

HQ INDUSTRIAL SALE AND LEASEBACK INVESTMENT IN KNOWSLEY, MERSEYSIDE

FLUIDPOWER GROUP UK LIMITED, CADDICK ROAD, KNOWSLEY, LIVERPOOL L34 9HP



INVESTMENT SUMMARY

- **HQ industrial sale and leaseback investment** in Knowsley, Merseyside.
- Knowsley is an **established industrial location** in the Northwest.
- **Excellent transport communications**, with easy access onto Junction 4 of the M57 Motorway, which connects A580 East Lancs Road with M62 Motorway.
- Industrial premises providing a total gross internal floor area of **30,321 sq ft**.
- The property occupies a total site area of **1.45 acres**.
- From completion the property will be let to **Fluidpower Group UK Limited**.

- Fluidpower manufactures and distributes fluid power components and have **owner occupied the site since 2012**.
- **10 year lease term** from completion.
- Initial rent of **£171,640 per annum** (£5.66 psf).
- **5 yearly upward only rent reviews** to RPI annually compounded (1-3% collar and cap).
- Tenant option to determine on the anniversary of 5th year (subject to break penalty of 6 months rent).
- Freehold.



OFFERS IN EXCESS OF
£2,000,000 (STC)



8.00% **9.27%**
NET INITIAL YIELD REVERSIONARY YIELD (2030)*



£65 PSF
LOW CAPITAL VALUE

*assumes annual RPI growth of 3% per annum



LOCATION



LESS THAN HALF A MILE FROM J4 OF THE M57 MOTORWAY



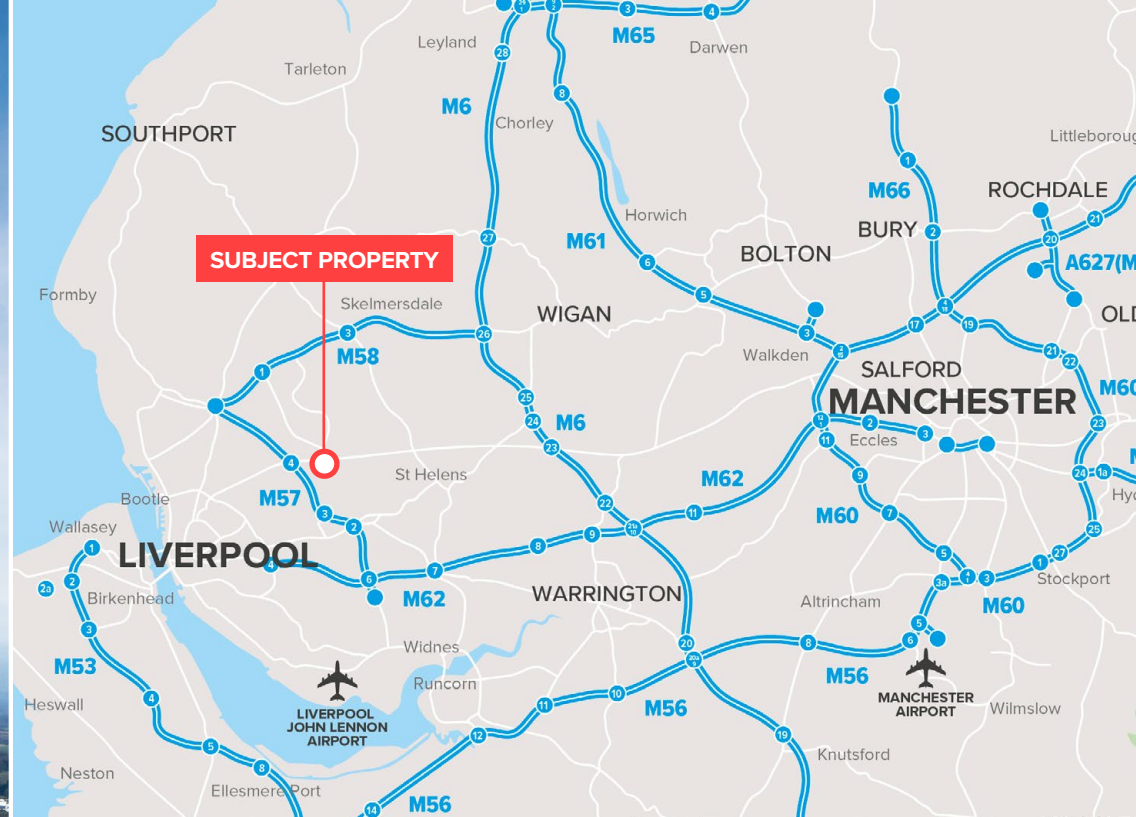
KNOWSLEY BUSINESS PARK IS ONE OF EUROPE'S LARGEST INDUSTRIAL PARKS



6 MILLION PEOPLE LIVING WITHIN A ONE HOUR DRIVE



6 MILES NORTH EAST OF LIVERPOOL CITY CENTRE



MOTORWAY NETWORK

M57 (J4)	<1 MILE
M58	5 MILES
M62 (J6)	6 MILES
M6 (J23)	10 MILES
M60 (J14)	21 MILES



LOCATIONS

HUYTON	5 MILES
LIVERPOOL CITY CENTRE	6 MILES
ST HELENS	6 MILES
WARRINGTON	16 MILES
MANCHESTER CITY CENTRE	30 MILES



AIRPORTS

LIVERPOOL JOHN LENNON AIRPORT	10 MILES
MANCHESTER AIRPORT	30 MILES



PORTS

PORT OF LIVERPOOL	9 MILES
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**EASY ACCESS
TO THE M57 AND
A580 EAST LANCS
ROAD**

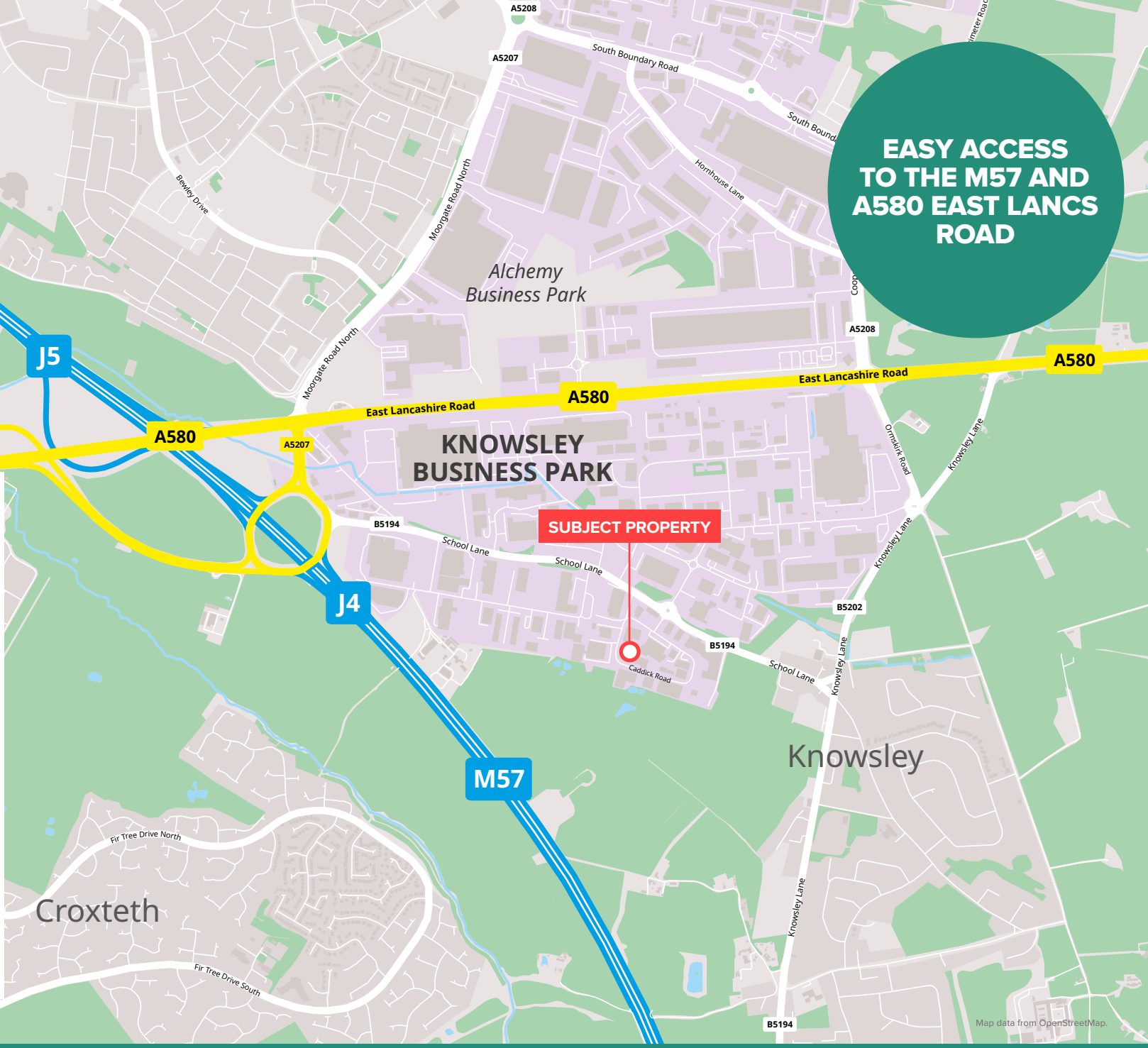
SITUATION

Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east.

