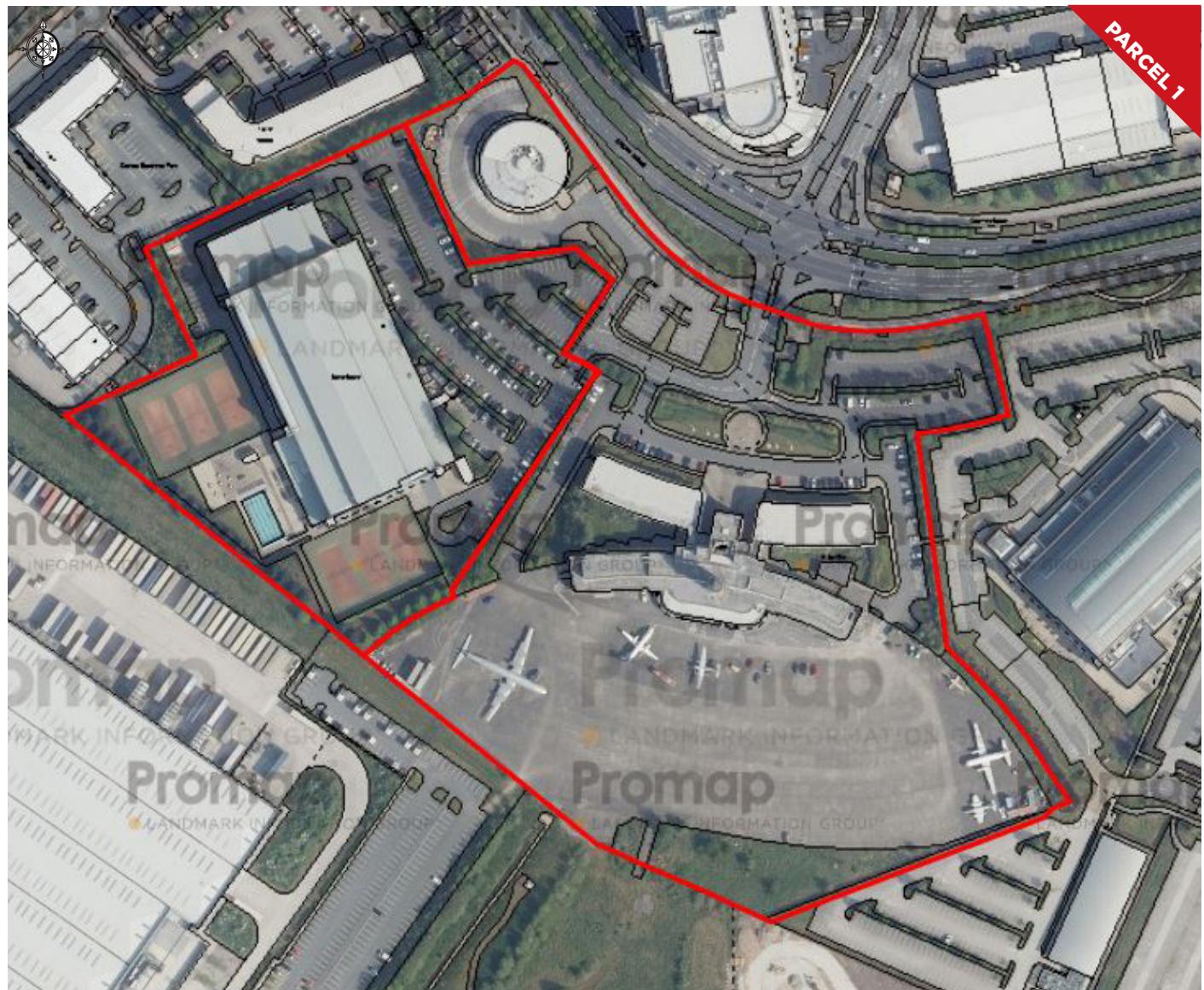


AERODROME COMPLEX & CANADA DOCK EAST

Aerodrome Complex, Speke Boulevard, Speke Merseyside, Liverpool, L24 8QD
Canada Dock East, Bankhall Lane, Liverpool, L20 8EW



AERODROME COMPLEX

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CANADA DOCK EAST

Location

Liverpool is the second largest City in the north west of the UK. The City is located approximately 35 miles west of Manchester and 19 miles north of Chester.

