PROPERTY CENTRE

Investment Opportunity

FREEHOLD MULTI-LET INDUSTRIAL ESTATE
10 UNITS · 14,350 SQ FT · 0.75 ACRES



FALCONGATE

Industrial Estate

OLD GORSEY LANE
WALLASEY, WIRRAL CH44 4HD

MANAGED BY THE PROPERTY CENTRE

ASKING PRICE	RENTAL INCOME	NET INITIAL YIELD
£1.4m	**£92,460**	**c.6.18%**
plus VAT	pa, inc. unit under offer	6.60% gross

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INVESTMENT SUMMARY //

A freehold estate of ten industrial units, nine let and one under offer, in Wallasey, now enlarged by three new units built under the site's existing planning consent.



FREEHOLD MULTI-LET INDUSTRIAL ESTATE · WALLASEY

- **10 units** totalling approx. **14,350 sq ft** on a site of **0.75 acres**.
- **Three new 900 sq ft units**, let at **£800 to £900 pcm + VAT**, adding £30,060 pa.
- **Nine units let, one under offer**, to a mix of trade, storage, leisure and light industrial occupiers.
- Close to the **Kingsway Tunnel**, the **M53** and the Wirral Waters regeneration area.
- Total rental income of **£92,460 pa** exclusive of VAT, including Unit 6 under offer.
- Established terrace of seven units producing **£62,400 pa**.
- **Managed by The Property Centre**, with management available to continue after sale.
- **Freehold**. Sale anticipated by way of TOGC.

PROPOSAL

Asking price

£1.4m

(One Million Four Hundred Thousand Pounds)

subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of c.6.18%**, a gross yield of **6.60%** and a capital value of approx. **£98 psf**, assuming purchaser's costs of 6.8%.

LOCATION //

APPROXIMATE DISTANCES

ROAD

Kingsway Tunnel (Wallasey)	c.1 mile
M53 Junction 1	c.1.5 miles
Birkenhead town centre	c.2 miles
Liverpool city centre, via tunnel	c.4 miles

