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# FOR SALE

HIGH YIELDING POTENTIAL



## FORMER SONY HEAD QUARTERS

MERSEYSIDE – NAPIER COURT, STEPHENSON WAY,  
WAVETREE TECHNOLOGY PARK, L13 1HD

PRICE – ON APPLICATION

# MERSEYSIDE – NAPIER COURT, STEPHENSON WAY, WAVETREE TECHNOLOGY PARK, L13 1HD

## INVESTMENT SUMMARY

An opportunity to acquire a high yielding value add office investment in an established business park in Merseyside.

Well located on the established Wavertree Technology Park, which benefits from a dedicated train station and immediate access to the M62 motorway.

An L shaped, detached three storey office building, totalling 50,143 sq. ft, with 160 car parking spaces (1:313 sq ft); The building is capable of subdivision into smaller suites with a central core and two separate access points on each wing; The current tenant – Vacant (Former headquarters for Sony who vacated mid 2022) Market Rent in the region of 14.50 per sq ft

## LOCATION

Liverpool is situated in the Northwest of England and is the fifth largest city in the UK with a total metropolitan population of 2.25m people.

Liverpool is the commercial and administrative capital of Merseyside, which is an integral part of the Northwest, the UK's second largest regional economy, with its own economy worth more than £140 billion.

The city has witnessed large change across several sectors over the past decade with over £5 billion of inward investment delivered through private and public sector partnership.

This investment has seen output increase within the city region itself to an estimated £25 billion. Liverpool and the surrounding region is the number one recipient of foreign direct investment in the UK outside of London and the South East.

Liverpool is ranked 4th in the UK for economic potential growth 500,000 businesses within one hour of the city centre UK's most digitally skilled workforce World class academic and medical institutions

## TRAVEL TIMES

### ROAD

Liverpool - 2.6 miles (4.2 km)

M62 (Junction 4) - 1.8 miles (2.9 km)

Manchester—31 miles (50 km)

London—222 miles (357 km)

### RAIL

Liverpool Lime Street—7 mins

Warrington Bank Quay—39 mins

Manchester Piccadilly—52 mins

London Euston—2hrs 57 mins

### AIR

Liverpool John Lennon Airport—7.3 miles

Manchester International Airport—33.3 miles

# MERSEYSIDE – NAPIER COURT, STEPHENSON WAY, WAVETREE TECHNOLOGY PARK, L13 1HD

## SITUATION

The property is positioned in a prominent position on Stephenson Way to the south of Wavertree Avenue. Forming part of Wavertree Technology Park, the property is located 2 miles (3.2 km) east of Liverpool City Centre and 1.8 miles (2.9 km) west of Junction 4 of the M62 motorway.

The Park is situated to the south of Edge Lane (A5080), which serves as the primary route from Liverpool City Centre to the M62 motorway.

Wavertree Technology Park was developed in 1983 as an inner-city re-generation area into what is now a flourishing business community, which benefits from proximity to the City Centre. The Park sits within the wider Liverpool Innovation Park which extends to over 110 acres (45 hectares). The Park also benefits from a dedicated railway station providing five trains per hour to Liverpool Lime Street and two trains per hour to Manchester Airport.

## DESCRIPTION

An L shaped, detached three-storey office building on a self-contained site.

The property was constructed in 1997 of steel frame construction with a central core and two separate access points on each wing.

The tenant has undertaken a substantial rolling refurbishment program throughout their occupation, including recent replacement of the air conditioning condenser units and refurbishment of all welfare facilities.

The property benefits from the following key specification impressive feature full height glazed reception

Flexible floor plates capable of subdivision;  
Suspended ceilings.

Air conditioning; 3 x 8-person passenger lifts;  
Male, female, and disabled WCs on each floor.

Demised car parking for 160 vehicles (1:313 per sq ft); Perimeter trunking.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area (NIA) basis and extends to 50,143 sq ft (4,658,45 sq m). Unit Sq ft Sq m Ground Floor 18,354 1,705.14 First Floor 15,941 1,480.97 Second Floor 15,848 1,472.34 SITE

The property comprises a site area of approximately just under 3 acres

## TENANCY

Vacant (Former headquarters for Sony who vacated mid 2022)

## INVESTMENT RATIONALE

Exciting value add opportunity, allowing refurbishment and remodelling of a high-quality headquarters premises with flexible floor plates; Highly reversionary with the Estimated Market Rent in the region of £14.50 per sq ft; The previous tenant has recently refurbished the welfare facilities and replaced the external air conditioning condenser units limiting the future capital expenditure required.

