



LM6 Commercial Property



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
- Investment Sales
- 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.





Valley, Wirral – Schrodgers. Asset management, refurbishment & leasing of entire multi let estate, circa 200,000 sqft in 16 units.



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



DUO, WIDNES – delivery of scheme including 3 pre-lets of speculative Phase 2 of 30,000, 20,000 & 24,000 sqft

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 regularly transact over 1 million sqft per annum averaging over 80 transactions per annum. These projects include investment sales, occupier letting/sales, disposing of existing units, new development 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.





Capitol Trade Park, Knowsley

Asset management strategy, leasing /rent reviews and subsequent investment sale of multi let estate - 36 units over 140,000 sqft.

Chancerygate^c

**Biz
Space**

INVESTMENT/MULTI LET ESTATE SALES



The Cube, Runcorn

152,871 sq ft

Single unit, speculative acquisition, leasing and subsequent investment sale.



Link, Huyton

50,000 sq ft

Asset management/refurbishment strategy to create multi let estate across 7 units.

100% pre-let and subsequent investment sale.



Globe Road

48,000 sq ft

Asset management/refurbishment strategy across 6 units including occupier sales, lettings and investment sale



SPEKE



LIVERPOOL



BOLTON



HAYDOCK



SALFORD



WARRINGTON



TRAFFORD PARK



WIDNES



ELLESMERE PORT



RUNCORN



Disposal of legacy portfolio and relocation strategy securing new Bootle facility, 40,000 sqft



Multiple disposals and Acquisitions including 137,000 Eleesmere Port site, 45,000 sq ft acquisition in Manchester and ongoing strategic advice across their North of England Portfolio

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



Lombard Shipping

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



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



**GRUPO ANTOLIN
HUYTON**

120,000 sqft

Leasehold Acquisition, to facilitate expansion of manufacturing capability as Tier 1 Supplier to Jaguar Land Rover.



**KUKOON RUGS
SPEKE**

54,000 sqft

Leasehold Acquisition of modern warehouse facility facilitating growth of business from Ireland into UK market.



**FLORENCE ROBY
AINTREE**

9,000 sqft

Part of wider downsizing strategy following disposal of larger Knowsley facility and rightsizing exercise.



**REDLIGHT
KNOWSLEY**

4,500 sqft

SME Occupier, looking to expand. Search undertaken, lease terms agreed and relocation to new facility.





BRIDGEWATER LEIGH SITE – site acquisition 12 acres for 178 new homes

RESIDENTIAL LAND

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
- Targeted research and marketing support
- Viability assessment
- Site assembly
- Planning
- Introduction of development partners
- Detailed appraisals covering local demand and product mix
- 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.



SCHOOL LANE, MAGHULL – 6 acre land purchase



SANDY LANE, RUNCORN - 11.5 acre site acquisition for 144 new homes



Stonebridge, Liverpool
– Development lots
0.10 - 4.60 Acres (0.04 - 1.86 Ha)



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

Image Business Park

Acquisition of 37 acres, former Kodak site. Asset management and development strategy leading to successful pre-let of 50,000 sqft to manufacturer Contenur, subsequent investment sale and forward funding for new speculative development of 120,000 sqft by EQT Exeter.

CONTENUR

SEYBOURNE

EQT | EXETER



SOME OF OUR CLIENTS



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 25 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 expand/ relocate or 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

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