PORTS

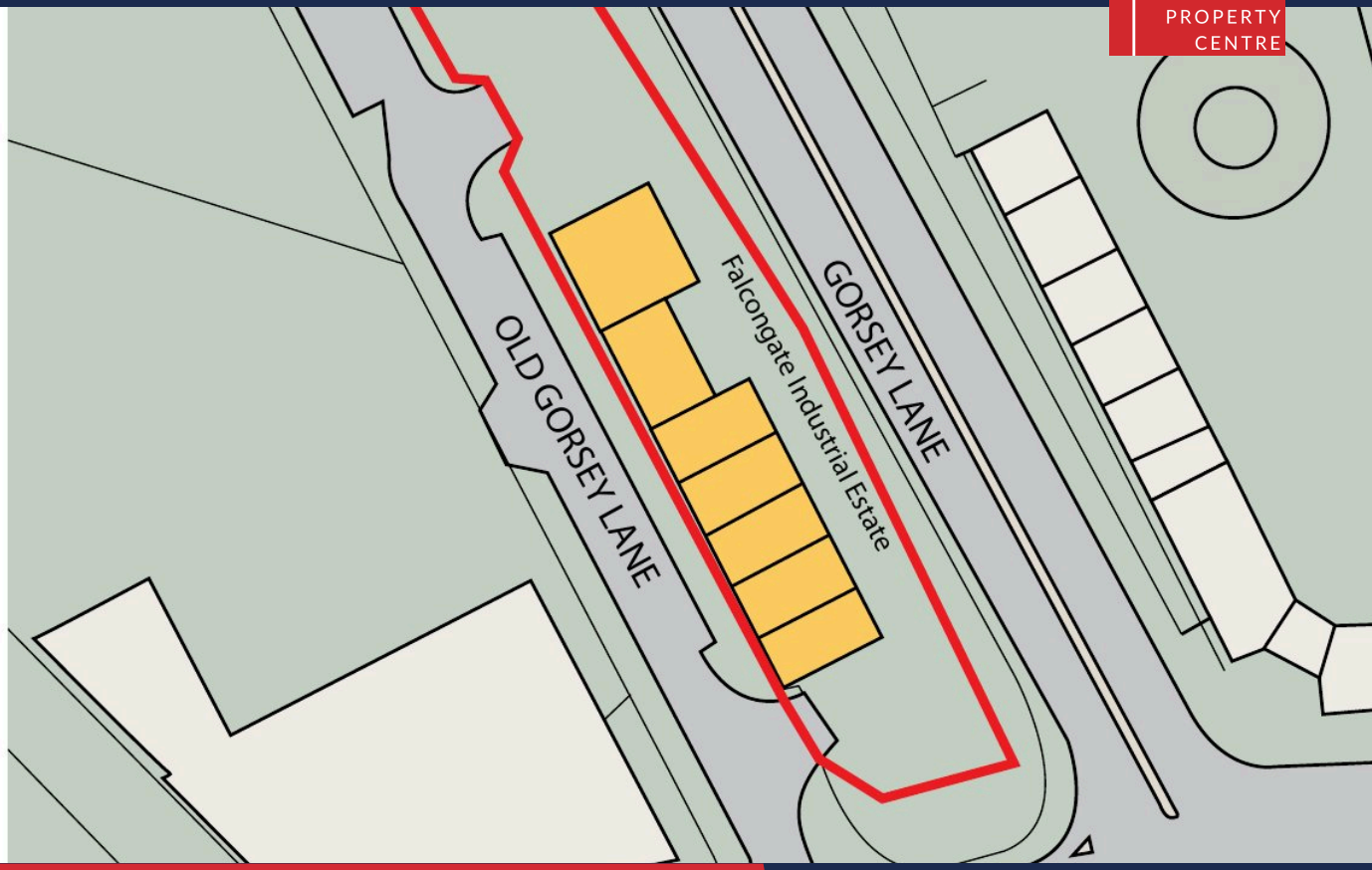
Birkenhead docks and Twelve Quays ferry terminal	c.2 miles
Port of Liverpool, Seaforth	c.6 miles

RAIL

Birkenhead North (Merseyrail)	c.1.5 miles

AIR

Liverpool John Lennon Airport	c.35 mins
Manchester Airport	c.55 mins



AN ESTABLISHED WALLASEY DOCKS EMPLOYMENT LOCATION, ON THE DOORSTEP OF THE WIRRAL WATERS REGENERATION.

The estate sits between Old Gorsey Lane and Gorsey Lane, by the junction with Dock Road, opposite Wirral Business Centre.

The Kingsway Tunnel puts Liverpool city centre a short drive away, and the M53 links the site to the national motorway network.

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SITUATION & ECONOMY //

Wallasey's dock estate is the focus of the largest regeneration programme on the Wirral. Wirral Waters and the Birkenhead 2040 Framework are bringing new homes, workspace and Freeport investment to the streets around Falcongate, supporting demand from trade, logistics and light industrial occupiers.

£4.5bn
Wirral Waters, Peel's regeneration of the Wallasey and Birkenhead docks, planned for over 27,000 jobs

21,000
new homes and 10m sq ft of commercial space guided by the Birkenhead 2040 Framework

171,400 sq ft
of new employment space proposed at Mea Park West, in the Wirral Waters Freeport (2025)

320,200
Wirral residents at the 2021 Census, a large local labour pool

45,000
vehicles a day through the Kingsway Tunnel between Wallasey and Liverpool

31.1m
tonnes of freight through the Port of Liverpool in 2020, the UK's 4th-largest port

REGENERATION

Wirral Waters is a Peel priority project now on site, with new homes, shops and Freeport employment land taking shape around the docks.

