

Harrods targets Park Royal for bespoke depot

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The world's most famous department store is close to finalising its year-long search for a distribution hub.

Harrods is in advanced talks with SEGRO to house a bespoke 330,000 sq ft warehouse at the site of the former Guinness Brewery at Park Royal in west London.

The retailer, which Mohammed al-Fayed sold to Qatar Holdings for £1.5bn in May, is understood to favour the site –

now called Origin Park – over Kier Property's Western International Park in Hayes, Middlesex. Kier has consent for a 305,000 sq ft shed on the site.

A source close to the talks said: "The Harrods team have been spending an awful lot of time with SEGRO, incurring a lot of costs to get a deal done. They are very close. This will be good news for Origin Park."

A deal with Harrods would represent the first letting at Origin Park since Brixton, which

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was taken over by SEGRO last year, acquired the 24-acre site from drinks giant Diageo in 2007. The former brewery land has consent for more than 500,000 sq ft of commercial

development, including industrial and data centre uses.

Harrods has been searching for a new distribution depot since it sold its 13-acre site at Osterley, Middlesex, to BSkyB for £57m earlier this year. The broadcasting giant, which has its HQ on an adjacent site, leased the building back to Harrods on a three-year term.

King Sturge advises SEGRO; Cushman & Wakefield is letting agent at Western International; Harrods is unrepresented.

MONCLER SCHUSSES INTO SW1 HQ

Luxury ski-wear brand Moncler has taken space in a flagship office block on Grosvenor Gardens for a UK HQ. The French chain has agreed to take a 1,000 sq ft office at St Pension Trustees's 26 Grosvenor Gardens, SW1. It has signed a five-year lease at a rent of £37 per sq ft. The UK office will add to the designer's HQs in Milan, Paris and New York, and follows the opening of its flagship 2,000 sq ft store on Sloane Street, SW1, last year. MERJS acted for Moncler, Colliers International advised the landlord.



French bank BNP Paribas picks former Woolies HQ

The former London HQ of collapsed high street retailer Woolworths is set to be fully let following the completion of two deals totalling 70,000 sq ft.

French banking giant BNP Paribas is close to agreeing to take 59,000 sq ft at 242 Marylebone Road, NW1, at a rent of around £26.50 per sq ft, with three months rent-free.

It is understood to be taking a 12-year lease for the third to sixth floors, with breaks at three, six and nine years. The deal includes a condition that further rent-free periods will be granted if the breaks are not used.

However, the bank is expected to break its lease at year three to allow it to move to a new 400,000 sq ft HQ at the £2bn

King's Cross Central development, N1 (11 September, p48).

The 158,000 sq ft building, formerly known as Woolworth House, is close to BNP Paribas's 364,000 sq ft HQ at 10 Harewood Avenue, NW1. Staff will be relocated from one of its two City offices.

The second deal in the building, which is owned by Landmaster Properties, is to current tenant LF Europe Investment Services.

The investment management firm has taken a further 10,000 sq ft. It took 20,000 sq ft on a 10-year lease one year ago.

Edward Charles & Partners and Cushman & Wakefield advised the landlord; BNP Paribas Real Estate acted for the bank.

Dolphin to make a splash in Poole

An inability to complete a redevelopment of the Dolphin Centre in Poole, Dorset, before 2014 has led Grosvenor to put the mall up for sale.

The Duke of Westminster's property company has instructed CB Richard Ellis to sell the 530,000 sq ft shopping centre for £80m – a 6.25% yield.

Grosvenor said that it had been exploring plans to extend the mall by a further 490,000 sq ft but had come to the conclusion that it would not be able to complete the project before the end of the life of the fund in

which it is held. The Grosvenor Shopping Centre Fund will expire in 2014.

Tony Christie, retail fund manager at Grosvenor, said: "We are disappointed not to be able to take this on ourselves, but we believe this is a great opportunity for a purchaser which can take a longer term position."

The £430m fund owns four other shopping centres: Eastgate in Inverness; Freshney Place in Grimsby; Coopers Square in Burton upon Trent; and Festival Place in Basingstoke.



↑ Grosvenor has instructed CBRE to sell the Dolphin Centre in Poole, Dorset, for £80m