

Trade Counter Investment

Units 3 & 4
Expressway Business Park
Birkenhead CH42 1NB



Prime, established trade counter location

Strategically positioned adjacent to the A41

Two prime well secured trade counter units let to Howdens Properties Ltd until 2034 providing a total of approximately 12,200 sq ft of accommodation.

Strategically positioned adjacent to the A41 New Chester Road, a key arterial route serving Birkenhead and Liverpool, with estimated daily traffic flows exceeding 15,000 vehicles

Prime, established trade counter location with other occupiers close by including Plumbase, Tile Giant, MKM, Screwfix and Toolstation

Passing rent £104,750 equating to approximately £8.85 psf

Let to Howden Joinery Properties Limited, a wholly owned subsidiary of Howden Joinery Group plc, the UK's leading trade kitchen and joinery supplier with a Creditsafe rating of Very Low Risk

Seeking offers in excess of £1.5m ex VAT and subject to contract equating to 6.58% NIY based on purchasers' costs of 6.8%



1. Investment Summary

Units 3 & 4, Expressway Business Park are situated in a prominent trading location on the A41 New Chester Road (Rock Ferry Bypass), one of the Wirral's primary commercial routes.

The estate benefits from excellent visibility and direct access to the wider regional road network, making it a well-established destination for trade counter, industrial and business occupiers. Birkenhead is located at the northern end of the Wirral Peninsula, approximately 3 miles west of Liverpool city centre and 17 miles north of Chester. The town forms part of the Metropolitan Borough of Wirral, which has a resident population of approximately 320,000 people.

Positioned on the western bank of the River Mersey, Birkenhead has a long-established industrial and maritime heritage, historically centred around shipbuilding, engineering and dock-related industries. Whilst traditional manufacturing remains represented by major employers such as Cammell Laird, the local economy has diversified significantly, with public sector, professional services, logistics and education now providing substantial employment across the borough.

The town benefits from excellent transport connectivity. The M53 motorway terminates in Birkenhead and provides direct access to the M56, M6 and the wider North West motorway network.

