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MARKET PLACE DEALS

Lessor's agent Miller Metcalfe (01204 525 252)
Lessee Zurich Financial Services
Lessee's agent CBRE Investors (020 7399 9600).

Hamilton 2nd Floor, 1 Barrack Street ML3 0DG
Rental £33,750 pa
Total floorspace 421m² (4,534 sq ft)
Lessor Mapley Estates
Lessor's agent DM Hall Chartered Surveyors (0131 624 5600)
Lessor's agent Knight Frank (0141 221 9191)
Lessee Department for Work and Pensions
Lessee's agent GVA Grimley (08449 020304).

Manchester Suite 2a, Brook House, 77 Fountain Street, 64-72 Spring Gardens M2 2EE
Rental £19,833 pa
Rent £118.40 per m² (£11 per sq ft)
Total floorspace 168m² (1,803 sq ft)
Lease terms Three-year lease
Lessor's agent CB Richard Ellis (0161 455 7666)
Lessor's agent WHR Property Consultants (0161 228 1001)
Lessee Search Media.

Newport Ground Floor, Cedar Court, Hazel Drive, Cleppa 4 NP10 8FY
Rental £18,000 pa
Total floorspace 149m² (1,600 sq ft)
Lease terms FRI Five-year lease
Lessor Private individual(s)
Lessor's agent Cooke & Arkwright (029 2034 6346)
Lessee Cancer Research
Lessee's agent Colliers CRE (0117 917 2000).

Nottingham Unit 1A, Eldon Road Industrial Estate, Eldon Road, Attenborough, Beeston NG9 6DZ
Rental £33,440 pa
Total floorspace 282m² (3,040 sq ft)
Lease terms 10-year lease, five-month rent-free period
Lessor Tiger Developments
Lessor's agent Fisher Hargreaves Proctor (01332 343222)
Lessee Baldwin's Accountants.

Shrewsbury Chronicle House, 6 Castle Foregate SY1 2DN
Sale price £600,000
Total floorspace 337m² (3,614 sq ft)
Vendor The Midland News Association
Vendor's legal adviser Rees Page
Vendor's agent Towler Shaw Roberts (01743 243000)
Purchaser Shropshire County Council.

Swansea Crucible Park One, Mill Stream Way, Swansea Vale SA7 0AE
Rental £33,700 pa
Total floorspace 251m² (2,705 sq ft)
Lease terms 15-year lease
Lessor Kenmore Property Group
Lessor's agent Knight Frank (029 2049 2492)
Lessor's agent Lambert Smith Hampton (01792 702800)
Lessee Private individual(s).

Investment

London Catford Shopping Centre, Winslade Way SE6 4JU
Property type Retail
Sale price £11.5m

Total floorspace 13,381m² (144,032 sq ft)
Vendor St Madwen
Vendor's agent Colliers CRE (020 7935 4499)
Purchaser London Borough of Lewisham.

Bangor The BBC Studios, College Road LL57 2AN
Property type Office
Sale price £1m
Yield 6.5%
Rental £68,790 pa
Total floorspace 981m² (10,561 sq ft)
Vendor Structadene
Vendor's agent Cushman & Wakefield (020 7935 5000)
Purchaser Private individual(s)
Purchaser's agent EJ Hales (029 2037 8844).

Droitwich The Big Berry, Barry Hill Industrial Estate, Barry Hill WR9 9AB
Property type Industrial/distribution
Sale price £8m
Yield 10.7%
Rental £904,837 pa
Rent £48.44 per m² (£4.50 per sq ft)
Total floorspace 18,692m² (201,199 sq ft)
Lease terms Four-year lease
Vendor Protego Real Estate Investors
Vendor's agent Strutt & Parker (020 7629 7282)
Purchaser P&C REIT Asset Management
Purchaser's agent M3 (020 7935 3966)
Lessee Vax.

Dundee B&Q Warehouse, 25 Kings Cross Road DD2 3PS
Sale price £18.9m
Yield 6.5%
Rental £1.3m pa
Rent £137.24 per m² (£12.75 per sq ft)
Total floorspace 9,476m² (102,000 sq ft)
Lease terms 14.5 year lease
Vendor Anglesea Capital
Vendor's agent Cortex Partners (020 7534 0900)
Purchaser Cordes Savilla
Lessee B&Q.

Kings Langley Emtex House, Station Road WD4 8LH
Property type Office
Sale price £1.75m
Total floorspace 1,301 m² (14,000 sq ft)
Vendor Denver Corporation
Vendor's agent Aitchison Rafferty (01442 250800)
Purchaser Private Investor
Lessee RES Group.

Kington upon Hull Princes Court, Princes Avenue HU5 1QA
Property type Retail
Sale price £1.7m
Yield 7.74%
Rental £139,140 pa
Total floorspace 939 m² (10,103 sq ft)
Vendor's agent Liency (028 9050 1501)
Purchaser Private clients
Purchaser's agent Ryden (0113 243 6777)
Lessee The Co-operative Group.

