



**LM6 Commercial Property**





A580  
EAST LANCs ROAD

Knowsley - 80,000 sq ft Disposal

## **ABOUT US**

LM6 are a Commercial Surveying Practice specialising in the industrial property sector. We are based in Knowsley, Liverpool & cover the North West Region.

We represent both landlords and occupiers and are pleased to introduce our Company, outlining our services and capabilities, which include:

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

We are an award winning team and this document provides an overview of our services where we bring a focus and commitment to our customer engagements which is appreciated by our broad customer base.

Recent successes have seen us secure notable new client mandates across the Manchester and Liverpool City Regions.

We would be pleased to discuss how we could be of assistance to you, whether that be in sale or leasing of your land & premises or in the acquisition of a new facility.







Duo, Widnes – delivery of scheme including latest pre-let to Tool Bank of 30,000 sq ft



Sarus Court, Runcorn – AEW – disposal of a multi let estate



Speke Business Park - IO Group - Disposals multi Let Estate

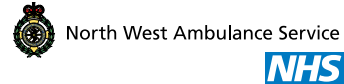


## DISPOSALS

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 implementing asset management initiatives across multi-let estates.



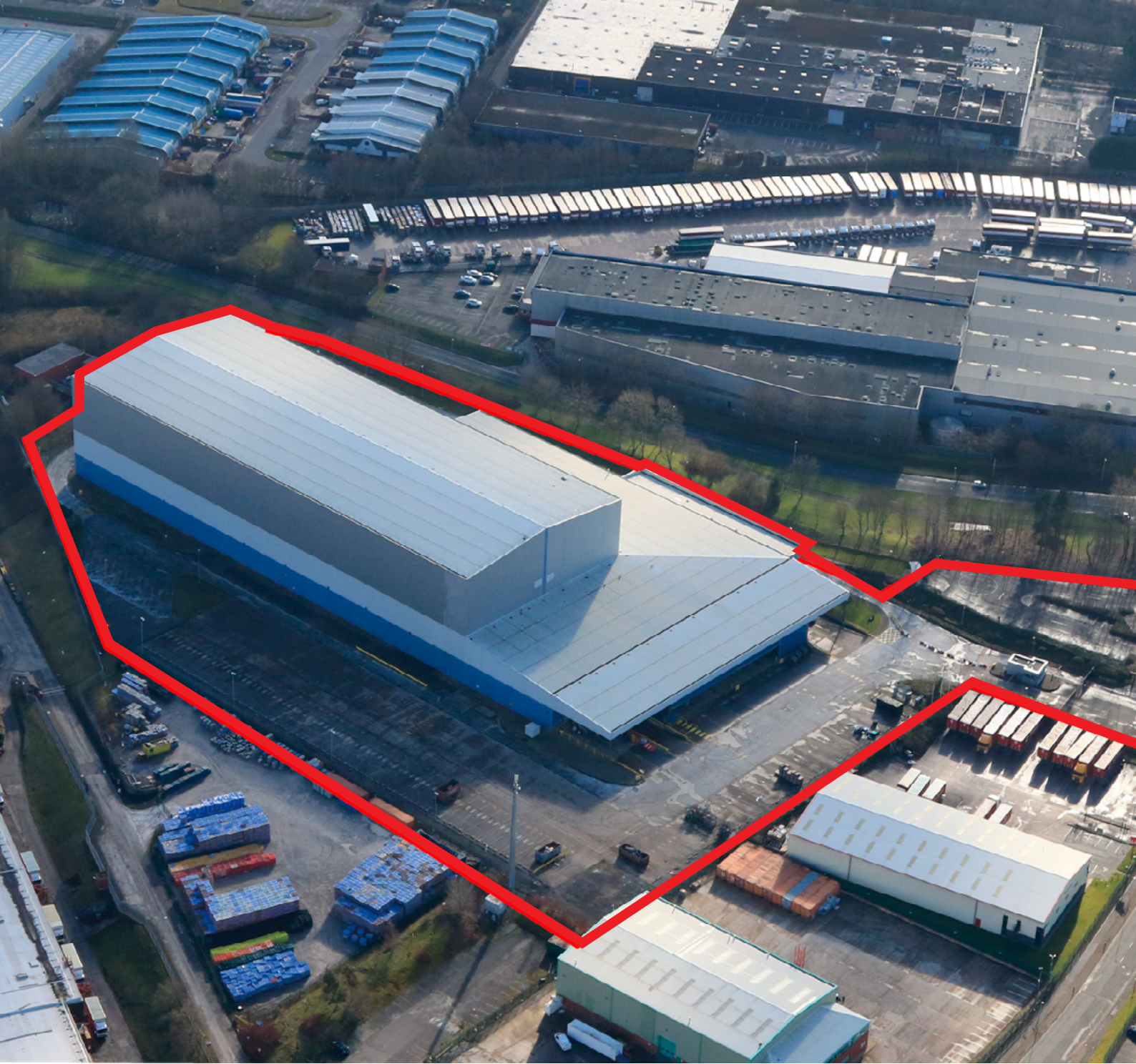
We have been able to secure and develop customer relationships by providing sound impartial advice, maintaining a sharp focus on research and our quality of service by leveraging our extensive contacts within the sector.

