

NEMESIS MAKE CHANGE TO SWITCH HOUSE

Liverpool-based property company, the Maghull Group, has completed a further letting within its commercial office development, Switch House.

Nemesis Network Solutions is to occupy 3,500 sq ft of office space within the Switch House scheme, leaving just one more suite free at the Dunningbridge Road site.

The Grade A scheme, which houses five office suites, has proved popular with businesses due to its close proximity to the M57 and M58 motorways, one of Liverpool's busiest transport hubs.

The deal follows the recent 7,500 sq ft letting to MerseyCare NHS Trust and reflects the demand for out of town office locations, with Maghull Group expecting the last remaining suite of approx 3,600 sq ft to be let imminently.

Andy Owen, from commercial property consultants Mason Owen, says increasingly, businesses are looking for opportunities in this area.

He said: "More and more developments are appearing on or close to Dunningbridge Road because of its excellent road transport links, but few occupy such a prime site as Switch House.

"This deal has secured a prime rental figure of £13.50 per square foot which shows a growing confidence in North Liverpool's commercial and particularly office market."

The Switch House development comprises 25,000 sq ft of Grade A commercial 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 lighting throughout.

MORE

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

Ends

Further information

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Notes to editors:

- In past releases, the notes have always referred to Maghull's assets and holdings in terms of cash figures. Could all editors note this is now inaccurate and background on the company should now involve the amount of square footage the group own:
- 'Maghull Group own in excess of 750,000 sq ft of commercial property investment stock in Merseyside and Greater Manchester.' is how the Group's assets, holdings etc should now be described.

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