



SEVENTY
NINTH™
GROUP

An introduction to
**Webster
House**

📍 WARRINGTON, UK



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Dedicated office space tailored for growing businesses in one of the North West's primary business hubs.





About the Seventy Ninth Group

Founded by the Webster family, the **Seventy Ninth Group** is an award-winning asset management company headquartered in the United Kingdom.

The company holds a unique and advantageous position in the real estate sector of the United Kingdom, specialising in the acquisition, development and disposal of underdeveloped assets during times of economic turmoil and uncertainty.

A family-owned business, the Seventy Ninth Group is chaired by serial entrepreneur David Webster (previously the UK's largest private landlord) and his sons Jake and Curtis, alongside an experienced board of directors, most of whom derive from a banking and compliance background.

Thanks to our strong business relationships and unparalleled, preferential access to the market, we are able to acquire highly desirable assets. Alongside our stakeholders, we invest our cumulative resources into each of our projects, which enables us to build consistent value and secure lucrative returns for the long term.

Our enviable team of seasoned industry professionals (two of whom have been honoured by The Queen of England) boasts decades of collective experience across a number of high-profile sectors, allowing us to uphold the highest levels of compliance and mitigate risk where it may be required.

Over
30 years
of experience in asset management

Trusted by more than
2,500
clients globally

An estimated total of
£1 billion
worth of assets under management

Our Professional Partners

Our high standards and the nature of our business means that we choose only to work with the most trusted and well-respected names to mitigate risks to both our company and our clients.

**FALCONER
CHESTER
HALL**

Falconer Chester Hall

Established in 1997, **Falconer Chester Hall** has an international reputation for using creative design intelligence to deliver inspirational buildings that maximise the commercial potential of a site.

jmw

JMW Solicitors

A Top 100 full-service law firm, **JMW Solicitors** provide expert legal services and advice for both businesses and individuals. Established for over 40 years, the firm has offices in key UK locations such as London, Manchester and Liverpool.





Webster House

Your state-of-the-art
business hub





About the Property

An ambitious new development located on the outskirts of Warrington, **Webster House** will see the conversion of a traditional commercial unit into a contemporary, fully-equipped working environment for 20 local businesses.

For many SMEs, working fully remotely is simply not a sustainable business model. Those working from home are often faced with a multitude of distractions, or require an environment they can dedicate solely to working and growing their business. However, this can be difficult to achieve for smaller businesses, as they are often priced out of larger office buildings, and units that are the right size are often dated and lacking in access to many essential amenities.

With Webster House, our goal is simple: we aim to provide businesses across the North West area with a state-of-the-art centralised business hub, tailored to the exact needs of growing companies, new business ventures and SMEs alike.

We are focused on not only ensuring that the office space is tailored to the requirements of any resident businesses, but also that the location itself works for as many firms as possible, with easy motorway access, fantastic transport links and a number of amenities right on your doorstep. You can read more about the local area on [pages 10-11](#).



Local Area

M62 Motorway
Connecting **Liverpool** and **Hull** via **Manchester**, **Bradford**, **Leeds** and **Wakefield**

M6 Motorway
The UK's longest motorway, providing quick connections to **Chester**, **Liverpool** and **Manchester**

1

New Balance EMEA
Head Office

A574
Running through **Warrington**

Asda Petrol Station

5

BetFred
Head Office

Birchwood Shopping Centre
Home to an assortment of popular retailers and restaurants, situated **directly across the road** from Webster House

3

COSTA
COFFEE
Costa Coffee

2

Birchwood Train Station
Only an **8-minute walk** away from Webster House

Warrington
Only **5 miles** away

Webster House
Your state-of-the-art centralised business hub

Birchwood Train Station
Only an **8-minute walk** away from Webster House

BP Petrol Station



Starbucks

Manchester
Only **15 miles** away

4

What's Nearby

Webster House's convenient location just outside of Warrington and Greater Manchester has played a significant factor in our decision to redevelop the property for SMEs.

As such, resident businesses can enjoy easy motorway access, fantastic transport links and a range of amenities – right on their doorstep.



1 Easy access from M6 and M62

A close proximity to the UK's longest motorway (as well as the A574) means commuting to Webster House is simple – no matter which direction you're headed in from.

2 Robust rail and bus links

Unlike many suburban office spaces, Webster House has fantastic public transport links within a short walking distance.

Birchwood Train Station and its Northern line are only an eight-minute walk from the property, providing fast and frequent connections between Liverpool Lime Street (28-minute journey) and Manchester stations.

Multiple bus stops are also available across the road from and around the property for commuting around the wider Warrington area.