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

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







The Cube, Preston Brook, Runcorn



## The Cube, Runcorn, 152,871 sq ft

LM6 advised investor clients to purchase Baldwin Filters former Regional Distribution Centre, extending to 152,871 sq ft.

The unit was bought with vacant possession on a speculative basis. The investment strategy for The Cube was underpinned by strong occupier demand, driven by e-commerce, a structural change in our shopping habits fuelling demand for large scale logistics units and demand for warehousing as a direct result of Brexit planning.

In line with our research and initial acquisition advise we were able to attract occupier interest prior to purchase. We were able to create a competitive dialogue, negotiating with 2 parties to ultimately secure an effective pre-let and obtain a premium rent in what was one of the largest big box lettings of the year.

The site was subsequently sold as an investment to Columbia Threadneedle, realising a substantial return for our client within a matter of weeks.

The transaction demonstrates the advantages of our research led approach, our ability to adapt to market dynamics in securing occupier interest and the strength and depth of our investor and occupier relationships.



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





SPEKE



KNOWSLEY



BOLTON



HAYDOCK



SALFORD



Recent disposals across the North West



WARRINGTON



TRAFFORD PARK



WIDNES



ELLESMERE PORT



RUNCORN





**SURVEY & SAFETY HIRE**



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



**SIMS  
RECYCLING  
SOLUTIONS**



Multiple disposals and Acquisitions including 137,000 Eleesmere Port site, 45,000 sq ft acquisition in Manchester and ongoing strategic advice

## OCCUPIER RELOCATION / ACQUISITION

Acting on behalf of local, national and Corporate customers we bring local market intelligence together with pragmatic and tailored advice to deliver best value for our customers.

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

These 'trigger dates' provide numerous opportunities for occupiers to review their current leasing options and implement a pro-active approach to mitigate risk and create opportunity. We can work with you to;

- Acquire new business premises obtaining best financial value through negotiation and agreeing tenant friendly lease terms.
- Re-align your existing lease terms at expiry, re-size your occupation and/or extract incentives for your continued occupation.
- Negotiate rent reviews to mitigate occupational costs



**Trafford Park, Manchester -  
16,118 sq ft Acquired**



**Knowsley - 35,000 sq ft  
Acquired**



**Openshaw, Manchester -  
45,000 sq ft Acquired**

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



**Widnes - 15,000 sq ft Acquired**



**Knowsley - 38,000 sq ft relocation  
and ground lease renegotiation**



**Speke - 30,000 sq ft land aquisition  
and design & build**





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## **Aquila, Huyton - 120,000 sq ft**

LM6 advised Grupo Antolin in their expansion and relocation into their new manufacturing Plant in Liverpool.

GA are a tier one supplier to Jaguar Land Rover and one of the largest players in the automotive interiors market internationally and number one worldwide supplier of headliners.