The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from junction 4 of the M57.

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies.

Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC.





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PK3
AGENCY



**FLOWTECH
FLUIDPOWER**

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**TOTAL
GROSS INTERNAL
FLOOR AREA OF
30,321 SQ FT**

DESCRIPTION



LIGHT INDUSTRIAL MANUFACTURING
/ PRODUCTION UNIT



MAJORITY ACCOMMODATION OF
STEEL PORTAL FRAME CONSTRUCTION
(ONE UNIT CONCRETE FRAMED)



INTEGRAL GROUND FLOOR
OFFICE ACCOMMODATION



3 LEVEL ACCESS
LOADING DOORS



EAVES HEIGHT OF
BETWEEN 4M – 8M



CAR PARKING FOR
C. 35 VEHICLES



CONCRETE SURFACED YARD
OF 30M DEPTH



TOTAL SITE AREA OF 1.45 ACRES
(SITE COVER OF 52%)

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

USE	SQ M	SQ FT
OFFICES & ANCILLARY	532.9	5,736
STORES	872.4	9,391
FABRICATION SHOP	388.4	4,180
ASSEMBLY AREA	509	5,479
WORKSHOP	514.2	5,535
TOTAL	2,816.9	30,321

TENANCY

The property will be let to **Fluidpower Group UK Limited** on a new fully repairing insuring lease from completion, by way of a sale and leaseback, for a term of 10 years.

The initial rent of **£171,640 per annum (£5.66 psf)** is five yearly reviews, upwards only in line with RPI annually compounded (1% - 3% collar and cap).

The tenant will benefit from a break clause on the fifth anniversary of the term, subject to 6 months written notice, and a break penalty of 6 months rent.

The tenant's repairing liability will be limited by way of a schedule of condition.

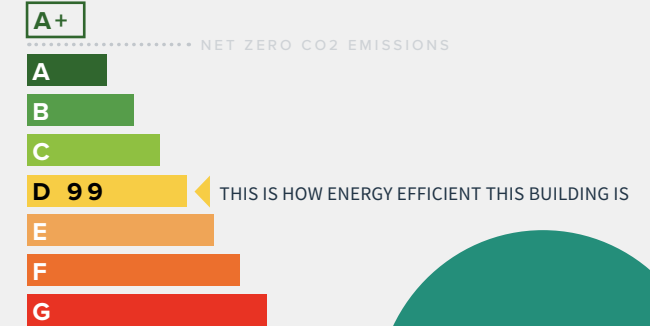
The lease will be contracted inside the Landlord & Tenant Act 1954.

TENURE

The property is held Freehold (title number: MS540792 and MS455636).

EPC

The property has an EPC rating of D-99.



**LOW PASSING
RENT OF JUST
£5.66 PSF**



COVENANT STATUS



Fluidpower Group UK Limited

(Company Number: 1672034)

Flowtech Fluidpower is a leading supplier of fluid power products, systems, and solutions in the UK, Ireland, and Benelux. They specialise in providing a wide range of technical fluid power products, including Original Equipment Manufacturer (OEM) and exclusive brand products. Their offerings cater to various industries, ensuring efficient and reliable fluid power solutions.

Flowtech Fluidpower PLC is the ultimate parent company and listed on the London Stock Exchange with a market capitalisation of £37.84m (March 2025).

A summary of the company's latest accounts are provided below:

DATE	31/12/2023	31/12/2022	31/12/2021
Turnover	£76,213,019	£73,238,499	£72,025,658
Pre-Tax Profit	£3,150,808	£5,412,706	£6,238,943
Net Current Assets	£57,057,204	£56,140,626	£53,004,705



**FLOWTECH
FLUIDPOWER PLC
HAS A MARKET
CAPITALISATION
OF £37.84M
(MARCH 2025)**



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PROPOSAL

We are instructed to seek offers in excess of

£2,000,000 (STC)

A purchase at this level reflects the following yield profile after deducting purchaser's costs of 7.27%.



8.00%

NET INITIAL YIELD



£65 PSF

LOW CAPITAL VALUE



9.27%

REVERSIONARY YIELD (2030)*

*assumes annual RPI growth of 3% per annum

Dataroom

A dataroom has been set up to provide details of the property and provides the following:

- Accounts
- Title (Plan & Register) documents
- Lease
- EPCs
- Asbestos Survey
- FRA
- Schedule of Condition
- Floorplans

VAT

The property is elected for VAT and will be payable on the purchase price.

Capital Allowances

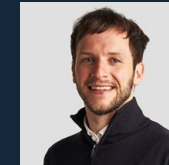
There are no unclaimed Capital Allowances available with the property.

Anti-Money Laundering Regulations

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.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



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PK3

AGENCY

PK3 Agency

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