

**KIER  
HOUSE**

**ESTUARY  
BUSINESS  
PARK**

4 WINDWARD DRIVE  
SPEKE . L24 8QR



Office investment let until 2030 with RPI increases  
to a £1.4 Billion turnover business

# INVESTMENT SUMMARY

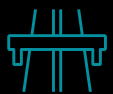
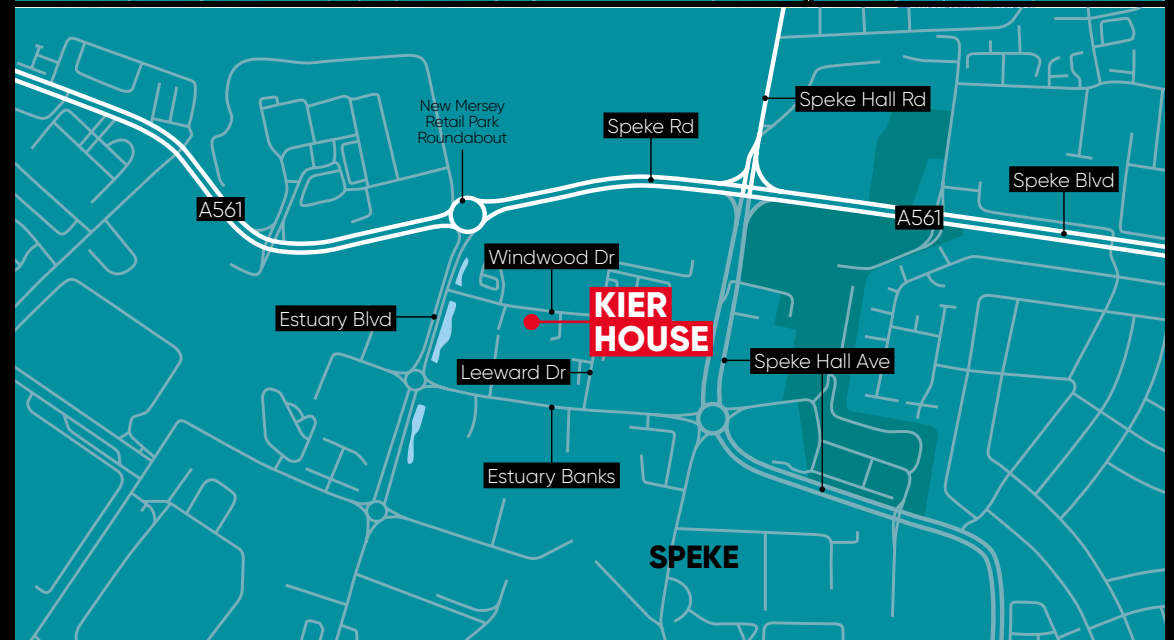
- Impressive two storey office building built in 2015, located on Estuary Business Park, Speke
- 20,000 sq. ft with 60 on site car parking spaces.
- Entirely let on a FR&I lease to Kier Construction Limited
- £1.4 Billion turnover business with an Experian score of 100/100 and very low risk rating.
- Long lease expiring in 23 April 2030, with **7.5 years unexpired**
- **5 yearly rent reviews to the higher of market rent or RPI-linked rent reviews**, with a collar and cap of 2.00% & 4.00%. Next rent review April 2025.
- Total passing rent of £297,175 per annum

Offers in excess of  
**£4,250,000** (Four Million  
Two Hundred and Fifty  
Thousand Pounds) which  
reflects a **NIY of 6.56%** after  
full purchases costs.

**LOCATION**



Estuary Business Park has established itself at the heart of South Liverpool's dramatic resurgence. It is now recognised, both in the North West and beyond as a premier location for a wide variety of business occupiers. The low density park incorporates striking water features and landscaping, superb infrastructure, and superior management standards. Located at the hub of a new integrated road / rail network, Estuary also lies next to the UK's fastest growing airport.



