

# Heaton Court, Risley Road, Birchwood, Warrington

## Claremont GI

### Brief

BE Group was appointed to find a tenant for a 10,800 sqft industrial unit which has been fitted out as office and showroom space.

The client, a commercial interior designer, was to remain in occupation.

The objective was to secure a tenant to take a new lease on the property, and limit the client's dilapidation commitments.



### Activities

As the client was in occupation, we had to find a suitable tenant without the use of the traditional marketing methods such as an advertising board and property particulars

The property was strictly off-market, and client confidentiality had to be maintained.

### Outcome

BE Group successfully found a tenant within a month, and negotiated a new five year lease with the landlord thus saving our client potential costs from dilapidations. The new occupier is Helly Hansen Distribution.

