There are 83 dedicated parking bays. The entrance to Chase House has a large reception area which has been designed and branded by Speedy Hire.

The office accommodation has been fitted to a high standard and recently refurbished by the occupier. The accommodation is fitted with a modern office working environment. Male, female and DDA access toilet facilities are available on all floors.

Shower and changing facilities are provided via the new estate cycle hub.



# Specification



Fully DDA compliant



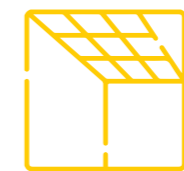
Full Air-conditioning



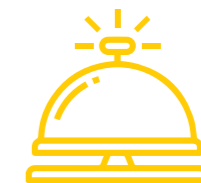
Double glazing throughout



Male, female and disabled toilets



Suspended ceiling with mineral fibre tile and LED lighting



Dedicated entrance and reception area



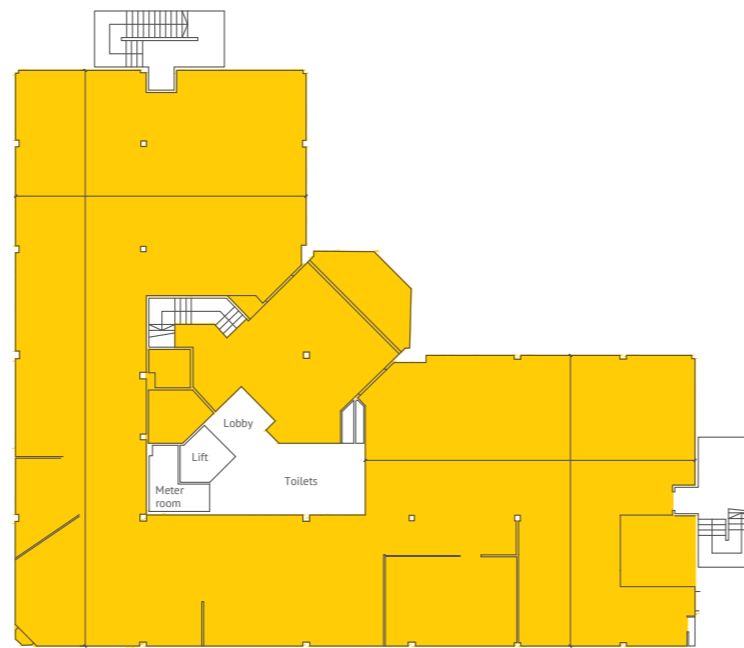
Fully accessible raised floor



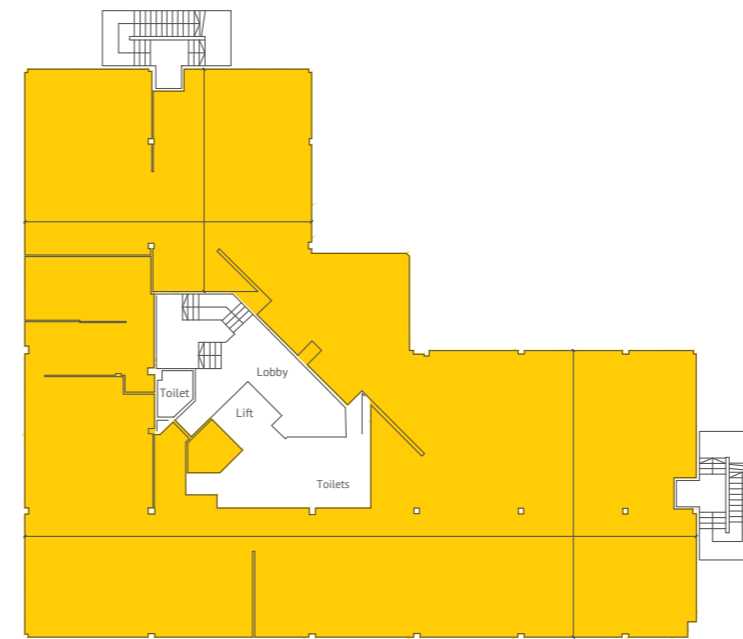
Car parking ratio 1:198 sq ft NIA

# Floor Areas

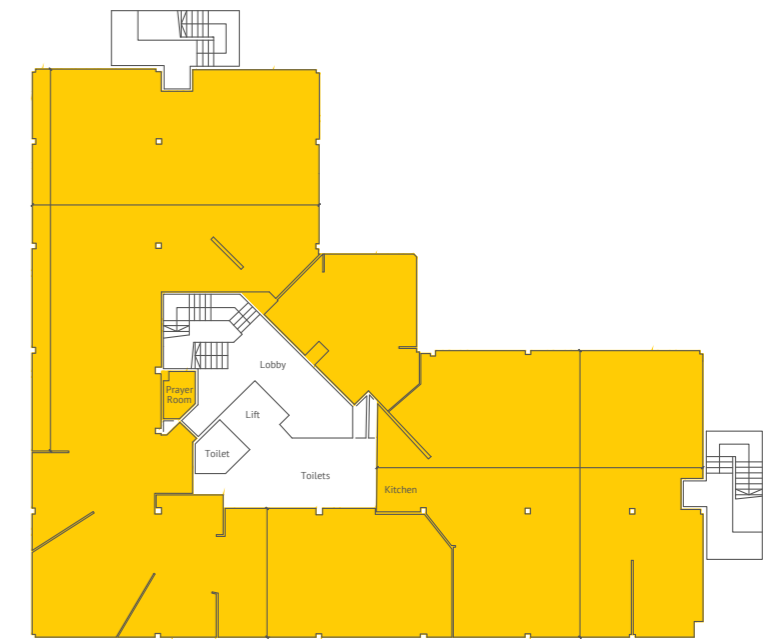
| Floor            | SQ FT         | SQ M            |
|------------------|---------------|-----------------|
| Ground Floor     | 5,875         | 545.81          |
| First Floor      | 5,633         | 523.31          |
| Second Floor     | 5,613         | 521.43          |
| <b>TOTAL NIA</b> | <b>17,121</b> | <b>1,590,55</b> |



Ground Floor



First Floor



Second Floor

# Tenancy



The building is let to Speedy Asset Services Limited on a lease expiring on 4th May 2029.

The current rent passing is £245,280 per annum reflecting low rent of £14.91 per sq ft with the 83 car parking spaces inclusive.

