

# Deals

## David Adams, deals editor



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Please email all transactions to deals editor David Adams at [deals@propertyweek.com](mailto:deals@propertyweek.com) or send to Property Week, Ludgate House, 245 Blackfriars Road, London SE1 9UY, including type of property, address with postcode, size, rent or price, lease length, yield where applicable and agents' details.

### Office

#### Clifton

68 Oakfield Road, ground floor  
**Landlord:** BrinkGreen  
**Size:** 588 sq ft  
**Rent:** £13.61/sq ft  
**Lease length:** 5 years  
**Description:** let subject to a change of use to D1 medical use. Three-year break clause  
**Landlord agent:** Burston Cook, 0117 934 9977

#### Hemel Hempstead

Hemel One, Boundary Way  
**Tenant:** Lorica Consulting  
**Landlord:** RO Developments  
**Size:** 6,700 sq ft  
**Rent:** £15.34/sq ft  
**Lease length:** 5 years  
**Description:** air conditioned, open plan  
**Landlord agents:** Knight Frank, 020 7861 1672; Brasier Freeth, 01442 298 808

#### London E1

Tea Building, unit 4.01  
 56 Shoreditch High Street  
**Tenant:** Mind Candy  
**Landlord:** Derwent London  
**Size:** 7,629 sq ft  
**Rent:** £26.50/sq ft  
**Lease length:** 10 years  
**Description:** five-year tenant's break  
**Landlord agent:** Hatton Real Estate, 020 7101 2020

#### London EC4

St Andrews House  
 Fifth floor  
 18-20 St Andrew Street  
**Landlord:** PricewaterhouseCoopers  
**Size:** 5,860 sq ft  
**Lease length:** 3 years  
**Description:** sublet to September 2013. On fifth floor of air conditioned offices on basement, ground and eight floors built in 1988  
**Landlord agent:** Kinney Green, 020 7269 8800  
**Tenant agent:** Re Creation, 00312 3554 7400

#### London EC1

Warwick House  
 Second floor  
 Cowcross Street  
**Tenant:** ECL Partners  
**Landlord:** Cardinal Lysander  
**Size:** 1,250 sq ft  
**Rent:** £19.50/sq ft  
**Lease length:** 5 years  
**Description:** three-year tenant's break  
**Landlord agent:** Goodsir Graham, 020 7566 6455  
**Tenant agent:** Hatton Real Estate, 020 7101 2020

#### London EC4

72 Cannon Street  
 Fourth floor  
**Landlord:** The Milton Group  
**Size:** 1,838 sq ft  
**Landlord agents:** Knight Frank, 020 7606 0606; Kinney Green, 020 7643 1500

#### London EC1

77 Bastwick Street  
 Third floor  
 Clerkenwell  
**Tenant:** Centre for Economic Policy Research  
**Landlord:** Hartrott Nominees  
**Size:** 2,912 sq ft  
**Rent:** £12.50/sq ft  
**Lease length:** 10 years  
**Description:** five-year tenant's break  
**Landlord agent:** Hatton Real Estate, 020 7101 2020  
**Tenant agent:** Mellersh & Harding, 020 7522 8500

#### London EC1

30 St John's Lane  
 Ground floor  
 Clerkenwell  
**Tenant:** Third Way Interiors  
**Landlord:** private  
**Size:** 964 sq ft  
**Rent:** £19.50/sq ft  
**Lease length:** 5 years  
**Description:** three-year tenant's break  
**Landlord agent:** Hatton Real Estate, 020 7101 2020

#### London SW1

42-44 Grosvenor Gardens  
**Tenant:** Sapient  
**Corporate Finance**  
**Landlord:** Jaybright  
**Size:** 1,814 sq ft  
**Rent:** £47.50/sq ft  
**Lease length:** 10 years  
**Description:** five-year tenant's break  
**Landlord agent:** Knight Frank, 0207 8611 197  
**Tenant agent:** MERJS, 0207 079 3976

#### London SW1

Ryder Court, third floor  
 14 Ryder Street  
**Tenant:** The Institute for International Learning  
**Landlord:** Royal Mail Pension Trustees  
**Size:** 1,923 sq ft  
**Rent:** £49.50/sq ft  
**Lease length:** 6 years  
**Description:** lease renewal expiring June 2016 with tenant's break in January 2013 and seven months rent free  
**Tenant agent:** Mellersh & Harding, 020 7522 8500

#### London SW1

3 St James's Place, fourth floor  
**Landlord:** The College of Estate Management  
**Size:** 405 sq ft  
**Rent:** £42.47/sq ft  
**Lease length:** 3 years  
**Description:** let to March 2013. Within period building  
**Landlord agent:** Mellersh & Harding, 020 7522 8500

#### London SW3

100 Brompton Road  
 Seventh floor  
**Landlord:** Premier  
**Size:** 3,051 sq ft  
**Landlord agent's:** Knight Frank, 020 7629 8171; Jones Lang LaSalle, 020 7493 6040

#### London W1

24 Hanover Square, first floor  
**Landlord:** Gieves & Hawkes  
**Size:** 1,280 sq ft  
**Landlord agents:** Knight Frank, 020 7629 8171; DTZ, 020 3296 2007