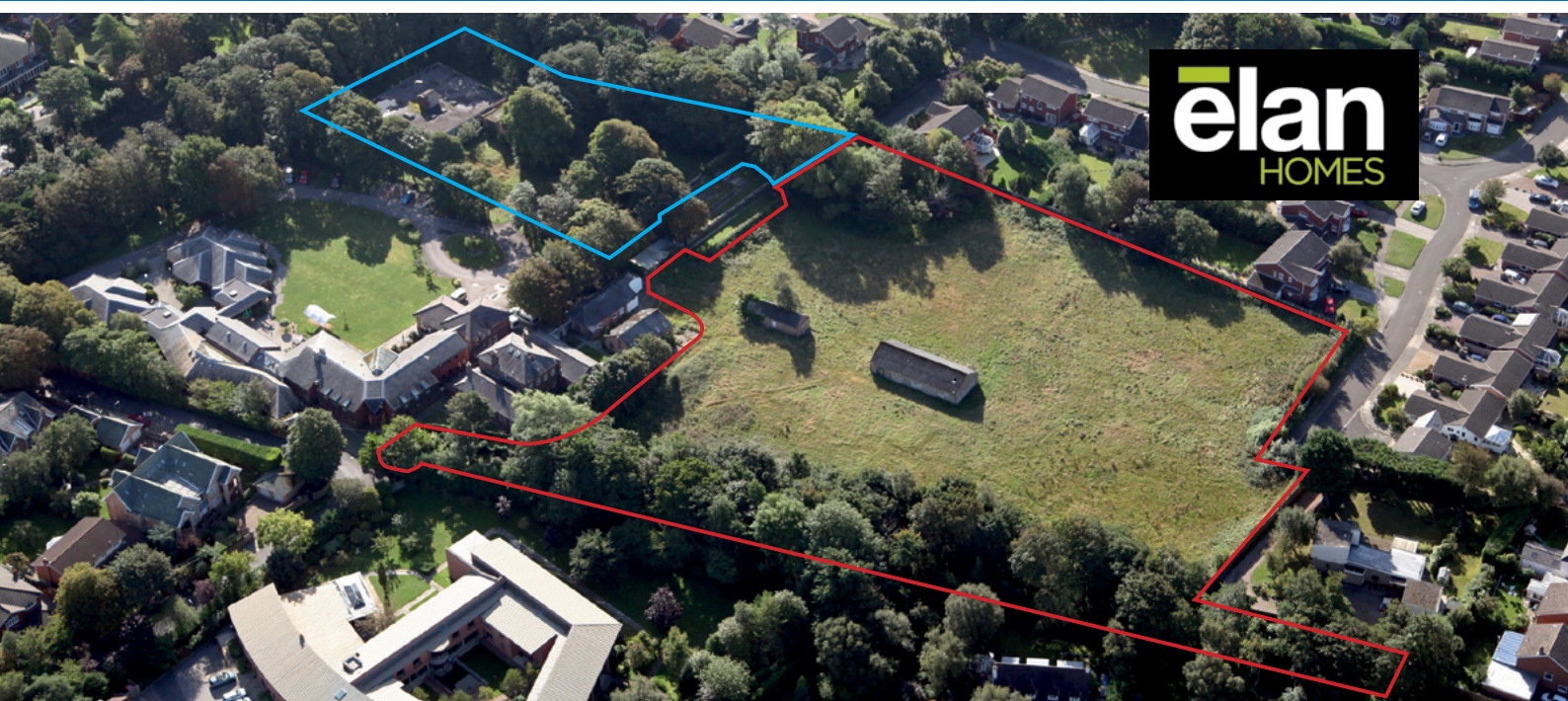
The deal at the Aquila Building Huyton was one of the largest deals agreed in recent years in the Liverpool City Region and facilitated expansion of GA's current operations securing existing employment and the creation of a 80 new jobs, attracting over £3 million of new investment into the area.

The brief was to secure a new facility within a strict geographical area and stringent timescales given the launch of JLR new Evoque model. The instruction demonstrates our ability to work with leading Corporate occupiers and was completed by LM6 within time, to budget and fulfilling the customers detailed and specific occupational requirements.





Bridgewater Leigh Site - site acquisition 12 acres for 178 new homes



Mill Hill Mission, Formby – 5 acre residential land sale



## RESIDENTIAL LAND

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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 can demonstrate a successful track record delivering projects where we have assembled project specific teams to provide the relevant skills required for any engagement encompassing:

- Site disposal or acquisition
- Viability assessment
- Planning
- Detailed appraisals covering local demand and product mix
- Targeted research and marketing support
- Site assembly
- Introduction of development partners
- Joint venture and promotion agreements

This is particularly relevant in the case of residential development in planning and viability where we work closely with our strategic partners.