SMALL UNIT DEMAND

Units of around 900 to 2,500 sq ft suit the trades, workshops and service businesses typical of Wallasey's estates, giving a broad pool of potential tenants.

STRATEGIC LINKS

Road — Kingsway Tunnel to Liverpool and the M53 to the national network.
Sea — Birkenhead and Liverpool docks close by.
Air — John Lennon and Manchester airports.

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TENANCY SCHEDULE //

Unit	Tenant	Size (sq ft)	Rent pcm	Rent pa	£ psf
Units 1 & 2	Bestco Ltd	2,450	£1,100	**£13,200**	£5.39
Unit 3	Storage occupier	1,250	£750	**£9,000**	£7.20
Unit 4	Best Street MOT	1,250	£700	**£8,400**	£6.72
Unit 5	Animal feed store	1,250	£750	**£9,000**	£7.20
Unit 6	Music studio **(under offer)**	5,450 units 6 & 7	£800	**£9,600**	£4.18 combined
Unit 7	Private gym		£1,100	**£13,200**	
Unit 8	Roofing company	900	£800	**£9,600**	£10.67
Unit 9	Fab Windows Ltd	900	£805	**£9,660**	£10.73
Unit 10	Fab Windows Ltd	900	£900	**£10,800**	£12.00
TOTAL		**14,350**	**£7,705**	**£92,460**	**£6.44**

Units 1–5 and 7–10 let; Unit 6 under offer at the rent shown. Rents exclusive of VAT. Floor areas approximate, gross internal. Copy tenancy agreements available on request.



INCOME PROFILE

Units 1–7 · 67.5% | **8–10 · 32.5%**

- The three new units add **£30,060 pa**, lifting the estate's income by 48%.
- New units let at up to **£12.00 psf** against an average of £5.36 psf on the original terrace, showing scope to grow rents as tenancies renew.

MANAGED BY THE PROPERTY CENTRE

The estate is managed by The Property Centre, Wallasey, which would welcome the opportunity to continue managing it for the purchaser.

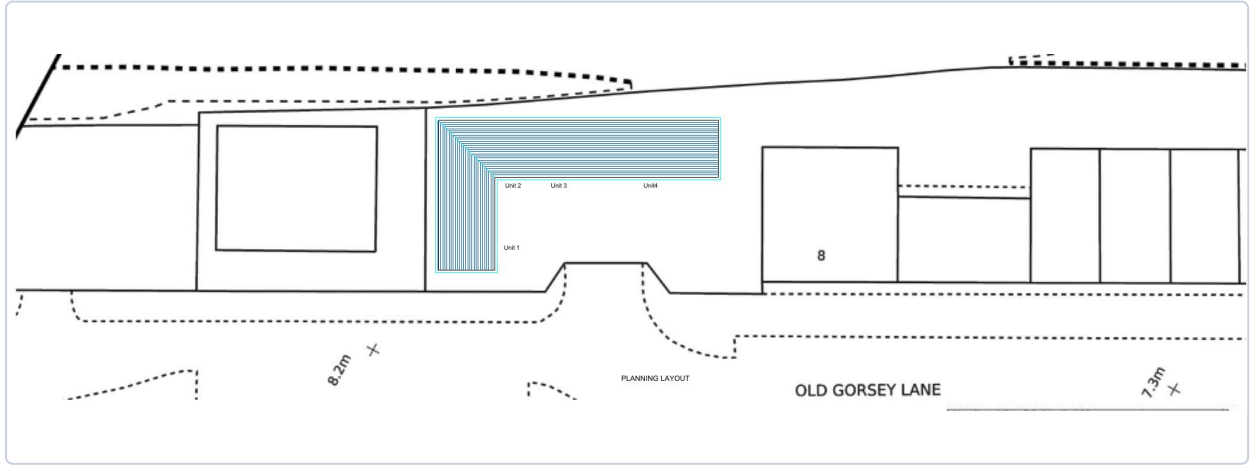
SITE & NEW UNITS //

Planning was granted for an additional 3,000 sq ft on the land to the north of the original terrace. The vendor has now built three units of approx. 900 sq ft each under that consent, and all three are let.