Direct dual carriageway access to M62 and M56 and onto the National Motorway Network



Intercontinental service by sea from the Port of Liverpool and Freeport



Major road / rail interchange at the recently completed Liverpool South Parkway



Regular bus service to the City Centre and suburbs

The New Mersey Crossing further enhances access to the M56 motorway, including communication links to both labour and markets

# DESCRIPTION

The premises are two storey constructed of a metal frame with smoked glass panel cladding and a flat roof. There are WC facilities on each floor with a lift accessing all floors. The building specification includes suspended ceilings with recessed lights, raised floors, air conditioning and kitchen facilities. There are 60 on site individual car parking spaces including 5 disabled spaces at the front of the building.



# LIVERPOOL CITY REGION'S PREMIER BUSINESS LOCATION

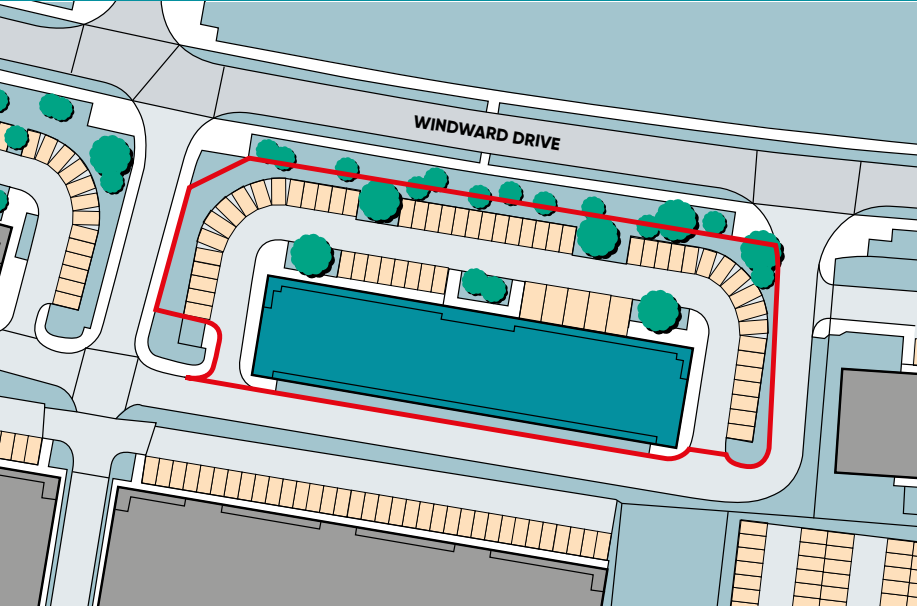


# TENANCY

The asset is let on a FR&I lease to Kier Construction Limited expiring in 2030 (7.5 years unexpired) at a current rent of £297,175 per annum. The lease is subject to 5 yearly rent reviews to the higher of market rent or RPI-linked rent reviews, with a collar and cap of 2.00% & 4.00%. The next rent review is April 2025.

# TENURE

250 year long leasehold interest from 1998 at a peppercorn rent.