**Sandy Lane, Runcorn - 11.5 acre site acquisition for 144 new homes**





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



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



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



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



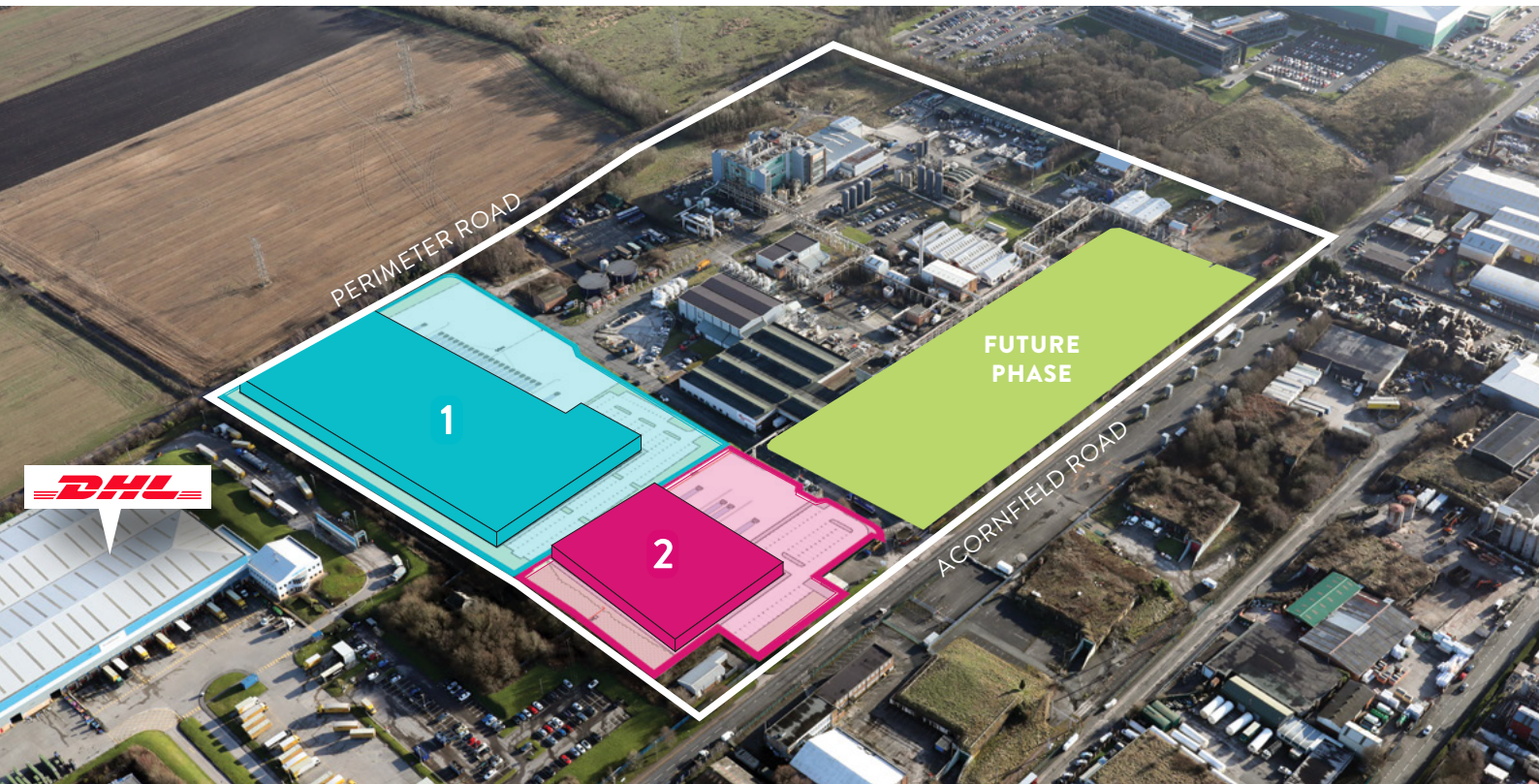
## COMMERCIAL LAND

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

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

We act for a series of clients who benefit from our extensive services where we can assist in master planning, site acquisition, land sales, or promoting schemes to occupiers on a design & build basis.



**Image Park, Knowsley** – Investment acquisition of 37 acres, and development by Seybourne to include 52,000 sq ft pre-let to Contenur and £860,000 in grant funding secured to allow new speculative phase of 65,000 sq ft



## SOME OF OUR CLIENTS

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## AWARDS & NOMINATIONS

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Our team is headed by Tony O'Keefe & Phil Morley both of whom are Chartered Surveyors, each with over 20 years of experience in the sector. We are members of the Industrial Agents Society and are regulated by the Royal Institution of Chartered Surveyors

The industrial market 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 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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[www.lm6.co.uk](http://www.lm6.co.uk)

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