13A TIGER COURT, KINGS BUSINESS PARK, LIVERPOOL, L34 1PJ

INCOME PRODUCING OFFICE FOR SALE

- For owner occupier or investor seeking high yielding investment
- Let to established tenant on ground floor
- First floor available either for owner occupy or let out .
- Latest LED lighting
- Air conditioned
- Reversionary yield potential of 9.23%

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FOR SALE

OFFICE OPPORTUNITY WITH INCOME

312.03 sq.m (3,359 sq.ft)

2 STOREY OFFICE BUILDING

14 CAR PARK SPACES

UPGRADED SPECIFICATION AND PRIVATE OFFICES

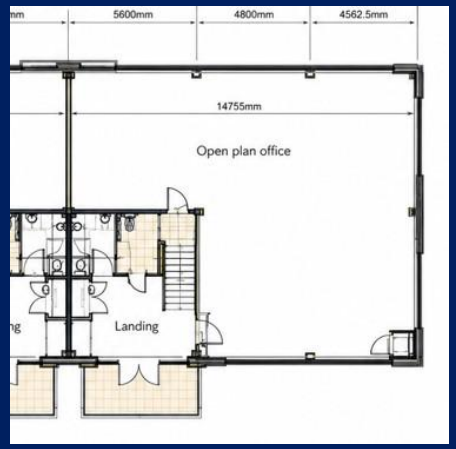
INCOME PRODUCING GROUND FLOOR

FIRST FLOOR AVAILABLE TO OCCUPY OR LET AND ADD VALUE

ACCOMMODATION:

- Ground floor: 144.6 sq.m (1,555 sq.ft)
- Ground floor reception: 15.66 sq.m (169 sq.ft)
- First floor inc. landing: 151.82 sq.m (1,634 sq.ft)
- **Total: 312.03 SQ.M (3,359 SQ.FT)**

INDICATIVE FLOOR PLAN (PRE FITOUT)



DESCRIPTION

Ground Floor

The ground floor is tenanted (see tenant section).
It provides a flexible self-contained office suite with a combination of open-plan workspace and dedicated meeting and collaboration areas.

Key features include:

- Open-plan office accommodation with LED lighting and carpeted flooring
- Glazed meeting/boardroom or private office with adjoining collaboration space
- Additional meeting room or private office
- Breakout and refreshment area
- Floor boxes for power and data connectivity
- The attractive entrance leads into a generous reception lobby, with male, female and accessible WCs conveniently located nearby.

First Floor

Sold fully available. The first floor provides a ready-to-use workspace incorporating 16 desks and chairs, together with informal meeting and breakout areas, including two collaboration spaces and a comfortable lounge. The accommodation includes:

- Meeting room with seating for up to 8 people
- Fully fitted kitchen and additional storage
- Air conditioning and upgraded LED lighting
- Raised floor with power and data floor boxes
- Carpeted office accommodation

A particular highlight is the separate breakout area on the landing, which opens onto a balcony through double French doors, providing an attractive space for informal meetings or staff relaxation.
Additional facilities include male and female WCs, including a shower, together with modern tiled finishes and attractive stair detailing.

13a Tiger Court

Key Features

- Meeting rooms and break out areas
- High-quality existing fit-out
- Flexible workspace across two floors
- Excellent meeting and breakout facilities
- Heating throughout
- Air conditioning to first floor
- Independent boilers to each floor
- Furniture available

Ready for Business

Ready to occupy cost free adaptable workspace offering an excellent environment for modern occupiers, with scope to accommodate future business growth.

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FIRST FLOOR OPPORTUNITY

The first floor at Tiger Court is now available.

For an investor, the space offers the potential to add value through the letting of the first floor to a new occupier.

Alternatively, an owner-occupier can take advantage of the opportunity to occupy the first floor themselves, while benefiting from associated rental income received from the ground floor.

....suitable for owner occupier or investor...

The property offers valuable flexibility for future growth, providing an opportunity for an owner-occupier to expand their operations into the ground floor as their requirements develop, subject to the relevant arrangements.

GROUND FLOOR LEASE

The ground floor is let to Partners in Training for 5 years from January 2025 for a rent of **£22,500 plus VAT**.

The tenant also contributes towards a percentage of estate charge and running costs associated with the building. Further information available on request.

The passing rent is equivalent to £14.57 per sq.ft. The estimated rental value for a single floor is **£15.50 per sq.ft pa.**

TENANT INFORMATION

Partners in Training (North West) Limited is an established independent training provider, incorporated in 2011 and specialising in apprenticeships within the Health & Social Care sector.

The business was rated Good by Ofsted in 2024. Its latest accounts to November 2025 show a strong financial position.

The occupation of 13a Tiger Court is for administration purposes only.

