

MULTI-LET INDUSTRIAL INVESTMENT

Units B1, B2, D & Power House,
Senator Point,
South Boundary Road,
Knowsley Industrial Park,
Liverpool L33 7RR



Investment Summary

A CLUSTER OF 3 DETACHED INDUSTRIAL UNITS, ONE SUB-DIVIDED TO 2 UNITS

- Dual access from Hornhouse Lane and South Boundary Road,
- Situated on one of Europe's largest industrial parks,
- Part of the Liverpool City Region Freeport Zone,
- Well secured to Clarke Energy Ltd (D&B 5A 1) by way of 4 separate leases,
- Weighted Average Unexpired Lease Term 8.2 years (no breaks),
- Held by way of 4 long leaseholds - each for a term of 999 years,
- Seeking offers in excess of £6,250,000 stc & exc VAT,
- Net Initial Yield 6.65%,
- Reversionary yield 8.60%,
- Capital value £94 per sq ft.



Location

KNOWSLEY INDUSTRIAL PARK OFFERS EXCELLENT CONNECTIVITY TO KEY NORTHERN POWERHOUSE CITIES.

The estate is located approximately 11 miles east of Liverpool and 30 miles west of Manchester. Knowsley has strong communication links being positioned either side of the A580 East Lancashire Road, which provides access to J23 M6 to the East and to J4 M57 to the West.

As one of Europe’s largest industrial parks and the second largest in the North West, Knowsley Industrial Park extends across 1,200 acres and is home to around 600 businesses, including major occupiers such as Amazon, GXO, B&M, QVC, DHL, Ocado, Home Bargains, and Virgin Media.

The area benefits from a strong local labour pool and competitive average wages compared to the wider North West region, making it a cost-effective and sustainable location for business growth.

The prime location makes Knowsley Industrial Park ideal for regional and national distribution by air, land or sea. Liverpool John Lennon Airport is just 12 miles away, offering extensive domestic and European flights. Knowsley Rail Freight Terminal is situated at the northern end of the park and provides a state of the art rail terminal operated by Potter Logistics. The Port of Liverpool, one of the UK’s major container terminals, provides global freight links and is home to the £400 million Liverpool2 deep-sea terminal.

Knowsley Industrial Park forms part of the Liverpool City Region Freeport, a designated economic zone that supports trade and investment with customs and tax incentives. The Freeport spans 45km from the western point of Wirral Waters to the eastern point of Port Salford and includes all six of the city region’s local authorities.



Excellent access
to the local
motorway network



12 miles
to Liverpool John
Lennon Airport



Rail Freight
connection to
The Port of Liverpool



Situation

The properties are situated on the southern side of South Boundary Road within Senator Point, a modern high-quality development of industrial accommodation.

South Boundary Road links with both Moorgate Road (A5207) and County Road (A5208/A506). Moorgate Road connects directly to the East Lancashire Road and J4 of the M57 whilst County Road provides access North to J1 of M58.

Description

THE SUBJECT PROPERTY PROVIDES A CLUSTER OF 3 DETACHED INDUSTRIAL UNITS, ONE OF WHICH IS SUBDIVIDED TO PROVIDE UNITS B1 AND B2. ALL UNITS CAN BE ACCESSED OFF HORNHOUSE LANE AND UNITS B1, B2 AND POWER HOUSE CAN ALSO BE ACCESSED OFF SOUTH BOUNDARY ROAD.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate floor areas:

UNIT	SPACE	SQ FT	SQ M
B1	Ground Floor Warehouse	4,161	386.60
	Office/Ancillary	861	80.00
	Mezzanine	665	61.80
	Unit Total	5,687	528.40
B2	Ground Floor	4,121	382.90
	First Floor	4,741	440.40
	Unit Total	8,862	823.30
Power House	Warehouse	13,017	1,209.30
	Ground Floor Offices	7,128	662.20
	First Floor Offices	8,170	759.00
	Mezzanine Locker Room	497	46.20
	Mezzanine Accounts Office	1,065	98.90
	Unit Total	29,877	2,775.60
Unit D	Warehouse	17,226	1,600.40
	Ground Floor Offices/Amenities	2,327	216.20
	First Floor Offices	2,219	206.10
	Mezzanine Storage	476	44.20
	Unit Total	22,248	2,066.90
TOTAL		66,674	6,194.20