Situation

Aerodrome Complex

The property forms part of the Estuary Commerce Park with extensive linear frontage to the southern side of the A561 Speke Road, immediately north west of Liverpool's John Lennon Airport and directly opposite New Mersey Retail and Leisure Park.

Estuary Commerce Park is recognized both in the north west and beyond as Liverpool City regions premier location for a variety of business occupiers.

Notably, it is located within 2 miles of Jaguar Land Rover Halewood and only 2 minutes from Liverpool John Lennon Airport. The Port of Liverpool Seaforth is accessible by road within 15 minutes and to the immediate south lies Liverpool International Business Park, home to large occupiers including Johnson Controls, B&M Retail and GEFCO.

Transport infrastructure is excellent, with direct dual carriageway access to the M62 and M56 and onto the National Motorway network.

Major road / rail interchange at the Liverpool South Parkway and New Mersey Crossing. International service by sea from the Port of Liverpool and Freeport. In addition, there is a regular bus service to the City Centre and suburbs.

Canada Dock East

The property is located to the east of Canada Dock forming part of this established industrial / trade location with direct access off Bankhall Lane, via Derby Road (A565).

Both Sandhills and Bank Hall Railway Stations are within close proximity as is Liverpool City Centre which is approximately 2 miles to the south.

Nearby occupiers include HSS Hire and Screwfix, to name but a few.

Description

The properties comprise two parcels of land extending to approximately:

Parcel 1	18.25 acres	(7.39 hectares)
Parcel 2	2.19 acres	(0.89 hectares)

Long leasehold interests have been granted in connection with each of the parcels on which there has been significant leisure and warehouse development.

More specifically, we understand that Parcel 1 is occupied by three long leaseholders, Damons (No 3) Limited t/a Chinese Buffet; Neptune Whitbread Hotel Limited t/a Crowne Plaza and David Lloyd Leisure plc. Parcel 2 is occupied by EMR Metal Recycling.

Tenancies

Each of the parcels of land is subject to a long leasehold as follows:

Parcel 1	Damons (No 3) Limited	946 years with effect from 12/08/2002
	Neptune Whitbread Hotel Limited	950 years with effect from 04/05/2001
	David Lloyd Leisure Plc	950 years less 3 days with effect from 24/12/1998
Parcel 2	EMR Metal Recycling	999 years with effect from 31/03/1998

All of the above are subject to a peppercorn ground rent.

Tenure

Freehold.

Price

Offers are invited by way of Informal Tender to be received by email no later than **1:00pm on Wednesday 16 September 2020**, offers outside this deadline will not be considered.

This is to ensure that all submissions are dealt with in an equal, fair and legal compliant way, submissions will only be accessed after an agreed deadline and by the Central Procurement Team only.

Offers will be considered for both parcels or individually.

Emails are to be sent to tenders@homesengland.gov.uk, quoting the Tender Reference:

D21013 Aerodrome Complex, Speke Boulevard, Speke/Canada Dock East, Bankhall Lane, Liverpool.

Contact

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vktori@savills.com

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cthorn@savills.com

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Designed and Produced by Savills Marketing: 020 7499 8644 | August 2020

This is the only email to be used for submission, offers received by alternate email addresses will not be considered.

1. Offers should be for a specific sum, that is for an odd sum, in order to reduce the chance of identical offers being received;
2. No escalating bids, or bids calculable by reference to another offer will be considered;
3. There will not be a further opportunity to bid again and, therefore, I must stress that this should be your best offer;
4. In order to increase the chances of your offer being accepted it is preferable that it should be accompanied by a financial reference;
5. Include the name, address and telephone number of your Solicitor;
6. Confirm the time-table within which you will be able to exchange Contracts from receipt of draft documentation;
7. Confirm time-table within which you will be able to complete exchange of Contracts;
8. Whether your offer is subject to either a valuation survey and / or any other conditions.

Our client is not obligated to accept any offer received.

Vendor's Costs

The purchaser will be responsible for the Vendor's costs as follows:

Savills	£7,000 plus VAT
Legal	£5,000 plus VAT

VAT

VAT is applicable to the sale.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Viewing

The property can only be inspected from the roadside.

Further Information

Strictly by appointment only with the Sole Agent, Savills.