Estimated Rental Value (ERV)

The passing rent on the ground floor is equivalent to £14.57 per sq.ft. pa.

The ERV is £15.50 per sq.ft pa. which calculates to a ground floor rent of £24,000 pa and first floor rent of £25,300. Total estimated rental value say **£49,300 pa**.

This is a guide only and please rely on your own enquiries.

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TERMS

OFFERS

Offers in excess of **£500,000** are invited**.**

The quoting price reflects a net initial yield of 4.21%, allowing for purchaser's costs of 6.8%. On letting the vacant first floor at the anticipated rental of £25,327 per annum, the yield increases to 8.95%.

The full reversionary income of **£49,300 per annum** provides a reversionary yield of **9.23%**. Please rely on your own enquiries.

RATEABLE VALUE

GF: £21,500
FF: £22,500

This is not the amount payable. Business rates are broadly calculated by multiplying the Rateable Value (RV) by the applicable UBR, which for 2026/27 is 43.2p for properties with an RV below £51,000, subject to applicable reliefs and adjustments.

ATTRACTIVE OFFICE OPPORTUNITY WITH INVESTMENT INCOME

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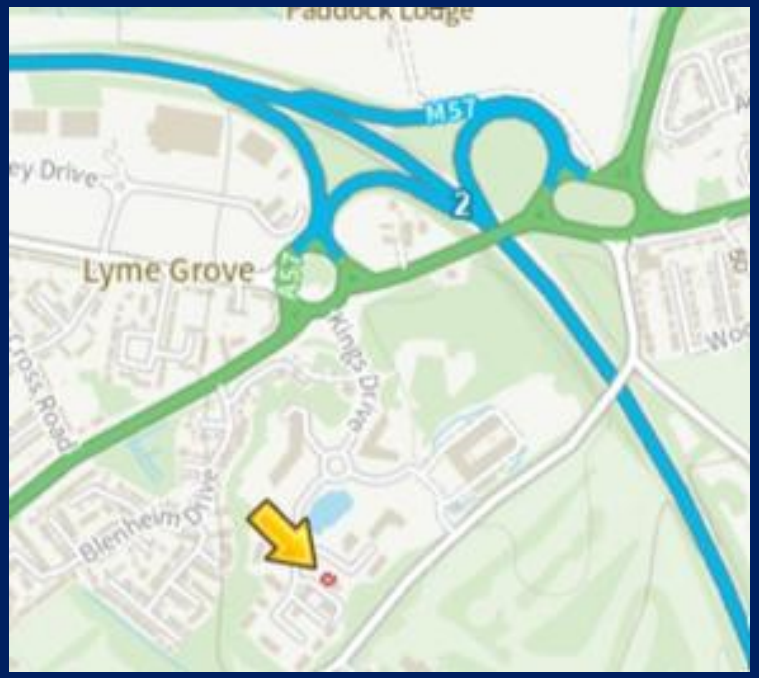
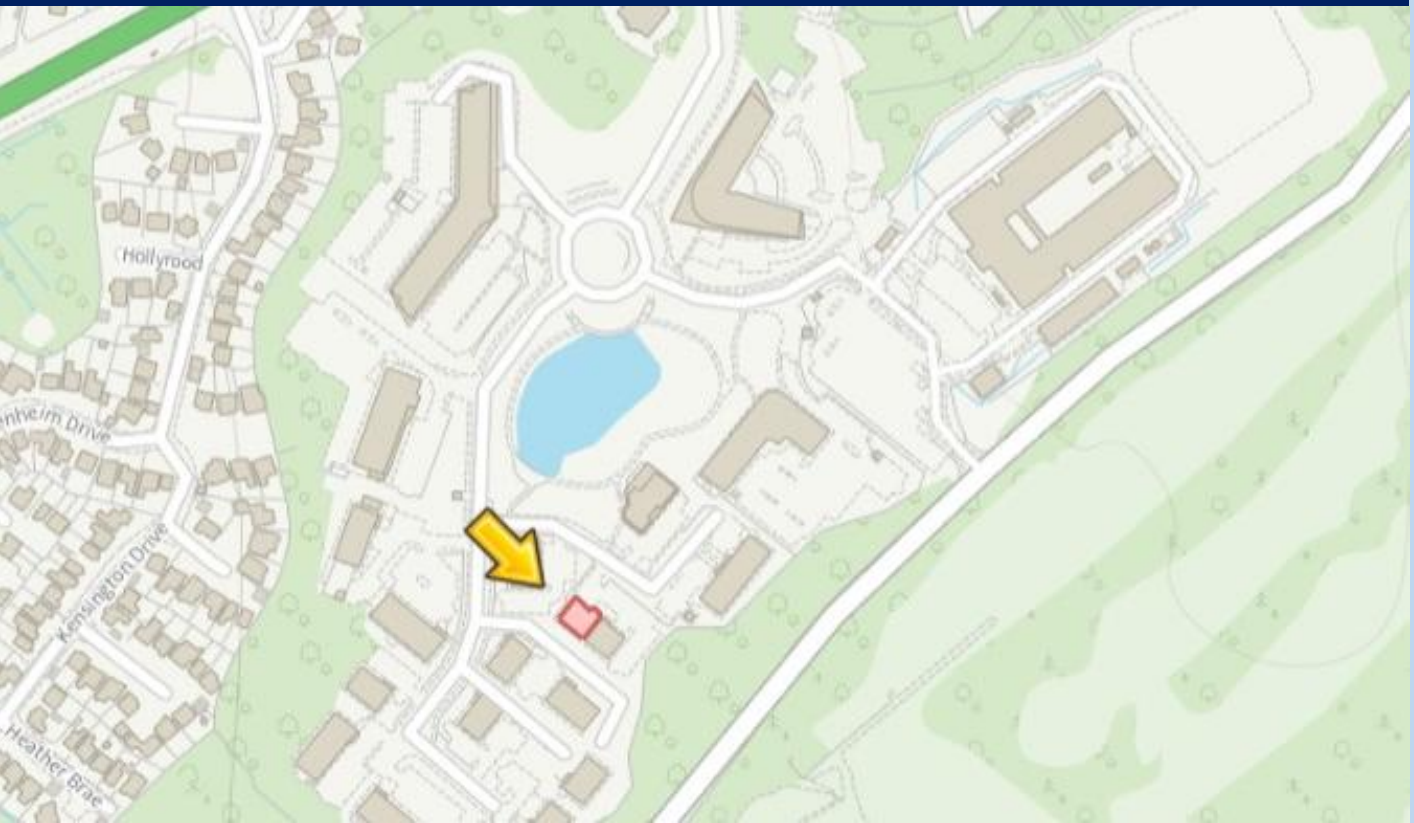
LOCATION

