



After

Before

## HOWLEY QUAY INDUSTRIAL ESTATE, WARRINGTON

<b>Appointment</b>	Property Asset Management commenced September 2011
<b>Category</b>	Property Asset Management
<b>Client</b>	Jolivet Investments Ltd
<b>Building Size</b>	17,500 sq ft
<b>Building Use</b>	Industrial Estate
<b>Rent Roll</b>	£100,000 p.a. once fully let
<b>Service Charge</b>	£0.98 p.s.f.

### THE BRIEF

Full service provision encompassing estates, finance and FM Roles

### KEY OBJECTIVES & CONSTRAINTS

To increase occupancy levels of the industrial estate through liaison with existing occupiers, appointed marketing agents and to manage the refurbishment of the vacant units.

### ACTIONS AND OUTCOME

- A full management and tender of the refurbishment of the vacant space undertaken.
- Successfully re-gear 2 occupier leases and removal of a break clause.
- Following refurbishment of the vacant units, have increased the occupancy level from 44% to 89% in a 2 year period.
- Rent Roll on this estate has increased significantly with only one void remaining.