

APPENDIX 8 – SEFTON VACANT PROPERTY SCHEDULES

Introduction

A8.1 This appendix details vacant industrial and office premises in Sefton, available at the time of the Joint Employment Land Study.

Industrial

A8.2 Table A8.1 provides details of the available industrial premises. This includes a breakdown by size band width. The table also comprises an analysis by the locations outlined in the study brief, namely North Sefton (Formby and Southport) and South Sefton (rest of the borough).

Table A8.1 – Available Industrial Premises

Property		Size Band, sqm						Total	
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000		5000+
North Sefton	Floorspace, sqm	296	668	1088	1915	2551	-	7748	14266
	Number of Properties	5	5	5	3	2	-	1	21
South Sefton	Floorspace, sqm	1060	2923	2865	9437	6251	13072	11148	46756
	Number of Properties	14	21	9	15	4	5	1	69
Total	Floorspace, sqm	1356	3591	3953	11352	8802	13072	18896	61022
	Number of Properties	19	26	14	18	6	5	2	90

Source: BE Group, 2008

A8.3 The figures in Table A8.1 reveal that 77 percent of the available floorspace (77 percent of the stock of properties) is located in South Sefton. North Sefton has a limited supply of larger premises – only 7 percent are larger than 501 sqm. In contrast South Sefton has provision in all size bands, with plentiful supply in the 0-100, 101-200 and 501-1000 sqm categories.

A8.4 Summaries of the available properties, in terms of quality and tenure assessments, are provided in Tables A8.2 and A8.3 respectively. Both North and South Sefton have a spread of all qualities of premises. The percentage of new or good quality premises is however lower in North Sefton (24 percent compared to 38 percent in South Sefton).

A8.5 Around one third of the available properties in north Sefton are freehold premises. This is much less the case in South Sefton (6 percent).

Table A8.2 – Quality of Industrial Premises

Number of Properties	Quality		
	Good/New	Moderate	Budge
North Sefton	5	7	9
South Sefton	26	28	15

Source: BE Group, 2008

Table A8.3 – Tenure of Industrial Premises

Number of Properties	Tenure		
	Either	Freehold	Leasehold
North Sefton	0	7	14
South Sefton	15	4	50

Source: BE Group, 2008

Offices

A8.6 Table A8.4 sets out the available office premises in Sefton, providing a split between the North and South Sefton areas. The Table shows an almost equal split in terms of the number of properties, but a contrasting picture in terms of floorspace North Sefton has only 18 percent of the floorspace, reflecting the lack of any space above 490 sqm.

A8.7 A significant proportion of the borough wide stock available (41 percent) is represented by office premises of less than 100 sqm. Indeed 92 percent comprises of properties of less than 500 sqm. And whilst South Sefton has space in all but the 2001-5000 sqm size band, there is no choice for premises above 501 sqm. It has only one building larger than 1022 sqm. This is in Bootle and is the largest available property across the whole of the Joint Employment Land Study area.

Table A8.4 - Available Office Premises

Property		Size Band, sqm						Total	
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000		5000+
North Sefton	Floorspace, sqm	585	398	1320	-	-	-	-	2303
	Number of Properties	11	3	4	-	-	-	-	18
South Sefton	Floorspace, sqm	320	545	2564	550	1022	-	5588	10589
	Number of Properties	4	4	8	1	1	-	1	19
Total	Floorspace, sqm	905	943	3884	550	1022	-	5588	12892
	Number of Properties	15	7	12	1	1	-	1	37

Source: BE Group, 2008

A8.8 Table A8.5 and A8.6 provide assessment summaries relating to quality and tenure respectively. Table A8.5 shows that only South Sefton has good or new quality space available on the market. Just under half all the available space in Sefton is assessed as moderate quality.

A8.9 As well as not having any good or new quality space available, North Sefton lacks freehold properties. As a consequence some 81 percent of the borough's available office space is leasehold only.

Table A8.5 – Quality of Office Premises

Number of Properties	Quality		
	Good/New	Moderate	Budget
North Sefton	0	11	7
South Sefton	5	8	6

Source: BE Group, 2008

Table A8.6 – Tenure of Office Premises

Number of Properties	Tenure		
	Either	Freehold	Leasehold
North Sefton	0	0	18
South Sefton	7	0	12

Source: BE Group, 2008

Property Schedule

- A8.10 Tables A8.7 and A8.8 provide the full schedules of available industrial and office premises respectively, in Sefton. These schedules are split to the two core market areas of North and South Sefton.