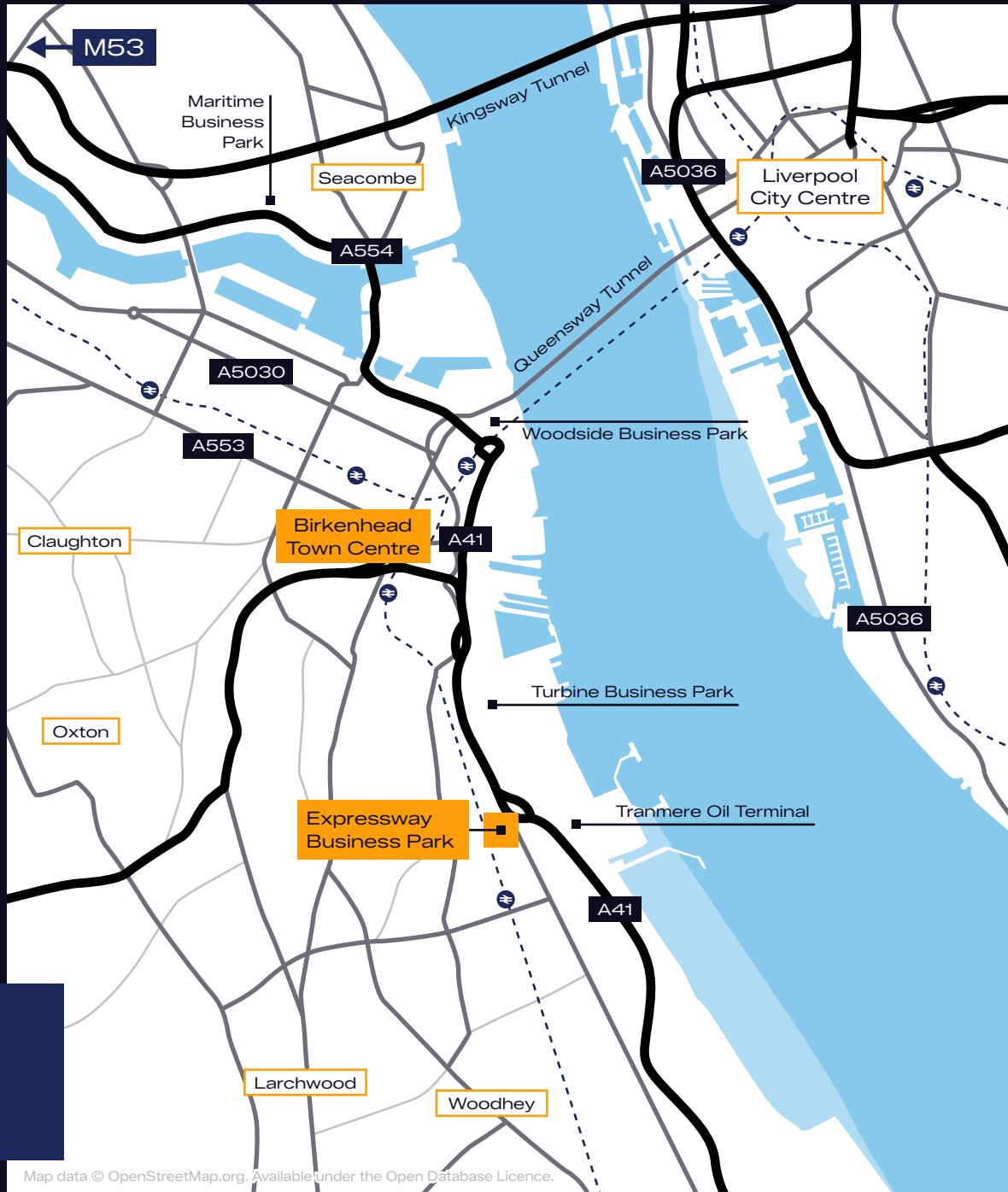


The Queensway and Kingsway Tunnels offer convenient access beneath the River Mersey to Liverpool city centre and North Liverpool respectively. In addition, Birkenhead is served by the Merseyrail network, providing regular rail connections across Merseyside.

Expressway Business Park occupies a strategic position directly off the A41 New Chester Road, a recognised premier trade counter and roadside commercial location on the Wirral. The surrounding area is home to a wide range of national and regional occupiers, reinforcing its status as one of the borough's most established commercial destinations.

The location continues to benefit from significant public and private investment throughout Birkenhead and the wider Wirral. Major regeneration initiatives, including the ongoing Wirral Waters development, are helping to transform the area's commercial landscape and attract new businesses and employment opportunities. Combined with its excellent connectivity, strong occupational demand and established industrial base, the location remains a popular choice for trade counter, warehouse and industrial occupiers.

Strong occupational demand.
Excellent connectivity.
An established industrial base.





A41

BAE Systems

Toolstation

Tranmere Oil Terminal

MKM

Crown Decorating Centre

J.R. Webster & Co Ltd

Lloyd & Jones

Plumbase

Stockport Truck Centre

Unit 3

Unit 4

Prestige Autotrim

Involve Northwest

Aerial View

3.



The property comprises two modern detached trade counter/warehouse units built in approx. 1990 and positioned adjacent to one another at the southern end of the established Expressway Business Park, Birkenhead.

Constructed to a modern specification, both units feature steel portal frame construction with profile steel clad elevations and roofing incorporating translucent roof lights, providing excellent levels of natural light. The accommodation benefits from concrete flooring throughout, internal blockwork walls and an eaves height of approximately 6 metres, offering flexible warehouse and trade counter space.

Unit 3 occupies the more prominent roadside position within the estate and has been fitted out to a higher specification, incorporating a trade counter, showroom area, offices, kitchen facilities and WC accommodation. The office areas benefit from perimeter trunking, gas-fired central heating, suspended ceilings with integrated lighting, and metal-framed double-glazed windows protected by external security shutters. The warehouse is serviced by a mechanically operated sectional loading door, providing efficient access for loading and distribution operations.

Unit 4 is of similar construction and configuration, offering warehouse accommodation together with office space, WC facilities and a mezzanine storage area. The unit provides practical and functional accommodation suitable for a variety of trade counter, industrial and storage occupiers.



GIA	SQ FT	SQ M
Unit 3	6,700	620
Unit 4	5,500	510



Tenancies

The units are let under two separate leases (and subsequent reversionary leases) to Howden Joinery Properties Limited or a term of 20 years originally commencing 22 November 2014.

The leases are granted on effective FRI terms and are subject to a further rent review on 22 November 2029. The leases also contain a tenant break option on 22 November 2029.

The rentals are as follows:

Unit 3 - £59,250 pax (£8.87 psf)
Unit 4 - £45,500 pax (£8.85 psf)

Net rent: £104,750 pax

Tenant Covenant

Let to Howden Joinery Properties Limited (Company No. 05656171). For the 52 weeks ended 27 December 2025, the company reported turnover of £91.5 million and operating profit of £13.8 million. The tenant is part of the wider Howden Joinery Group, the UK's leading trade-only supplier of kitchens and joinery products, operating approximately 950 depots across the UK and Europe.



Planning

The property is located in an area administered by the Wirral Council. The Local Development Plan consists of the Wirral Local Plan 2021 – 2037 which was published on 21 March 2022. The property is allocated for primarily employment use in the policies map attached to the local plan.

We have assumed that the property is constructed in full compliance with both planning and building regulations

EPC	Tenure	Rates	VAT
Unit 3 – D (94) Unit 4 – C (71)	Freehold	RV - £68,500	Providing certain criteria are met, it is anticipated the sale will be treated as a TOGC.

Proposal

We are instructed to seek offers in excess of £1,500,000 (one million five hundred thousand pounds, subject to contract and exclusive of VAT.

A purchase at this price reflects a Net Initial Yield of 6.58%

All enquiries

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