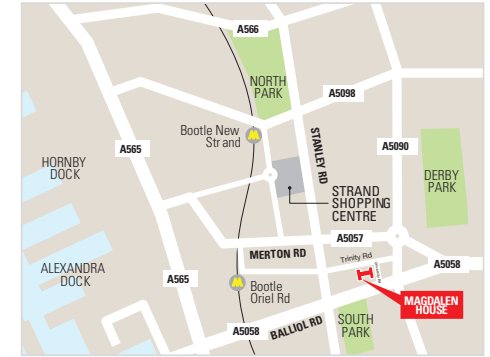
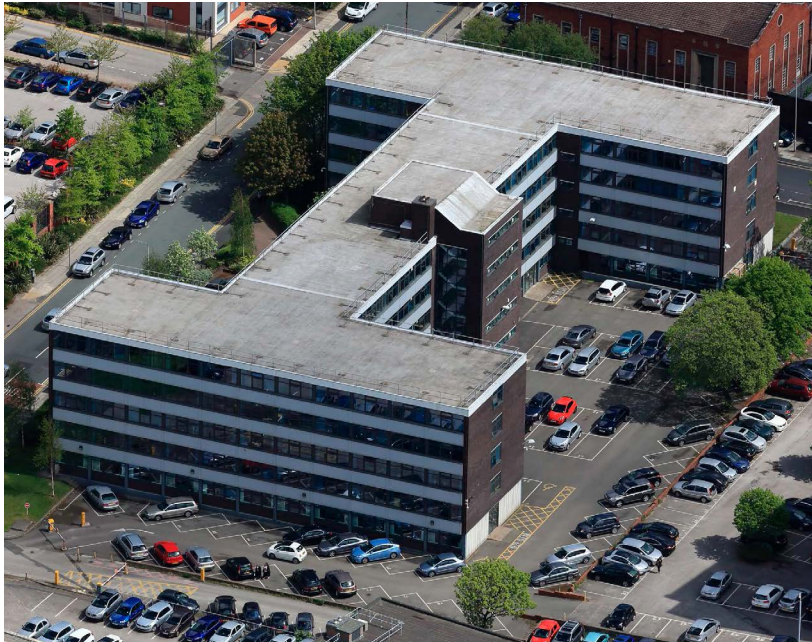




Description

Magdalen House was constructed in the 1970s and comprises a purpose built detached office building of concrete frame construction beneath a flat roof. The building is arranged over basement, ground and four upper floors and totals some 80,516 sq ft. The property is H-shaped with a central core and two rectangular wings to the east and western ends of the property. The central core of the property provides access to the upper floors with two 10-person passenger lifts as well as a stairwell. There are two additional stairwells principally used as fire escapes located within the east and western wings of the building. The property was comprehensively refurbished in 2005/2006 and provides a mix of good quality, open plan and cellular subpartitioned office space. Each floor is fitted to a similar specification with suspended ceilings, a mixture of Category 2 and LG3 lighting, perimeter trunking, carpet flooring and painted and plastered walls. The property benefits from car parking to the front and rear of the property with a total of 94 spaces. The site area is approximately 0.63 hectares (1.56 acres).



Accommodation

The property is let in accordance with the schedule below:

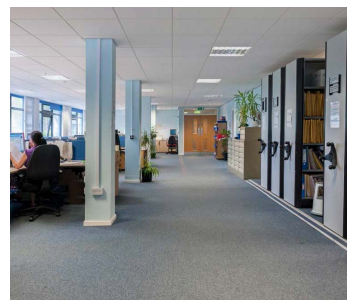
Floor	Tenant	sq ft	sq m
Ground Floor	Sefton Metropolitan Borough Council	14,948	1,388.7
First Floor	Sefton Metropolitan Borough Council	16,355	1,519.4
Second Floor	Sefton Metropolitan Borough Council	16,457	1,528.9
Third Floor	Sefton Metropolitan Borough Council	16,373	1,521.1
Fourth Floor	Sefton Metropolitan Borough Council	16,373	1,521.1
TOTAL		80,516	7,479.2

Tenure

The property is held Freehold.

Covenant and Rental Income

The property is 100% let to the undoubted covenant of Sefton Metropolitan Borough Council on five leases until January 2032 at a total rent of £500,000 per annum (£6.21 psf). The property produces an AWULT of 17½ years to expiry and 13½ years to break.



Location

Bootle is a suburb of Liverpool and is located approximately 3 miles due north of the city centre. Along with Southport, Bootle is one of the two main administrative centres for the Metropolitan Borough of Sefton. The M57 and M62 motorways are approximately 4 miles distant from the town centre which provide access to the M6. The area is well served by public transport links with a bus interchange as well as Bootle Oriol Road and Bootle New Strand stations from which Merseyrail provide regular services to Liverpool city centre and to Southport.

Situation

The subject property is located at the junction of Trinity Road and University Road with the surrounding area being a mixture of residential and office buildings. Major office occupiers are public sector organisations such as the Health & Safety Executive, HMRC, Sefton Borough Council, Hugh Baird College, Department for Work & Pensions and Arvato, who run a number of local government contracts.

The Strand Shopping Centre which is Bootle's main retail centre with approximately 400,000 sq ft of space, is approximately half a mile to the north. Occupiers in the Strand Shopping Centre include Marks & Spencer, Tesco, Poundstretcher, B&M Bargains and Boots the Chemist.