

Trident Business Park. Birchwood, Warrington

St Modwen

Brief

BE Group was appointed as sole agent to advise and market the offices at Trident Business Park.

The client required advice on what size of office buildings would be suitable to match current demand, avoid competition and assess anticipated rentals.

Activities

- Development Advice
- Marketing of premises
- Prepared marketing strategy
- Undertaking viewings
- Negotiating transaction
- Liaison with solicitors
- Monthly marketing reports
- Mailshots to property market, local businesses and previous enquirers.

Outcome

The first phase of offices was completed in early 2005 and comprises of three detached buildings ranging from 2283 to 7153 sqft.

All three buildings are now successfully let to a mixture of local and national occupiers - Sharp Electronics (UK), Bentley Nevada and Ology.

The second phase completed in May 2007. On practical completion three of the buildings had been sold and only one was still vacant. BE Group are currently advising St Modwen on phases of future development.