#### London W1

94-96 Wigmore Street  
 First floor -  
**Tenant:** Schindlers (UK)  
**Landlord:** Aviva Investors  
**Size:** 2,351 sq ft  
**Rent:** £37/sq ft  
**Lease length:** 5 years  
**Description:** thirteen months rent free  
**Landlord agents:** Kinney Green, 020 7495 1222; Brewster Leech, 020 7629 3344  
**Tenant agent:** Lee Barron, 020 7758 5600

#### London W1

8 Tottenham Mews  
**Tenant:** Spank Corp  
**Landlord:** Riopelle Texteis SA  
**Size:** 1,515 sq ft  
**Rent:** £24/sq ft  
**Lease length:** 5 years  
**Description:** on ground and three floors. Tenant has eight months rent free  
**Landlord agent:** Kinney Green, 020 7495 1222  
**Tenant agent:** Monmouth Dean, 020 7025 1390

#### London W1

Elsley House  
 24-30 Great Titchfield Street  
**Tenant:** ExactTarget  
**Landlord:** Great Portland Estates  
**Size:** 2,900 sq ft  
**Rent:** £44/sq ft  
**Lease length:** 10 years  
**Description:** five-year tenant's break  
**Landlord agents:** Edward Charles & Partners, 020 7009 2300; Ri&B, 020 7637 0821  
**Tenant agent:** Office Planet, 0800 085 8325

#### London W9

56-60 Goldney Road  
**Tenant:** Atlas Design UK  
**Landlord:** private  
**Size:** 8,000 sq ft  
**Rent:** £23/sq ft  
**Lease length:** 10 years  
**Description:** five-year tenant break  
**Landlord agent:** Copping Joyce, 020 7749 1040  
**Tenant agent:** Hatton Real Estate, 020 7101 2020

#### London WC1

16 High Holborn  
**Landlord:** Omega  
**Size:** 3,500 sq ft  
**Description:** first lettings within 20,000 sq ft business centre to Ingram Associates, Heart Aid, Stanton House, Peers Property - Omega's agent - and Trapeze Group, who took 2,000 sq ft on three-year licence

#### Slough

Berkshire  
 Capital Point, ground floor  
 33 Bath Road  
**Tenant:** Airspan Communications  
**Landlord:** Schroders Exempt Property Unit Trust  
**Size:** 7,290 sq ft  
**Rent:** £16/sq ft  
**Lease length:** 10 years  
**Description:** recently refurbished. Tenant has five-year break  
**Landlord agent:** Parkinson Brown, 0870 735 1160  
**Tenant agent:** Vail Williams, 0118 909 7400

#### Wolverhampton

Derwent House  
 Third and fourth floors  
 42-46 Waterloo Road  
**Tenant:** Trillium (PRIME)  
 Property on behalf of the Department for Work and Pensions  
**Landlord:** Midshield  
**Size:** 11,000 sq ft  
**Rent:** £9.50/sq ft  
**Lease length:** 4 years  
**Landlord agents:** Towler Shaw Roberts, 01902 421216; Bulleys, 01902 713333

#### Wolverhampton

Derwent House, first floor  
 42/46 Waterloo Road  
**Tenant:** Hays Specialist Recruitment  
**Landlord:** Midshield  
**Rent:** £9.50/sq ft  
**Lease length:** 10 years  
**Description:** £9.50/sq ft was asking rent  
**Landlord agents:** Towler Shaw Roberts, 01902 421216; Bulleys, 01902 713333

#### Wrexham

Denbighshire  
 Yale Business Village, Unit H  
 Wrexham Technology Park  
**Buyer:** Moneypenny  
**Size:** 8,000 sq ft  
**Description:** land acquired adjacent to existing headquarters to build 8,000 sq ft of extra space. To complete construction June 2011

### Industrial

#### Blandford Forum

Dorset  
 Holland Business Park, unit A  
 Holland Way  
**Tenant:** The House of Sarunds  
**Landlord:** Holland Business Partners  
**Size:** 15,347 sq ft  
**Rent:** £2.48/sq ft  
**Landlord agent:** Goadsby, 01202 550123

#### Blandford Forum

Dorset  
 Holland Business Park, unit B  
 Holland Way  
**Tenant:** J&G Environmental  
**Landlord:** Holland Business Partners  
**Size:** 15,347 sq ft  
**Rent:** £2.48/sq ft  
**Landlord agent:** Goadsby, 01202 550123

#### Leeds

Mushroom Street  
**Tenant:** Global Energy Windows  
**Size:** 3,680 sq ft  
**Lease length:** 3 years  
**Landlord agent:** Sanderson Weatherall, 0113 221 6141

#### Leeds

Roseville Industrial Estate  
**Tenant:** Phantom  
**Size:** 3,680 sq ft  
**Lease length:** 3 years  
**Landlord agent:** Sanderson Weatherall, 0113 221 6141

#### Leeds

Victoria Industrial Park  
**Tenant:** Komori  
**Size:** 11,700 sq ft  
**Lease length:** 10 years  
**Landlord agent:** Sanderson Weatherall, 0113 221 6141

#### Oldbury

West Midlands  
 Percy Business Park  
 Rounds Green Road  
**Tenant:** Crown Screw  
**Landlord:** Coltham Developments  
**Size:** 1,320 sq ft  
**Description:** tenant already occupies unit 1  
**Landlord agents:** Bulleys, 0121 544 2121; Knight Frank, 0121 200 2220