

## 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

## Cardiff

**Camorgan**  
Principality Buildings  
PO Box 89  
Queen Street  
**Tenant:** Travelodge Hotels  
**Landlord:** Principality  
Building Society  
**Size:** 26,000 sq ft  
**Rent:** £17.17/sq ft  
**Lease length:** 25 years  
**Landlord agent:**  
Broke & Arkwright,  
020 2034 6346  
**Tenant agent:**  
Andrew Thomas & Co

## Cardiff

**Camorgan**  
Limetree Court  
Ludgate Avenue  
Cardiff Gate Business Park  
**Seller:** Cardiff Gate International  
Business Park  
**Buyer:** Broomfield & Alexander  
**Size:** 10,116 sq ft  
**Price:** £1.9m  
**Description:**  
13 storeys with 45 parking  
spaces built on a presold basis.  
**Buyer agent:**  
Broke & Arkwright,  
020 2034 6346  
**Seller agent:**  
Fletcher Morgan,  
020 2037 8921

## Chorley

Lancashire  
Alliance House  
Clayton Green Business Park  
**Tenant:** Utiligroup  
**Landlord:** Threadneedle  
Property Investments  
**Size:** 8,722 sq ft  
**Rent:** £11.47/sq ft  
**Lease length:** 10 years  
**Landlord agent:** Robert Pinkus  
& Co, 01772 769000

## Leeds

West Yorkshire  
Town Centre House  
First Floor  
Merriem Centre  
**Tenant:** First Locate  
**Landlord:** Town Centre  
Securities  
**Size:** 2,000 sq ft  
**Lease length:** 9 years  
**Description:**  
First floor of 6-storey  
refurbished office with "very  
good" BREEAM Rating, VRF  
cooling and heating, LG7  
compliant lighting, 2.9m floor  
to ceiling height. First Locate  
already hold 4,600 sq ft from  
early 2010 on a 10-year lease.  
**Landlord agents:**  
Sanderson Weatherall,  
0113 221 6000; Jones Lang  
LaSalle, 0113 261 6236

## London E8

3-5 Dunston Road, Unit 3  
**Seller:** Private property company  
**Buyer:** Gather No Moss  
**Size:** 1,804 sq ft  
**Price:** £283,000  
**Description:** Acquired on a  
999-year leasehold.  
**Seller agents:** Goodsir Graham,  
020 7566 6455; Currell  
Commercial, 020 7354 5050

## London E9

Celia Fiennes House, Unit 20  
8-20 Well Street  
**Tenant:** Airport Force  
**Landlord:** private  
**Size:** 185 sq ft  
**Rent:** £10.81/sq ft  
**Lease length:** 1 year  
**Landlord agent:** Goodsir  
Graham, 020 7566 6455

## London EC1

1-2 St John's Path, Ground Floor  
Clerkenwell  
**Tenant:** Accipio Consulting  
**Landlord:** Hatton Real Estate  
**Size:** 2,130 sq ft  
**Rent:** £27/sq ft  
**Lease length:** 5 years  
**Tenant agent:**  
MERJS, 020 7079 3976

## London EC1

Kemp House, 5th Floor,  
152/160 City Road  
**Tenant:** Versatile Apparel  
**Landlord:** private  
**Size:** 3,767 sq ft  
**Rent:** £18.50/sq ft  
**Lease length:** 5 years  
**Description:** 3-year tenant's  
break. Refurbished top floor  
with fibre cabling. Tenant  
is an online retailer.  
**Landlord agent:** Hatton Real  
Estate, 020 7101 2020  
**Tenant agent:** Copping Joyce,  
020 7749 1040

## London N1

1-7 Britannia Row  
**Tenant:** Yoga Campus  
**Landlord:** private  
**Size:** 4,049 sq ft  
**Rent:** £16.05/sq ft  
**Lease length:** 10 years  
**Description:** 5-year tenant's  
break. Old Victorian warehouse  
building to convert to D1 Use.  
**Landlord agent:** Copping Joyce,  
020 7749 1040  
**Tenant agent:** Hatton Real  
Estate, 020 7101 2020

## London N1

144 Liverpool Road, 1st Floor  
**Landlord:** Land & Equity  
**Size:** 750 sq ft  
**Rent:** £17.33/sq ft  
**Lease length:** 5 years  
**Description:** Let to a training  
company.  
**Landlord agent:** Goodsir  
Graham, 020 7566 6455

## London W1

National House  
Part-second floor  
60-66 Wardour Street  
**Tenant:** Hive Health  
**Landlord:** Benesco Charity  
**Size:** 1,000 sq ft  
**Rent:** £32/sq ft  
**Lease length:** 3 years  
**Description:** Lease to expire 6  
October 2014.  
**Landlord agent:**  
MERJS, 020 7079 3976

## London W1

Brookfield House  
Fourth Floor North  
44 Davies Street  
**Tenant:** Brown Advisory  
**Landlord:** Grosvenor Estate  
**Size:** 1,190 sq ft  
**Rent:** £55/sq ft  
**Lease length:** 6 years  
**Description:** 3-year  
tenant's break.  
**Landlord agents:**  
Colliers International,  
020 7487 1707; CB Richard Ellis,  
020 7182 2000