Kings Business Park is accessed directly from Junction 2 of the M57 motorway, on the A57 Liverpool Road, the principal Prescot to Liverpool arterial route.

The Park is well served by local bus routes, and the Merseyrail network offers a regular service from Prescot Station to Liverpool Lime Street every 15 minutes.

SAT NAV: L34 1PJ





Kings Business Park

Tiger Court forms part of Kings Business Park, a well-established business location on the outskirts of Prescot, Businesses on the wider park include professional services, recruitment, property, consultancy, healthcare and specialist commercial operators.

The park benefits from attractive landscaped surroundings and views towards the adjoining lake, providing a pleasant setting for staff and visitors. The wider area has also seen investment in amenities, with a growing range of convenient food, coffee and everyday services nearby, including Greggs, Starbucks and Subway, alongside other retail and leisure facilities.

VAT

All prices, are exclusive of but maybe liable to VAT at prevailing rate.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

CONTACT US

WWW.KEPPIEMASSIE.COM

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

CONTACT

Tim Garnett
timgarnett@keppiemassie.com
Mob: 07852 240103

OR

commercial@keppiemassie.com
Tel: 0151 255 0755

DISCLAIMER

Keppie Massie (KM) give notice that:

These particulars are a general outline for the guidance of prospective purchasers or tenants and do not constitute any part of an offer or contract.

No employee or representative of KM has authority to make or give any representation or warranty in relation to the property or to enter into any contract on behalf of the vendor or landlord.

All descriptions, dimensions, areas, references to condition, use, permissions and other details are given in good faith and are believed to be correct. Prospective purchasers or tenants must satisfy themselves as to their accuracy by inspection, survey or other appropriate means.

Areas, measurements and distances are approximate. Plans, photographs and other information are for guidance only. KM has not tested services, equipment or facilities, and prospective purchasers or tenants should make their own enquiries regarding planning, consents and other matters.

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Unless otherwise stated, all prices and rents are quoted exclusive of VAT and are subject to contract.

Floor areas have been measured in accordance with the appropriate RICS measurement basis.

KM has not undertaken a specialist assessment of fire safety, fire resistance, fire protection or combustibility. Prospective purchasers and tenants should make their own enquiries regarding current and future regulatory requirements.

Information contained within these particulars is subject to change and should be verified prior to proceeding with any transaction.

As a regulated RICS firm, KM operates a Complaints Handling Procedure in accordance with RICS requirements, including Alternative Dispute Resolution. Details are available at: http://www.keppiemassie.com/CHP

AGENTS NOTE

Under the Money Laundering Regulations, KM is required to verify the identity of prospective purchasers or tenants once terms have been agreed and before solicitors are instructed.

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