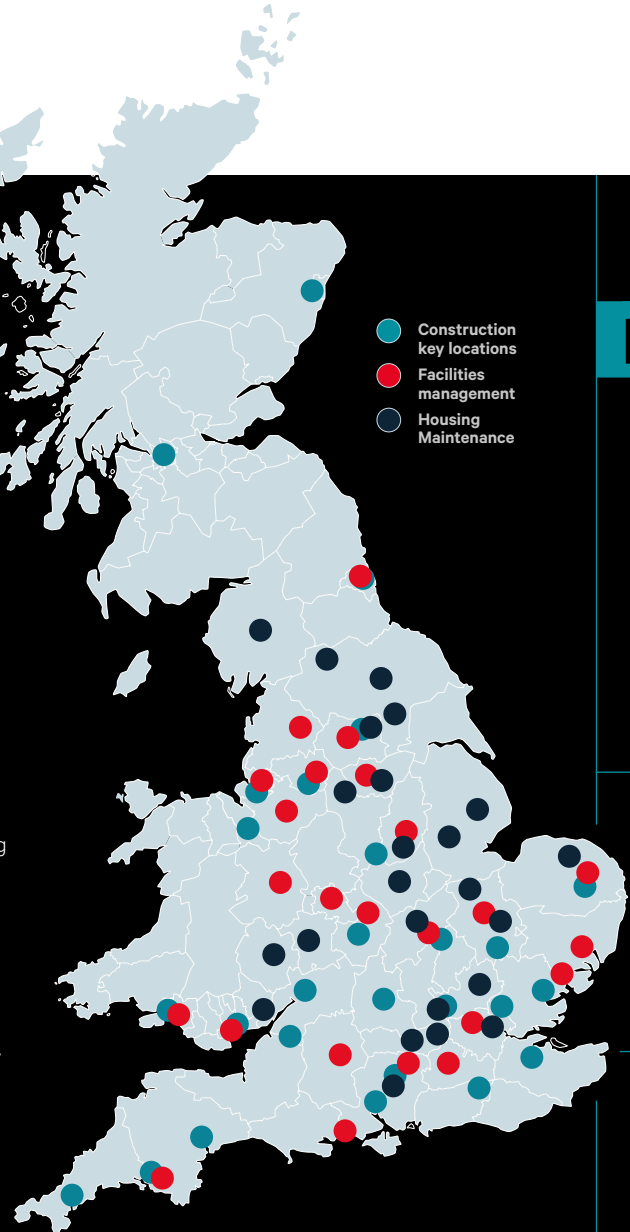
# COVENANT

Kier Construction Limited are part of Kier Group PLC and one of the largest regional builders in the UK.

Delivering over 170 projects each year of all sizes and complexities, Kier Construction works collaboratively to enhance the environment, create jobs, reduce whole life costs, improve community wellness, resilience and cohesion, supporting the UK's post- COVID-19 recovery.

As one of the country's leading regional builders, our network of regional delivery offices provides consistent local teams to build client and site knowledge, supporting collaboration with national and local clients, SMEs and communities.

Kier Construction delivers services to care for a building 'through life' through our housing maintenance and facilities management business, Kier Places, which delivers services for housing associations, local authority, blue light and government clients.



- Construction key locations
- Facilities management
- Housing Maintenance

The Group's financial performance is as follows:

	FY 2019	FY 2020	FY 2021
<b>Turnover</b>	£1,623,293,000	£1,365,183,000	£1,453,191,000
<b>Pre Tax Profit</b>	£18,371,000	-£34,681,000	£11,221,000
<b>Net Worth</b>	£94,211,000	£65,007,000	£82,479,000



**£278m** largest project value  
**£10.3m** average project value  
**£250k** smallest project value

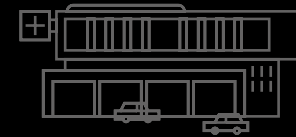
## KEY FACTS

Portfolio of projects:

In 2021, Kier Construction completed **278** projects, including...



**112** education projects



**62** healthcare projects

Between 2015–2021 on the Scape Minor Works framework, Kier delivered



**£380m** of work and **708** projects

Engineering excellence:



Completed the first concrete dome built in the UK in the last 25 years at the Unesco World Heritage site at Jodrell Bank

Social sustainability:



Kier in 2021: created **559** jobs delivered **3,122** training days supported **6,563** pupils provided **370** apprenticeships

Environmental sustainability:



Kier delivered **St Sidwell's Leisure Centre**, a UK first Passivhaus leisure centre delivering

than that of typical designs

Kier developed a **Construction Carbon Calculator** tool which helps project teams choose lower carbon activities than that of typical designs



Kier Places:

Kier possesses **48** housing contracts



and provide FM for **1,226** buildings

## EPC

C71 rating.

## ANTI-MONEY LAUNDERING

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.

## CAPITAL ALLOWANCE

Capital allowance are to be retained by the seller.

## VAT

The property is elected for VAT. We envisage that the property will be treated as a Transfer of a Going Concern.

## PROPOSAL

Offers in excess of

**£4,250,000** (Four Million

Two Hundred and Fifty

Thousand Pounds) which

reflects a **NIY of 6.56%** after

full purchases costs.

## CONTACT

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

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## CARRICK

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