Macclesfield 61 Cumberland Street SK10 1BJ
Property type Retail
Sale price £30.5m
Yield 3%
Rental £1.6m pa
Rent £236.81 per m² (£22 per sq ft)
Total floorspace 6,828m² (73,499 sq ft)
Lease terms 29.5-year lease
Vendor's agent Blandford Goldsmith

& Co (020 7419 3080)
Purchaser The British Land Company
Purchaser's agent NB Real Estate (020 7544 2000)
Purchaser's agent GL Hearn (020 7851 4900)
Lessee Sainsbury's Supermarkets
Notes The lease benefits from an RPI linked increase.

Retail

STAR DEAL



London Ground, Lower Ground Floors and Mezzanine, The Printworks, 84 Clerkenwell Road, 12 Albemarle Way EC1M 8RF
Rental £110,000 pa
Rent £354.78 per m² (£32.96 per sq ft)
Total floorspace 310m² (3,337 sq ft)
Lease terms 15-year lease, rent review at year five and lease break at year five
Lessor Nugent Walters Property
Lessor's agent Richard Suskind & Co (020 7831 8311)
Lessee Easton Regal Hairdressing
Lessee's agent Richard Suskind Retail & Leisure (020 7831 8311).

Braintree Basement, Ground, 1st and 2nd Floors, 3 Bank Street CM7 1UN

Sale price £240,000
Total floorspace 201m² (2,166 sq ft)
Vendor Private individual(s)
Vendor's legal adviser Bawtrees
Vendor's agent Joselyne Chase (01376 322 222)
Purchaser Private individual(s)
Purchaser's legal adviser Gepp & Sons.

Bristol Unit 14 Broadwalk Shopping Centre, 34 Broad Walk, Knowle BS4 2QU
Rental £20,000 pax
Total floorspace 101m² (1,088 sq ft)
Lease terms 10-year lease
Lessor Prep
Lessor's agent Hartnell Taylor Cook (0117 923 9234)
Lessor's agent Macarthur Wilson (0117 908 3380)
Lessee Private individual(s).

Doncaster Units 120 & 123, Frenchgate, St Sepulchre Gate DN1 1SW

Rental £165,000 pax
Total floorspace 634m² (6,820 sq ft)
Lease terms 10-year lease, rent review at year five
Lessor Frenchgate No 1
Lessor's agent Lunson Mitchenall (020 7478 4950)
Lessee Poundland
Lessee's agent Jones Retail Property Consultants (0121 222 4240).

Bilmerston Park Unit 45, Port Arcades, Mercer Walk CH65 0AP

Rental £15,000 pa
Total floorspace 65m² (698 sq ft)
Lease terms 10-year lease, rent review at year five, nine-month rent-free period
Lessor Frogmore
Lessor's agent Richard Lucas Property Consultants (0161 241 7998)
Lessor's agent Tushingham Moore (0151 231 1197)

Lessee Piers 6 trading as Piers 116 Express
Lessee's agent J. J. Jones

Exeter Unit 22A, Guildhall Shopping Centre, EX4 3DG
Rental £35,000 pax
Total floorspace 107m² (1,157 sq ft)
Lease terms 10-year lease, rent review at year five, six-month rent-free period and a further period of six months at half rent
Lessor Aviva Investors
Lessor's agent Jackson Criss (020 7637 7000)
Lessor's agent Macarthur Wilson (0117 908 3350)
Lessee Shakeaway
Lessee's agent Smith Price (020 7409 2100).

Stafford Unit H, Gaolgate Place Shopping Centre, Mount Row ST16 2AD

Rental £75,000 pa
Total floorspace 535m² (5,764 sq ft)
Lease terms FRI 10-year lease, 12-month rent-free period
Lessor Aviva Investors
Lessor's agent Knight Frank (020 7606 0066)
Lessee BrightHouse
Lessee's agent Smith Price (020 7409 2100).

Industrial

London 8 Balmoral Grove N7 9NQ

Rental £59,500 pax
Rent £110.44 per m² (£10.26 per sq ft)
Total floorspace 177m² (1,900 sq ft)
Lease terms Five-year lease
Lessor Derwent London
Lessor's agent Lambert Smith Hampton (020 7198 2000)
Lessor's agent sbh Page & Read (020 7474 9898)
Lessee Coolwater.

Ilkeston Units 4 & 5, Denman Court, Merlin Way, Quarry Hill Industrial Estate DE7 4RA

Sale price £250,000
Total floorspace 325m² (3,500 sq ft)
Vendor Denman Developments
Vendor's agent Fisher Hargreaves Proctor (01332 343222)
Purchaser IDS.

Swindon Former Wickes Premises, County Road SN1 2EG

Rental £325,000 pa
Total floorspace 2,753m² (29,630 sq ft)
Lease terms 10-year lease, rent review in year five, 12-month rent-free period
Lessor BAE Systems 2000 Pension Plan Trustees
Lessor's agent Morgan Williams (020 7493 4455)
Lessee Go Outdoors
Lessee's agent Thompson Heaney (0121 6160540)

Notes Go Outdoors will receive a capital contribution from the landlord of £728,000.