EPC The property has an Energy Performance Asset Rating of D 89

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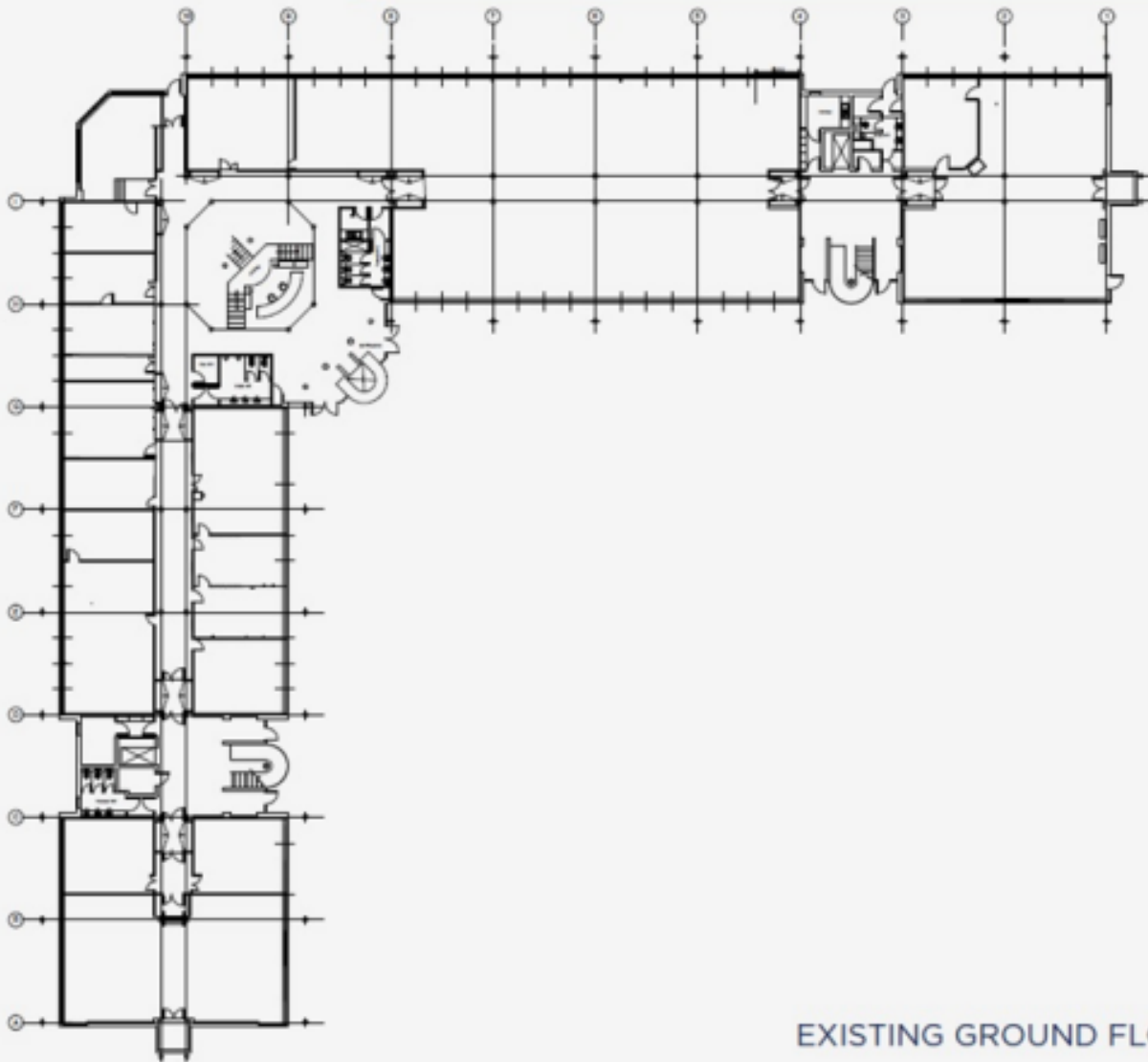


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EXISTING GROUND FLOOR PLAN