

Deals

David Adams, deals editor



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Please email all transactions to deals editor David Adams at 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

Harpenden

Hertfordshire
3 Roundwood Lane
Tenant: Ether NDE
Size: 2,765 sq ft
Rent: £6.15/sq ft
Landlord agent: Brasier Freeth, 01707 392080

London EC1

115 Golden Lane
Buyer: Amin Taha Architects
Size: 6,598 sq ft
Price: £1.92m
Description: Former Victorian warehouse on lower ground, ground (1,308 sq ft) and 3 upper floors.
Seller agent: Richard Susskind & Co, 020 7831 8311

London NW1

Cambridge House
1st Floor
373-375 Euston Road
Tenant: Mace Plus
Landlord: Bbay (Euston Road)
Size: 2,602 sq ft
Rent: £20/sq ft
Lease length: 5 years
Landlord agent: MERJS, 020 7079 3976
Tenant agent: Strutt & Parker, 020 7318 5043

London SE1

10 Leake Street, 5th Floor
Waterloo
Tenant: Group Zannier UK
Landlord: Rivercastle (London)
Size: 3,812 sq ft
Rent: £20/sq ft
Lease length: 5 years
Description: Newly refurbished former warehouse.
Landlord agent: Keningtons, 020 7317 3313
Tenant agent: MERJS, 020 7079 3976

London SW1

14 Waterloo Place, 5th Floor
Tenant: Westwood Financial Planning
Landlord: Waterloo Place
Size: 1,460 sq ft
Rent: £45/sq ft
Lease length: 5 years
Description: On 5th floor of newly refurbished 16,600 sq ft offices.
Landlord agent: Capita Symonds, 020 7544 2272

London W4

389 Chiswick High Road, 9th Floor East, Chiswick
Tenant: Granada
Landlord: Harbert/Canmoor
Size: 5,023 sq ft
Rent: £26.18/sq ft
Lease length: 5 years
Landlord agent: Capita Symonds, 020 7544 2272

Milton Keynes

Buckinghamshire
Avalon House
Linford Wood West
Tenant: Motivcom Group
Landlord: Frontier Estates
Size: 30,264 sq ft
Rent: £12.50/sq ft
Lease length: 10 years
Description: Rent rises to £13/sq ft in 2014. Refurbished (in 2008) detached office on 2 storeys on 1.7 acres landscaped site, parking (94 spaces) (1:321 sq ft).
Landlord agent: Douglas Duff, 01908 819012

Milton Keynes

Buckinghamshire
Integra:mk, Unit 6
Foxhunter Drive
Linford Wood
Tenant: Bona
Landlord: DevelicaVolume
Size: 10,800 sq ft
Rent: £7.75/sq ft
Lease length: 10 years
Description: Part of scheme completed in 2007.
Landlord agent: Douglas Duff, 01908 679900

Poole

Dorset
Branksome Park House, Suite 12, 2nd Floor
Yarmouth Road
Tenant: Solace Global Maritime
Landlord: Ankers & Rawlings Developments
Size: 1,180 sq ft
Rent: £12/sq ft
Lease length: 3 years
Description: Quoting rent was £14,160 a year. Tenant has an option to purchase within the 3-year term.
Landlord agent: Goadsby, 01202 550110

Welwyn Garden City

Hertfordshire
Twenty-nine, 4th Floor
Broadwater Road
Tenant: Vlaclouk UK
Landlord: Brookvale Properties
Size: 5,736 sq ft
Rent: £12.25/sq ft
Description: 6 months rent free.
Landlord agent: Brasier Freeth, 01707 392080

Welwyn Garden City

Hertfordshire
Rosanne House
3rd Floor
West Wing
Parkway
Tenant: Carlisle Staffing
Landlord: Eagle
Size: 1,151 sq ft
Rent: £16.50/sq ft
Lease length: 5 years
Landlord agents: Davis & Co, 01707 274237; Brasier Freeth, 01707 392080

Retail warehouses

Hanley

Staffordshire
New Hall Street
Tenant: Go Outdoors
Landlord: Tesco Stores
Size: 89,453 sq ft
Rent: £2.79/sq ft
Lease length: 15 years
Landlord agent: Morgan Williams, 020 7493 4455
Tenant agent: Thompson Heaney, 0121 262 6592