Table A8.7 – Schedule of Industrial Premises

North Sefton - Industrial			
Property	Tenure	Quality	Size, Sqm
Unit I, Balmoral Business Centre, Southport	Leasehold	Budget	7748
Crowland Street, Southport	Freehold	Budget	1301
Unit J, Balmoral Business Centre, Southport	Leasehold	Budget	1250
Unit 3, 8-10 Crowland Close, Southport	Freehold	Budget	775
63, West Street Southport	Leasehold	Budget	573
Unit 1, 8-10 Crowland Close, Southport	Freehold	Budget	567
Unit 1 & 2, Blowick Industrial Park, Southport	Leasehold	Moderate	232
Unit 3, Slaidburn Business Centre, Southport	Leasehold	Moderate	219
Warehouse, 17 – 25, Southport Road, Southport	Freehold	Budget	214
Unit 3, Slaidburn Crescent, Southport	Leasehold	Moderate	214
Unit 2, 8-10 Crowland Close, Southport	Freehold	Budget	209
18-19, A.K. Business Park, Russell Road, Southport	Leasehold	Moderate	195
Unit 1, 26A Hart Street, Southport	Freehold	Budget	145
75A, Newton Street, Southport	Freehold	Moderate	120
Unit 2, Russell Road, Enterprise Business Park, Southport	Leasehold	Moderate	104
Unit 9, Russell Road, Enterprise Business Park, Southport	Leasehold	Moderate	104
Unit 1a, Russell Road, Enterprise Business Park, Southport	Leasehold	Moderate	76

North Sefton - Industrial			
Property	Tenure	Quality	Size, Sqm
Unit 4, 50A Everton Road, Southport	Leasehold	Moderate	61
Unit 1, 50A Everton Road, Southport	Leasehold	Moderate	57
Unit 6, Russell Road, Enterprise Business Park, Southport	Leasehold	Moderate	51
Unit 10, Russell Road, Enterprise Business Park, Southport	Leasehold	Moderate	51

South Sefton – Industrial			
Property	Tenure	Quality	Size, Sqm
Trinity Park, Bootle	Leasehold	Moderate	11,148
North Building, Factory, Sandy Road, Seaforth	Freehold	Budget	3877
Unit 1, Vesty Business Park, Bootle	Either	Good	2583
Seymour Street, Bootle	Leasehold	Budget	2327
South Building, Factory, Sandy Road, Seaforth	Freehold	Budget	2284
Unit 2, (Suite One), Aintree Building, Aintree Racecourse Business Park, Ormskirk Road, Aintree	Leasehold	Moderate	2001
Unit 4, Vesty Business Park, Bootle	Either	Good	1983
19, Aintree Road, Bootle	Freehold	Budget	1565
Leckwith Road, Bootle	Either	Budget	1531
Bedford Place, Bootle	Either	Budget	865
Unit 3, Effingham Street, Oceans of the World IA, Bootle	Leasehold	Budget	736
Unit 2b, Vesty Business Park, Bootle	Either	Good	717
Unit 15, Vesty Business Park, Bootle	Either	Good	715
Unit 16, Vesty Business Park, Bootle	Either	Good	715
Unit 14, Vesty Business Park, Bootle	Either	Good	660
Unit A, Globe Road, Oceans of the World IA, Bootle	Leasehold	Budget	615
Unit 3, Pacific Road, Oceans of the World IA, Bootle	Leasehold	Budget	602
Unit 1a, Aintree Road, Bootle	Either	Budget	562
Unit 17, Vesty Business Park, Bootle	Either	Good	557
Unit 18, Vesty Business Park, Bootle	Either	Good	557
Unit 24, Sefton Lane Industrial Estate, Maghull	Leasehold	Moderate	556
57a, Strand Road, Bootle	Leasehold	Budget	447
Unit 7E, Aintree Racecourse Business Park,	Leasehold	Moderate	

South Sefton – Industrial			
Property	Tenure	Quality	Size, Sqm
Ormskirk Road, Aintree			372
Unit 6, The Bridgewater Complex, Bootle	Leasehold	Good	329
Unit 1a, Kingfisher Business Park, Bootle	Leasehold	Moderate	320
Unit 5, Lipton Close, Brasenose Road IE, Bootle	Leasehold	Moderate	315
49, Bank Hall, Bootle	Either	Budget	288
Unit 10, Vesty Business Park, Bootle	Either	Good	279
Unit 5, Aintree Road Bootle	Leasehold	Budget	273
Unit 9, Maritime Enterprise Park, Bootle	Leasehold	Good	242
Unit 37, Millers Bridge IE, Bootle	Leasehold	Good	197
Unit 2, Bridle Way, Bridle Road IE, Netherton	Leasehold	Moderate	196
Unit 18, Sefton Business Park Aintree	Leasehold	Good	193
Unit 17, Maritime Enterprise Park, Bootle	Leasehold	Good	190
Unit 3, Bridle Way, Bridle Road IE, Netherton	Leasehold	Moderate	187
Unit 19, Sefton Business Park Aintree	Leasehold	Good	167
Unit 7, Sefton Business Park Aintree	Leasehold	Good	139
Unit 8, Sefton Business Park Aintree	Leasehold	Good	139
Unit 9, Sefton Business Park Aintree	Leasehold	Good	139
Unit 9, Farriers Way, Bootle	Leasehold	Moderate	139
Unit 3, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 4, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 5, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 10, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 11, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 13, The Bridgewater Complex, Bootle	Leasehold	Good	117
Unit 14, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	107
Unit 15, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	107
Unit 16, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	107
Unit 17, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	107
Unit 18, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	107
Unit 44, Farriers Way, Bootle	Leasehold	Moderate	92
Unit 48, Farriers Way, Bootle	Leasehold	Moderate	92
Unit 2, Bridle Way, Bridle Road IE, Netherton	Leasehold	Moderate	88

