



**LM6 Commercial Property**

**Capability Statement**





Huyton - 127,000 sq ft Acquisition for Group Antolin



## **ABOUT US**

LM6 are a Commercial Surveying Practice specialising in the industrial property sector.

We represent both landlords and occupiers across the North West Region and are pleased to introduce our Company and outline our services and capabilities.

Our core service include:

- Commercial Sales:
- Commercial Lettings
- Land Sales
- Development Consulting
- Occupier relocation/Acquisition
- Lease Renewal
- Rent Review
- Lease end consultancy

We bring a focus and commitment to our customer engagements which is appreciated by our broad customer base where recent successes have seen us secure some of the largest transactions in both the Manchester and Liverpool City Regions.

We are an award winning team and this document provides an overview of our services.

We have showcased recent transactions and would be pleased to discuss how we could be of assistance to your company whether that be in sale or leasing of your land & premises or in acquisition of a new facility.

Kind Regards



**Phil Morley**  
Director LM6 Commercial Property Ltd



**Anthony O'Keefe**  
Director LM6 Commercial Property Ltd





Runcorn – acquisition and subsequent sale of 85,000 sq ft former Brake Bros cold store.



## DISPOSALS

Our core strength is in the disposal of buildings on either a leasehold or freehold basis. We act for developers, property companies, funds and occupiers.



We have transacted over 1 million sqft in the past 12 months in projects including new development, disposal of existing units and occupier acquisitions.

We have seen notable success' in our diverse occupier base where we have secured and transacted a series of deals with local, regional and multi-national occupier customers



We have been able to secure and develop customer relationships by providing sound impartial advice, maintaining a sharp focus on research and maintaining our quality of service.

We have the capacity, resource and time to dedicate to projects which have led to successful delivery of multiple projects ranging from the largest industrial and logistics properties to multi-let estates.

These projects demonstrate the benefits of our market facing approach, understanding of local market dynamics and use of our extensive occupier contacts and it is these qualities we can bring to your project.



**SIMS**  
RECYCLING  
SOLUTIONS





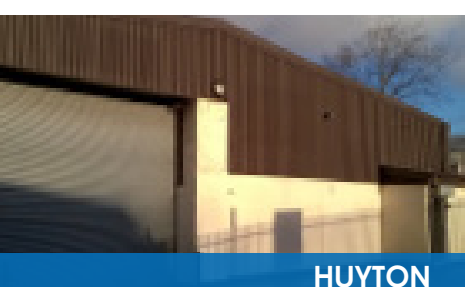
## **LM6 secure largest sale of year in Liverpool City Region**

June 2017 - **South Road, Ellesmere Port** - Sale - 137,000 sq ft on 15 Acres

LM6 Commercial Property, acting on behalf of Sims Group UK Limited have sold their 137,000 sq. ft. facility in Ellesmere Port in a trio of deals. This is the largest occupier sale in the Liverpool City Region in 2017. The former recycling facility, extending to over 15 acres have been sold to occupiers Westland Horticulture, Event Marketing Solutions (EMS) and investors Harper House International.

Tony O'Keefe, Director at LM6: "We are delighted that the sale of the South Road site will support Westland Horticulture's operations and facilitate the growth of EMS's ambitions in Ellesmere Port. These sales on South Road together with new speculative development locally highlight the benefits of The Enterprise Zone in working closely with occupiers, investors and developers to support the growth of the wider Cheshire and Warrington economy."





**Recent disposals across the North West**





WARRINGTON



AINTREE



LIVERPOOL



ELLESMERE PORT



WIDNES



BOOTLE





**SURVEY & SAFETY HIRE**

Liverpool – 40,000 sq ft acquired as part of relocation strategy



## ACQUISITIONS

We have extensive experience in occupier acquisitions.

We understand how property affects business and can guide occupiers through Strategic Lease Solutions arising through Lease Expiry, Lease renewal or Rent Review.