Site Area

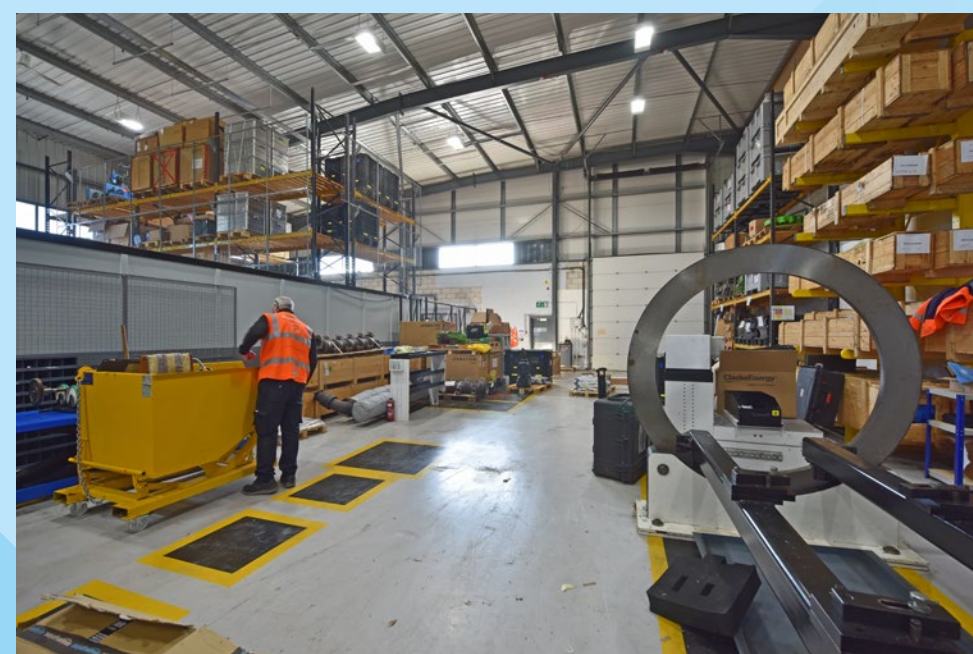
The site extends to approximately 3.35 acres (1.356 Ha).





Unit B1

- Semi-detached unit
- Steel portal frame construction beneath a barrel vaulted profile metal clad roof
- Workshop / Training Facility with ancillary accommodation
- Eaves height 6.15m
- One 4.2m high roller shutter
- Concrete surfaced service yard
- 21 Car Parking Spaces
- EPC Band C



Unit B2

- Semi-detached unit
- Steel portal frame construction beneath a barrel vaulted profile metal clad roof
- Office accommodation across entirety of ground and first floors
- Concrete surfaced service yard
- 20 Car Parking Spaces
- EPC Band B





Power House

- Detached unit
- Steel portal frame construction beneath a barrel vaulted profile metal clad roof
- Two storey office accommodation fronting South Boundary Road
- Workshop Facility with associated amenity blocks
- Eaves height 6.15m
- Two 4.3m high roller shutter doors
- Concrete surfaced service yard
- 56 Car Parking Spaces
- EPC Band B



Unit D

- Detached unit
- Steel portal frame construction beneath a barrel vaulted profile metal clad roof
- Two storey amenity and office accommodation
- Workshop and racked distribution facility
- Eaves height 6.5m
- Two 5.45m high roller shutter doors
- Concrete surfaced service yard
- 39 Car Parking Spaces
- EPC Band B



Tenancies

Copy leases are available on request for review by interested parties.

Unit	Tenant	Lease Start	Lease End	Break Option	Rent	Rent Review	Next Rent Review	Estimated Rental Value (per annum)	Estimated Rental Value (psf)	Repairs and Insurance
Unit B1	Clarke Energy Ltd	11/12/2008	11/12/2033	11/12/2018 not actioned	£37,500	5 Yearly OMRV	11/12/2028 (11/12/2023 outstanding)	£54,000	£9.50	Good and Substantial Repair & Insurance
Unit B2	Clarke Energy Ltd	07/08/2020	06/08/2035	N/A	£99,000	5 Yearly OMRV	07/08/2030	£95,000	£11.17	Good and Substantial Repair & Insurance
Power House	Clarke Energy Ltd	27/03/2006	26/03/2031	26/03/2016 not actioned	£175,000	5 Yearly OMRV	27/03/2026	£225,000	£7.50	Effective FR&I
Unit D	Clarke Energy Ltd	16/03/2011	15/03/2036	15/03/2021 not actioned	£132,000	5 Yearly OMRV	16/03/2026	£195,000	£8.75	Good and Substantial Repair & Insurance
					£443,500			£573,000		