Shoreham

East Sussex
Upper Shoreham Road
Tenant: Next
Landlord: Hampshire Pension Fund, care of CB Richard Ellis Investors
Size: 36,417 sq ft
Rent: £35.70/sq ft
Lease length: 15 years
Description: Former Homebase.
Landlord agent: Wilkinson Williams, 020 7317 3773

Telford

Staffordshire
Telford Bridge Retail Park, Unit 11b
Hall Park Road
Tenant: Next Home
Landlord: Aberdeen Asset Management
Size: 8,719 sq ft
Rent: £22.16/sq ft
Lease length: 10 years
Landlord agents: Wilkinson Williams, 020 7317 3773; Morgan Williams, 020 7493 4455

Industrial

Enfield

Middlesex
345 Southbury Road
Tenant: Asda
Landlord: Standard Life's Heritage with Profits Fund
Size: 100,000 sq ft
Description: 16,000 sq ft offices and 84,000 sq ft warehouse.
Landlord agent: SBH, 01992 780000

Ferndown

Dorset
21 Cobham Road
Ferndown Industrial Estate
Tenant:
3A Manufacturing
Landlord: local landlord
Size: 5,200 sq ft
Rent: £5.77/sq ft
Description: Quoting rent was £30,000 a year.
Landlord agent: Goadsby, 01202 550123

Hayes

Middlesex
Waterway Park
Unit 5
Swallowfield Way
Rigby Lane
Tenant:
Afonwen Laundry
Landlord: Abacus Developments
Size: 9,623 sq ft
Rent: £9.50/sq ft
Lease length: 10 years
Description: 5-year tenant's break.
Landlord agents: Strutt & Parker, 020 7318 5054; Altus Edwin Hill, 01753 689000

Leith

Edinburgh
79a Salamander Street
Tenant: Geig Avinou National Window Cleaning
Landlord: Teague Homes (UK)
Size: 4,688 sq ft
Rent: £7.25/sq ft
Lease length: 5 years
Landlord agent: Ryden, 0131 225 6612

London SE14

British Wharf Industrial Estate
Unit 10
Landmann Way
Deptford
Tenant: A-Z Catering Supplies
Landlord: CB Richard Ellis Investors
Size: 5,760 sq ft
Rent: £9.25/sq ft
Lease length: 10 years
Landlord agent: Capita Symonds, 020 7544 2272

Melksham

Wiltshire
6 Lancaster Road
Bowerhill
Tenant:
Office 2 Office
Landlord: Doric
Size: 9,517 sq ft
Rent: £6.33/sq ft
Lease length: 15 years
Description: Lease surrender.
Tenant agent: SGP Property & FM, 020 7788 8989

Reading

Berkshire
Reading Approach
Unit A
Craddock Road
Tenant: DVD Technology
Landlord: Chancerygate and Aviva
Size: 15,683 sq ft
Rent: £7.75/sq ft
Lease length: 10 years
Description: Part of new development of 7 units. Includes 1,980 sq ft offices.
Landlord agent: King Sturge, 020 7493 4933; Parkinson Holt, 0118 939 3333

St Albans

Hertfordshire
The Dencoara Centre
Unit 8
Campfield Road
Tenant: Starlec
Landlord: Universities Superannuation Scheme
Size: 2,596 sq ft
Rent: £10/sq ft
Lease length: 10 years
Description: 5-year tenant's break.
Landlord agent: Stimpsons, 01707 259599; Brasier Freeth, 01707 392 080

Retail

Abbots Langley

Hertfordshire
Schoolmead
Unit 1
Tenant: J&S Funerals
Landlord: private
Size: 956 sq ft
Rent: £10.46/sq ft
Lease length: 7 years
Description: Let at £10,000 a year on a sublease.
Landlord agent: SGP Property & FM, 020 7788 8989
Tenant agent: David Bass

Birmingham

West Midlands
99 Corporation Street
Tenant: Ladbrokes Betting & Gaming
Landlord: Axa Sun Life
Size: 2,344 sq ft
Rent: £21.33/sq ft
Lease length: 15 years
Description: Let at £50,000 a year. 753 sq ft ground floor sales; 699 sq ft on first floor and 892 sq ft on second floor.
Landlord agents: Rowley Hughes Thompson, 0121 212 7809; Tushingham Moore, 0161 833 1197
Tenant agent: Nicholas Brett & Co, 01527 875667