

FOR SALE - MODERN FREEHOLD OFFICE INVESTMENT



1 WEBSTER COURT, WESTBROOK, WARRINGTON, WA5 8WD

Features:

- Modern freehold office investment
- High profile business park office location
- Well positioned for motorway access and amenities.

5,244 sq ft



Investment Summary

- Opportunity to acquire a modern office investment on the establish Webster Court Business Park in Warrington
- Two storey office building totalling 5,244 sq ft with 19 car parking spaces.
- Excellent location close to J8 M62 (just 2 miles away)
- The current rent passing is £60,000 per annum reflecting low rent of £11.44 per sq ft and the 19 car parking spaces inclusive.
- The building is let to Alpha Biolaboratories Limited on a lease expiring on 5th January 2026 (1.5 years unexpired)
- Freehold.
- Offers in excess of £660,000 (Six Hundred and Sixty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 8.64%, assuming purchase costs at 5.21%.

Situation

Webster Court was constructed in 2008 by Gladman Developments. The Gladman office product has been developed to offer high quality business accommodation in attractive settings. Developments are always ideally placed to take advantage of local road networks. This formula has produced successful business locations nationwide and offers tenants and purchasers cost effective, modern, flexible and high-quality office space.

Webster Court is located off Westbrook Crescent within the heart of Gemini Business Park, three miles north of Warrington town centre and equidistant between Liverpool and Manchester. The scheme is approximately ½ mile from J8 of the M62. M62 motorway provides swift access to the M6 motorway (via J10 interchange) and the remainder of the national motorway network. A truly high calibre motorway destination for business

Measurements

1 Webster Court is a two storey detached office building, occupied currently as an office and lab space for Alpha Bio Labs. The building benefits the following specification:

- Suspended ceiling
- Low energy LED panel lighting
- Air conditioning
- Fill access raised floors
- Lift
- Dedicated entrance and reception area
- Male, female and disabled toilets
- 19 car parking spaces

Floor Areas

	Sqft	Sqm
Ground Floor	2,551	237
First Floor	2,693	250
TOTAL NIA	5,244	487

Tenancy

The building is let to Alpha Biolaboratories Limited on a lease expiring on 5th January 2026. The current rent passing is £60,000 per annum reflecting low rent of £11.44 per sq ft with the 19 car parking spaces inclusive.

Covenant Information

Alpha Biolaboratories Limited – Registration No. **09987941** Established in August 2004, *Alpha Biolabs* is an award winning DNA Paternity, Drug and Alcohol Testing Laboratory.

Tenure

The property is held freehold.

Energy Performance Rating

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 £660,000, subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 8.64%, assuming purchase costs at 5.21% .

Viewings

For further information, or to arrange a viewing, please contact:

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BE Group

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Jul 2024
Subject to Contract

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Image Gallery