Covenant Information

ClarkeEnergy®



Clarke Energy Limited was established in 1977, has their global headquarters here in Knowsley, Liverpool. Operating in 17 countries across the UK, Europe, Asia, and Australia, they are a leading international specialist in the engineering, installation, and maintenance of distributed energy solutions. Clarke Energy Ltd was acquired in 2017 by Kohler Co. a global leader in power systems. In 2024, Kohler Co. entered a strategic partnership with Platinum Equity to form a new, standalone energy business, Rehiko, further strengthening the platform for Clarke Energy’s growth and global operations. Clarke Energy Ltd is rated D&B 5A 1 and reported strong financial results for the year ending 31 December 2023, with a turnover of £432.54 million (up 20% year-on-year), net assets of £127.15 million (up 13%), and a cash balance of £58.84 million. The company employs approximately 1,300 staff worldwide and benefits from the financial backing and operational synergies provided by its parent group.

	31/12/2023 £000's	31/12/2022 £000's	31/12/2021 £000's
Turnover	432,535	360,720	325,057
Net Profit	21,788	9,966	18,906
Net Assets	127,151	112,826	111,671

Further information can be found at www.clarke-energy.com



Occupational Market Commentary

The industrial and logistics market across the North West continues to experience strong and sustained demand, particularly for smaller multi-let industrial (MLI) and mid-box units. This demand is being driven by a diverse range of occupiers, including e-commerce, manufacturers, last-mile delivery firms, and an increasingly active SME sector. The shift towards just-in-time delivery models, nearshoring, and increased inventory requirements has only strengthened the appeal of well-located, flexible industrial accommodation such as the subject premises.

In Knowsley, new MLI development has been particularly constrained, and the submarket has demonstrated an ability to absorb new space rapidly thereby driving rents upwards, reducing void periods and lowering rent incentives. Recently completed schemes such as Academy Business Park and Knowsley Hub have been fully let shortly after completion. New build developments such as Prime Point and Neon in Knowsley, and Sovereign Industrial Park, Huyton, are quoting rents of up to £12.50 psf for sub 10,000 sq ft units and we are aware of lettings in legals at over £10.00 psf for 20,000–30,000 sq ft units.

Unit B1 & Unit B2

Date	Address	Size (sq ft)	Tenant	Rent (psf)	Term (Years)	Status
Q4 2024	Unit 8 Coopers Lane, Knowsley	3,556	Direct Vehicle Glass	£10.25	4	Completed
Q4 2024	Units 1a/b Academy Business Park, Knowsley	12,475	Fareshare	£9.50	10 (TB Year 5)	Completed
Q3 2024	Unit 1 Platinum Court, Knowsley	9,241	Perfect Shutters	£10.00	3	Completed

Powerhouse & Unit D

Date	Address	Size (sq ft)	Tenant	Rent (psf)	Term (Years)	Status
Q3 2025	Knowsley Point, Yardley Road, Knowsley	25,218	TBC	£7.50	TBC	Terms Out
Q3 2025	G2 Sovereign Ind Park, Huyton	25,188	Cadent Gas	£10.00	15	Under offer
Q3 2025	G1 Sovereign Ind Park, Huyton	33,325	Confidential	£10.50	TBC	Terms Out
Q3 2025	Neon 3, Knowsley	22,000	Confidential	£10.50	TBC	Under offer
Q4 2024	Unit 5 Albright Road, Speke Approach	16,091	Avent Global	£10.00	10 (TB Year 5)	Completed
Q3 2024	Unit 5–7 Graylaw Trading Estate, Aintree	21,000	Evri	£7.75	5 (TB Year 3)	Completed
Q1 2024	Unit 7C Dunnings Bridge Road, Bootle	18,687	Applied Medical UK	£9.00	10	Completed



Proposal

We are instructed to seek offers in excess of **£6,250,000 (Six Million, Two Hundred and Fifty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this price reflects a **Net Initial Yield of 6.65%**, a **Reversionary Yield of 8.60%** assuming purchaser's costs of **6.6%**, and a **Capital Value of £94 per sq ft**.

Tenure

The premises are held by way of 4 long leaseholds each at a peppercorn rent:
Unit B1: 999 years from 3 Apr 2000
Unit B2: 999 years from 10 Feb 2000
Power House: 999 years from 5 Jan 2000
Unit D: 999 years from 2 March 2004

VAT

Unit D is elected for VAT and the remainder have not been elected for VAT. Providing certain criteria are met it is anticipated the sale of Unit D will be treated as a TOGC.

AML

We are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once the terms have been agreed.

We are a member of



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Messrs. Mason Owen & Partners for themselves and for the vendors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in the relation to this property. Subject to contract. September 2025.