3 Birchwood Shopping Centre

For those looking to grab some lunch or do their weekly shop after work, Birchwood Shopping Centre is the perfect destination – and it's directly across the road from Webster House.

The site is home to an array of popular food chains including McDonald's, Subway, Greggs and Costa Coffee, as well as other stores and supermarkets such as Asda, Aldi, Home Bargains and B&M.

Birchwood Shopping Centre also offers free car parking for up to 3 hours (or £2.50 per day), with electric vehicle charging points available.

4 Close to Manchester & Liverpool

Webster House's location is ideal for travelling to and from both Manchester and Liverpool, with Greater Manchester only 5 kilometres away and a journey into both city centres taking an average of 35 minutes.

5 Other companies on-site

Alongside the many businesses situated at Webster House, residents will also be working a stone's throw away from an array of other local firms, as well as internationally-known companies such as New Balance and Balfour Beatty. For many, this will provide the perfect opportunity to expand their professional network and client base.

6 Just outside of Warrington

Webster House resides on the outskirts of Warrington – an industrial town situated directly between Liverpool and Manchester.

Alongside its extensive transport links, the town offers plenty of great places for shopping, food and entertainment. For those looking to explore, the area is also blessed with an array of wonderful parks, canals and countryside.

Find Your Space

Please note that all offices **do not** include furniture.

We've redesigned Webster House from the ground up to accommodate SMEs of all sizes.

Whether you're a one-man band or a growing enterprise, our modern and refreshing office spaces are custom-built to be just as individual as our clients.

Each of our spaces also come with complete, round-the-clock access to printers, coffee machines and meeting rooms, so there's no need to spend extra on overheads.



Ground Floor

00

UNIT	SIZE (M ²)	PURCHASE PRICE	RENTAL PRICE
00-01	26m ²	£93,288	£8,396
00-02	44m ²	£157,872	£14,208
00-03	14m ²	£50,232	£4,521
00-04	21m ²	£75,348	£6,781
00-05	17m ²	£60,996	£5,490
00-06	24m ²	£86,112	£7,750
00-07	20m ²	£71,760	£6,458
00-08	30m ²	£107,640	£9,688
00-09	90m ²	£322,920	£29,063
00-10	15m ²	£53,820	£4,844
00-11	52m ²	£186,576	£16,792
00-12	26m ²	£93,288	£8,396

9%

Gross Rental Yield
per annum

Please note that all prices are exclusive of VAT.

First Floor

01

UNIT	SIZE (M ²)	PURCHASE PRICE	RENTAL PRICE
01-01	14m ²	£50,232	£4,521
01-02	13m ²	£46,644	£4,198
01-03	13m ²	£46,644	£4,198
01-04	40m ²	£143,520	£12,917
01-05	26m ²	£93,288	£8,396
01-06	79m ²	£283,452	£25,511
01-07	129m ²	£462,852	£41,657
01-08	76m ²	£272,688	£24,542

You buy, we rent.

We can rent the office from you and offer a **two year guaranteed** fixed rental income, producing a Gross Rental Yield of **9%**.

For more information or to request an application form, contact the team on sales@the79thgroup.co.uk.



Why Invest in Commercial?

The commercial property market is poised for a positive 2024 as investment levels continue to rise year-on-year.

Overall, the UK property market is estimated to be worth circa £6.8 trillion, with commercial property representing around 13% (£883bn) of this figure.

According to research, 78% of Ultra High Net Worth Individuals (UHNWIs) have mixed residential and commercial portfolios, consisting of £30m plus in net assets. With the number of UHNWIs increasing, we can expect to see more frequent and larger investments into commercial real estate in the future.

Compared to residential properties, commercial spaces offer a much higher return on investment and potential for capital growth – especially those situated in a prime location like Webster House. Whereas residential tenants will change frequently, commercial tenants offer much more stability, commonly signing longer lease agreements (typically 5+ years) which secure a steady, high-return income for investors.

For those whose current investments are mainly composed of residential assets and other holdings, investing into commercial property is a greatly effective way to diversify your portfolio and further reduce your overall risk profile.

Key Statistics

5-10 years

average long-term lease

4.93%

average UK prime yield

£57bn

UK commercial investment
(in 2021)

Exit Strategies

If they wish, owners of Webster House offices can sell their unit(s) at any point. Alternatively, the Seventy Ninth Group will also offer to manage the office unit(s) on the owner's behalf, alleviating the weight of tenant management whilst sustaining a regular source of income for the owner.

Property Specification

- ❑ Full height windows
- ❑ LED lighting
- ❑ Air conditioning
- ❑ Male/female WCs
- ❑ Passenger lift connecting both floors
- ❑ Feature staircase
- ❑ Print services
- ❑ Communal reception areas
- ❑ Electric vehicle charging points





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