These 'trigger dates' provide numerous opportunities for occupiers to review current leasing options and implement a pro-active approach to mitigate risk and create opportunity.

We work with occupiers to:

- Acquire new business premises ensuring a smooth transition, obtaining best financial value through negotiation and agreeing occupier friendly lease terms.
- Re-align existing lease terms, rightsize occupational space and/or extract incentives for their continued occupation.

The key to our success is understanding operational and corporate requirements and aligning these to ever changing market conditions. Often projects involve forming project teams to provide specific advice in relation to planning, building fit out, dilapidations and we have the experience and versatility to create the correct project team with our partners.

Recent acquisitions which demonstrate our capabilities include:



Trafford Park, Manchester - 16,118 sq ft Acquired



Knowsley - 35,000 sq ft Acquired



Openshaw, Manchester - 45,000 sq ft Acquired



Widnes - 15,000 sq ft Acquired





**Co star agency award 2017, North West Industrial,  
Editors Choice Deal of the Year**







## **Largest leasehold deal in Liverpool City Region this year**

July 2017 - **Aquila, Stretton Way, Huyton - Acquisition - 120,000 sq ft**

Grupo Antolin, one of the largest players in the car interiors market internationally and number one worldwide supplier of headliners has taken the Aquila Building, Huyton.

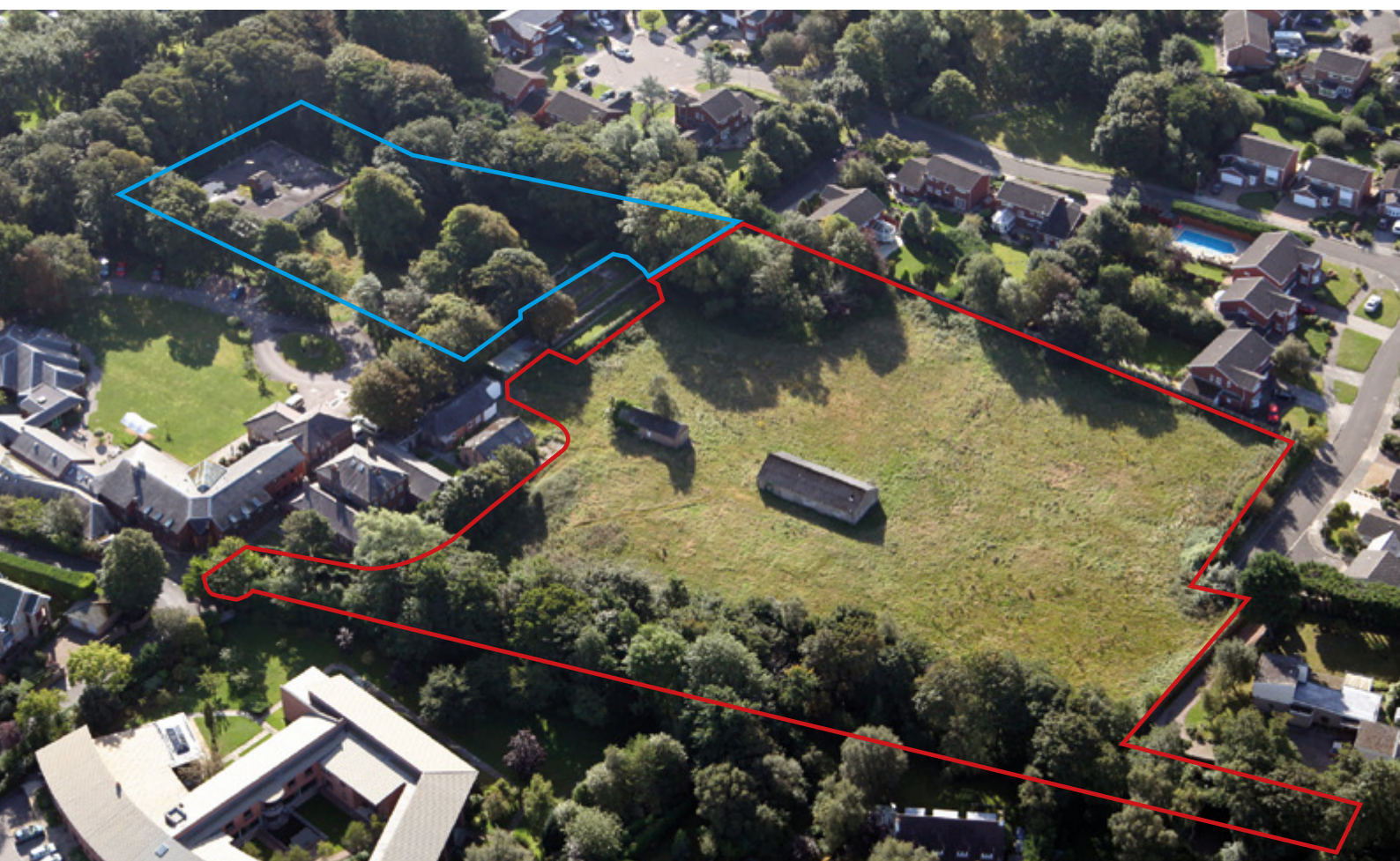
Advised by LM6 this deal represents the largest leasehold deal agreed in 2017 in the Liverpool City Region and facilitates expansion of GA's current operations securing existing employment and the creation of a potential further 80 new jobs, attracting over £3 million of new investment into the area.