South Sefton – Industrial			
Property	Tenure	Quality	Size, Sqm
Unit 4, Bridle Way, Bridle Road IE, Netherton	Leasehold	Moderate	88
Unit 19, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	83
Unit 20, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	83
Unit 21, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	83
Unit 22, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	83
Unit 23, The Boxworks, Heysham Road, Bootle	Leasehold	Moderate	83
Unit 31, Millers Bridge IE, Bootle	Leasehold	Good	74
Unit 32, Millers Bridge IE, Bootle	Leasehold	Good	74
Unit 10, Farriers Way, Bootle	Leasehold	Moderate	46
Unit 12, Farriers Way, Bootle	Leasehold	Moderate	46
Unit 8, Farriers Way, Bootle	Leasehold	Moderate	45

Table A8.8 – Schedule of Office Premises

North Sefton – Office			
Property	Tenure	Quality	Size, Sqm
399, Lord Street, Southport	Leasehold	Budget	490
Leaf (UK) Offices, Crossens Way, Marine Drive, Southport	Leasehold	Moderate	399
Offices, Unit J, Balmoral Business Centre, Southport	Leasehold	Budget	290
2 nd Floor, Queen Anne House, 20 East Bank Street, Southport	Leasehold	Moderate	229
245, Lord Street, Southport	Leasehold	Moderate	202
2 nd Floor, Charlotte House, 35/37 Hoghton Street, Southport	Leasehold	Moderate	150
49a, Windsor Road, Southport	Leasehold	Budget	127
Suites 2 & 6, Trafalgar House, Union Street, Southport	Leasehold	Moderate	121
Suite 1, Trafalgar House, Union Street, Southport	Leasehold	Moderate	84
Suite 3, Trafalgar House, Union Street, Southport	Leasehold	Moderate	80
Portland Chambers, Portland Street, Southport	Leasehold	Moderate	71
17a, High Park Place, Southport	Leasehold	Budget	68
20 Hoghton Street, Southport	Leasehold	Budget	60

North Sefton – Office			
Property	Tenure	Quality	Size, Sqm
38, Hoghton Street, Southport	Leasehold	Budget	46
72, Tulketh Street, Southport	Leasehold	Budget	42
7, Lord Street West, Southport	Leasehold	Moderate	42
2 nd Floor Offices, 21 Anchor Street, Southport	Leasehold	Moderate	41
Suite 8, 176a Lord St, Southport	Leasehold	Budget	33
Ground Floor Office, 15 Hoghton Street, Southport	Leasehold	Moderate	18

South Sefton – Office			
Property	Tenure	Quality	Size, Sqm
St Peter's House, Balliol Road, Bootle	Leasehold	Budget	5588
Unit D, Vesty Business Park, Bridle Road, Bootle	Either	Good	1022
Unit 03A, Sefton Business Park, Olympic Way, Aintree	Leasehold	Moderate	550
Unit 5a, Vesty Business Park, Bootle	Either	Moderate	372
Unit A, Vesty Business Park, Bridle Road, Bootle	Either	Good	372
Unit 6b, Vesty Business Park, Bootle	Either	Moderate	372
Unit B, Vesty Business Park, Bridle Road, Bootle	Either	Good	325
Unit C, Vesty Business Park, Bridle Road, Bootle	Either	Good	325
Unit 5b, Vesty Business Park, Bootle	Either	Moderate	325
Mainland House, Stanley Road, Bootle	Leasehold	Budget	254
Rear Unit 3, Essex House, Bridle Way, Bootle	Leasehold	Moderate	219
Suite 2, Bleasdale Business Centre, 12 Molyneux Way, Old Roan, Aintree	Leasehold	Budget	149
Building Phase 2, Aintree Racecourse Retail and Business Park	Leasehold	Good	147
Rear Unit 2, Essex House, Bridle Way, Bootle	Leasehold	Moderate	142
Bridle Way, Bridle Road, Bootle	Leasehold	Budget	107
Rear Unit 1, Essex House, Bridle Way, Bootle	Leasehold	Moderate	88
Suite 1, Bleasdale Business Centre, 12 Molyneux Way, Old Roan, Aintree	Leasehold	Budget	84
34, Liverpool Road, Crosby	Leasehold	Budget	78
Building Phase 1, Aintree Racecourse Retail and Business Park	Leasehold	Moderate	70

