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MAGHULL GROUP SECURE NHS AT SWITCH HOUSE

A leading Merseyside health authority has announced it is to move into new Grade A office space on Sefton's Dunningbridge Road, showing a commitment to north Liverpool's growing commercial property market.

MerseyCare and NHS Estates will occupy more than 7,000 sq ft of grade A office space at Switch House, a development owned by Maghull Developments.

Andrew Owen at Mason Owen comments: "More and more developments are appearing on or close to Dunningbridge Road because of its excellent road transport links and connectivity to the M57 and M58 motorways. This deal has secured a prime rental figure of £13.50 per square foot which shows a growing confidence in North Liverpool's commercial office market."

The recently completed Switch House is a commercial office development which comprises 21,000 sq ft of Grade A office space and 72 on-site car parking spaces. The five office suites are equipped with central heating and comfort cooling, fully accessible raised floors and suspended ceilings incorporating category II, LG3 lighting throughout.

Andrew Owen continues: "There are now only two vacant office suites remaining to let within Switch House, each of approximately 3,500 sq ft and we have now agreed terms for one of these. There is significant interest in this property and we are confident that the remaining suite will be let in the next few months."

This development is retained as investment stock within the Maghull Group's property portfolio. Existing tenants include Maghull Construction and Professional Financial Services Ltd, a subsidiary of Cattles Finance Plc.

Maghull Developments Ltd is recognised as one of the North West's most entrepreneurial and innovative property development companies with Group assets in excess of £150m, and a current development programme throughout the North West with an investment value in excess of £400m.