The instruction was completed by LM6 within time, to budget and fulfilling the customers detailed and specific occupational requirements.





Duo, Widnes – 10 acre development site, disposal of Phase 1  
and 30,000 sqft pre let to Toolbank on Phase 2



Mill Hill Mission, Formby – 5 acre residential land sale



## **LAND & DEVELOPMENT**

We are acutely aware of the potential to maximise value for our client's land holdings whether that be in direct development, joint ventures, packaged land sales or seeking alternative higher value planning uses.

We assemble project specific teams to provide the relevant skills required for any engagement. This is particularly relevant in the case of residential development in planning and viability where we work closely with our partners and act for a series of clients who benefit from our services.

We have a wealth of experience in new development and master planning, having worked on some of the largest Industrial schemes in the Region together with the new wave of multi let development.

We have the necessary skills, market expertise and senior level resources to deliver successful outcomes for the most complex of landholdings.



**Image Park, Knowsley - Investment acquisition, 37 acres  
including 15 acre development potential**





Voltage Park, Carrington – Developer selection and sale of 67 acres for National Grid.



Agcroft Commerce Park, Salford – Packaged land sales & developer selection to deliver over 1 million sqft on 70 acres industrial/warehousing on behalf of HCA





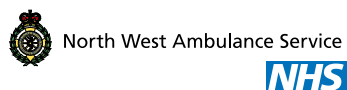
**Logistics North, Bolton – Joint venture selection, master planning and delivery of 2 million sqft on behalf of Harworth Estates.**



**Omega , Warrington – Master planning & delivery of Phase 1, 1 million sqft on behalf of HCA, Warrington BC and Miller Development**



SOME OF OUR CLIENTS





Our team is headed by Tony O'Keefe & Phil Morley who are Chartered Surveyors with over 20 years each of experience in the sector.

The industrial sector is our principal focus and it is for this reason we are located on the Knowsley Business Park on the East Lancashire Road at the heart of our customer base. From our office we can service our target market quickly and efficiently being able to access Liverpool and Warrington within 15 minutes and Manchester within ½ hour.

We are members of the Industrial Agents Society and are regulated by the Royal Institution of Chartered Surveyors



We are an award winning team with an in depth knowledge of the industrial sector. We offer a range of services and understand how property can impact on corporate performance.

So if you're a landlord looking to dispose of space we can help or if you're an occupier looking to manage and mitigate your occupational costs we'd be pleased to hear from you.



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If you have any questions regarding how we can be of help in relation to any property matters then please contact us.

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property professionalism worldwide



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