## London W1

Brookfield House  
Fourth Floor South  
44 Davies Street  
**Tenant:** Mayfair Capital  
**Landlord:** Grosvenor Estate  
**Size:** 1,950 sq ft  
**Rent:** £55/sq ft  
**Lease length:** 6 years  
**Landlord agents:** Colliers  
International, 020 7487 1707;  
CB Richard Ellis, 020 7182 2000  
**Tenant agent:**  
Square Foot Consulting,  
0870 2641080

## London W1

53 Frith Street  
Third Floor  
**Tenant:** Epic Adverting  
**Landlord:** DatingDirect  
**Size:** 2,592 sq ft  
**Rent:** £33.85/sq ft  
**Lease length:** 4 years  
**Description:** Assignment of  
lease expiring June 2014.  
**Landlord agent:** Glinsman  
Weller, 020 7495 2728  
**Tenant agent:** BNP Paribas Real  
Estate, 020 7338 4000

## London W1

35 Grosvenor Street  
Lower Ground Floor  
**Tenant:** Thompson Taraz  
**Landlord:** Grosvenor  
**Size:** 2,050 sq ft  
**Rent:** £35/sq ft  
**Lease length:** 10 years  
**Description:** 5-year tenant's  
break. New reception, 3 pipe  
VRF comfort cooling, new  
carpeting, LG7 Lighting.  
**Landlord agents:** Glinsman  
Weller, 020 7495 2728; Colliers  
International, 020 7935 4499

## London WC2

New Brook Buildings, 2nd Floor  
8-16 Great Queen Street  
**Tenant:** ECA  
**Landlord:** Henderson  
Global Investors  
**Size:** 11,046 sq ft  
**Rent:** £42.50/sq ft  
**Lease length:** 10 years  
**Description:** newly refurbished  
92,300 sq ft building with new  
external cladding; fan-coil air  
conditioning; new entrance;  
raised floors; new full height  
glazing; BREEAM "Excellent"  
Rating.  
**Landlord agents:** EA Shaw,  
020 7420 3023; Jones Lang  
LaSalle, 020 7399 5236

## Portsmouth

Hampshire  
1000 Lakeside  
North Harbour  
**Tenant:** The Southern  
Co-operative  
**Landlord:** Highcross  
**Size:** 15,300 sq ft  
**Landlord agents:**  
Hughes Ellard, 01329 220033;  
Vail Williams, 023 9220 3200

## Preston

Lancashire  
501 Green Place  
Waltton Summit Centre  
Bamber Bridge  
**Tenant:**  
GFE Longridge  
**Landlord:**  
Ballyvessey Group  
**Size:** 1,391 sq ft  
**Rent:** £7.19/sq ft  
**Lease length:** 3 years  
**Landlord agent:**  
Robert Pinkus & Co,  
01772 769000

## Southampton

Hampshire  
Charlotte Place  
**Tenant:**  
Lamport Bassitt  
**Landlord:**  
McAlee & Rushe  
**Size:** 5,519 sq ft  
**Lease length:** 9 years  
**Description:** Within nine storeys  
built in 2007.  
**Landlord agent:** Knight Frank,  
020 7861 1128

## Southampton

Hampshire  
Charlotte Place  
**Tenant:**  
RINA  
**Landlord:**  
McAlee & Rushe  
**Size:** 1,662 sq ft  
**Rent:** £18/sq ft  
**Lease length:** 10 years  
**Description:** Within nine-storey  
office built in 2007.  
**Landlord agent:** Knight Frank,  
020 7861 1128

## Industrial

## Christchurch

Dorset  
Beaver Industrial Estate  
Unit 4  
8 Airfield Road  
**Tenant:**  
First Choice Spinning  
**Landlord:**  
Astrea  
**Size:** 3,181 sq ft  
**Rent:** £5.97/sq ft  
**Lease length:** 5 years  
**Description:**  
Mid-terrace unit.  
**Landlord agent:** Goadsby,  
01202 550110

## Earls Barton

Northants  
6a Tittle Bawk Avenue  
**Seller:** private  
**Buyer:** private  
**Size:** 1,556 sq ft  
**Price:** £90,000  
**Seller agent:** Prop-search  
01933 223300

## Gillingham

Dorset  
Kingsmead Business Park  
Units 6, 7 and 8  
Shaftesbury Road  
**Buyer:**  
Lewis Investments  
**Price:**  
£330,000  
**Description:**  
Let to Edmondson  
Electrical for 15 years  
from August 2008.  
**Buyer agent:**  
Goadsby,  
01202 550130

## Stourton

West Yorkshire  
Valley Farm Road  
**Tenant:**  
ASD metal services  
**Landlord:**  
Threadneedle  
Property Investments  
**Size:** 215,000 sq ft  
**Lease length:** 15 years  
**Description:**  
Adjacent to existing facility  
provide a total of 400,000  
**Landlord agent:** Gent Vis  
0113 200 3984  
**Tenant agent:**  
Edward Symmons,  
0113 245 8454

## Waterlooville

Hampshire  
39 Aston Road  
**Seller:** private  
**Buyer:** local motor repair  
company  
**Size:** 3,600 sq ft  
**Price:** £210,000  
**Seller agent:**  
Hellier Langston,  
01329 220111