## Covenant Information

*Speedy Asset Services Limited – Registration No. 06847930*

Speedy Hire is a market leader in tool hire. Speedy Hire has recently refurbished the building. Please find below the latest key financial figures for Speedy Asset Services Limited:

| FINANCIAL YEAR END | MAR 2022     | MAR 2021     | MAR 2020     |
|--------------------|--------------|--------------|--------------|
| TURNOVER           | £375,562,000 | £316,516,000 | £338,456,000 |
| PRE-TAX PROFIT     | £22,304,000  | £81,000      | £1,796,000   |
| SHAREHOLDERS FUNDS | £58,192,000  | £43,918,000  | £44,380,000  |

Speedy Asset Services limited have an Experian credit risk rating of “Very Low Risk” reflecting the financial strength of the UK business. They have a score of 100/100 with a Credit Limit of £4.7m.





# Further Information



## Tenure

The property is held freehold.

## EPC

This building has an EPC rating of B46. An energy performance certificate (EPC) is available upon request.

## VAT

We understand that the property has been elected for VAT. As such it is anticipated that the sale will be handled as a transfer of a going concern (TOGC).

## Proposal

We are seeking offers in excess of **£2,711,000 (Two Million Seven Hundred and Eleven Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 8.5%**, assuming purchase costs at 6.4%.



# Contact

---

For more information, please contact:



**Simon Roddam**

[simonroddam@begroup.uk.com](mailto:simonroddam@begroup.uk.com)

07976 747892

IMPORTANT NOTICE: BE Group gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2023.

Designed by:  
 Blaze  
Marketing  
0161 387 7252