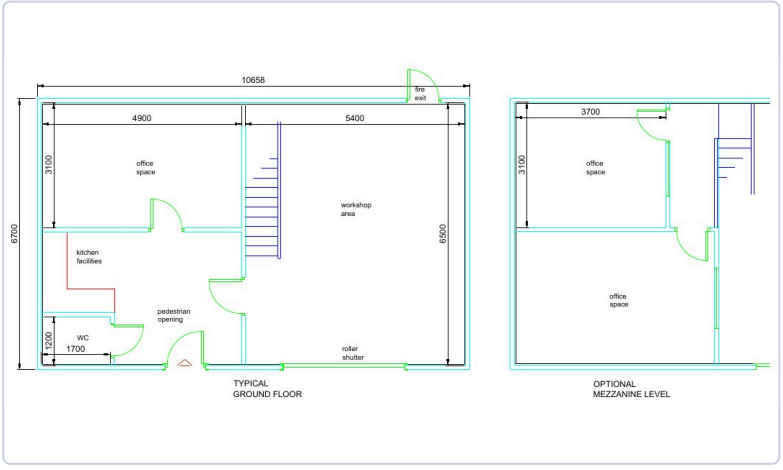


THE NEW BUILD

- Three self-contained units of approx. 900 sq ft each, 2,700 sq ft in total
- Steel-clad elevations over a brick base
- Roller shutter loading door and separate pedestrian door to each unit
- All three let at £800 to £900 pcm + VAT, adding **£30,060 pa**



Planning layout, Old Gorsey Lane frontage



Typical unit plan from the planning drawings. Not to scale.

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MARKET COMMENTARY //

Multi-let industrial remains one of the most sought-after sectors in the North West. Investors are drawn to income spread across many small occupiers, low obsolescence and steady rental growth.

£1.08bn
North West industrial investment across 77 deals in 2025

3.2%
forecast North West industrial rental growth for 2026

5.25%
Manchester prime industrial yield, Q4 2025, well below this offer

INVESTMENT EVIDENCE

Date	Address	Description	Price	NIY
Oct 2021	Effingham Street, Bootle	Multi-let estate, 11 units, 44,802 sq ft	£1.2m	**7.16%**
Subject	**Falcongate, Wallasey**	Multi-let, 10 units, 14,350 sq ft	**£1.4m**	**c.6.18%**

North West figures: Knight Frank LOGIC North West 2025 Review (units over 50,000 sq ft). Evidence: TheBusinessDesk.com, October 2021.

INVESTMENT PROPOSAL //

The asking price is **£1.4m** (One Million Four Hundred Thousand Pounds) plus VAT, subject to contract. A purchase at this level reflects a **net initial yield of c.6.18%** after purchaser's costs of 6.8%, and a capital value of approx. **£98 psf**.

WHY BUY

Rental growth: new units let at up to £12.00 psf against an average of £5.36 psf on the original terrace.

Entry yield of 6.60% gross, ahead of the 5.25% prime North West benchmark.

Hands-off income: The Property Centre manages the estate and can continue after sale.

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FALCONGATE INDUSTRIAL ESTATE

OLD GORSEY LANE, WALLASEY, CH44 4HD

FURTHER INFORMATION //

TENURE
Freehold, on a site of approx. 0.75 acres.

VAT
Price quoted plus VAT. Sale anticipated by way of TOGC.

MANAGEMENT
Currently managed by The Property Centre, which would welcome the chance to continue.

EPC
Energy Performance Certificates available on request.

ANTI-MONEY LAUNDERING
The successful purchaser will need to provide ID and proof of funds.

VIEWING
Strictly by appointment with the sole agent.

CONTACT //

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