

# Deals

## David Adams, deals editor



The transactions listed are recorded by the Property Archive, which has been gathering commercial property information since the 1970s. To access its extensive database, go to [PropertyArchive.co.uk](http://PropertyArchive.co.uk)

All deals received by Property Week are recorded at [PropertyWeek.com/data/deals-search](http://PropertyWeek.com/data/deals-search)

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

#### Banbury

Oxfordshire  
Blenheim Court  
George Street  
**Tenant:** PDP Management Services  
**Landlord:** Threadneedle Pensions  
**Size:** 3,610 sq ft  
**Rent:** £10/sq ft  
**Description:** two suites taken in 36,725 sq ft offices built in 1991  
**£10/sq ft** was the asking rent  
**Landlord agent:** White Commercial Surveyors, 01295 271000

#### Bridgend

Glamorgan  
45 Bridge Street  
Kenfig Hill  
**Seller:** RL Edwards Solicitors  
**Buyer:** The Representative Body of the Church in Wales  
**Size:** 1,259 sq ft  
**Price:** £72,500  
**Buyer agent:** King Sturge, 029 2022 7666  
**Seller agent:** Cooke & Arkwright, 02920 346346

#### Coventry

8 Licom House  
Davenport Road  
**Size:** 5,220 sq ft  
**Landlord agent:** Knight Frank, 0121 200 2220

#### Hedge End

Burlington House  
Botleigh Grange  
**Tenant:** Gleeds  
**Landlord:** Highcross  
**Size:** 2,000 sq ft  
**Lease length:** 10 years  
**Description:** within 30,000 sq ft three-storey office

#### Liverpool

New Barratt House  
47/53 North John Street  
**Tenant:** Liverpool International Language Academy  
**Landlord:** Threadneedle Property Investments  
**Size:** 13,500 sq ft  
**Lease length:** 10 years  
**Description:** over two floors – refurbished space with new lifts, heating, new ceilings and LG7 lighting, new carpets and wall coverings, parking  
**Landlord agents:** Matthews & Goodman, 0151 243 6623; Hitchcock Wright, 0151 227 3400

#### London NW8

24 Plympton Street  
**Seller:** Balcombe Pension Scheme  
**Buyer:** Mr and Mrs DH Gough  
**Size:** 960 sq ft  
**Price:** £350,000  
**Description:** mid-terraced office building  
**Seller agent:** MERJS, 020 7079 3976

#### London W1

Fifth floor, Orwell House  
16-18 Berners Street  
**Tenant:** Red Bus Media Group  
**Landlord:** British Land  
**Size:** 1,974 sq ft  
**Rent:** £38/sq ft  
**Lease length:** 5 years  
**Description:** lease contains a mutual break in July 2012  
**Landlord agent:** Hanover Green, 020 3130 6400  
**Tenant agent:** Gross Fine Commercial, 020 7636 0663

#### London W1

Nuffield House, 41/46 Piccadilly  
**Tenant:** CP Eaton (UK)  
**Landlord:** Aviva Investors  
**Size:** 1,784 sq ft  
**Rent:** £43/sq ft  
**Lease length:** 5 years  
**Landlord agent:** Strutt & Parker, 020 7318 5141  
**Tenant agent:** MERJS, 020 7079 3976

#### London WC1

3rd floor south  
17-21 Emerald Street  
**Tenant:** BPA Worldwide  
**Landlord:** Mayfair & Holland Properties  
**Size:** 1,036 sq ft  
**Rent:** £20/sq ft  
**Lease length:** 5 years  
**Landlord agent:** MERJS, 020 7079 3976  
**Tenant agent:** Cummings Commercial, 020 7758 4135

#### Norwich

Lakeside 200  
Broadland Business Park  
**Tenant:** Hamlin Electronics  
**Landlord:** Broadland Unit Trust  
**Size:** 8,400 sq ft  
**Landlord agent:** Roche Chartered Surveyors, 01603 619876; Savills, 01603 229229

#### Norwich

Second floor, Bankside 300  
Broadland Business Park  
**Tenant:** Towry  
**Landlord:** Broadland Unit Trust  
**Size:** 3,500 sq ft  
**Landlord agents:** Roche Chartered Surveyors, 01603 619876; Savills, 01603 229229

#### Wareham

Dorset  
Unit 3, Designer House  
Sandford Lane  
Anglebury Business Park  
**Tenant:** Such Salinger Peters  
**Landlord:** private  
**Size:** 1,560 sq ft  
**Rent:** £6.17/sq ft  
**Lease length:** 3 years  
**Description:** two-storey business unit. Quoting rent was £9,630 a year  
**Landlord agent:** Goadsby, 01202 55010

#### Welwyn Garden City

Hertfordshire  
First and second floors  
Rosanne House  
Bridge Road, Parkway  
**Tenant:** Randstad Recruitment Consultants  
**Landlord:** Eagle  
**Size:** 5,720 sq ft  
**Lease length:** 10 years  
**Landlord agents:** Davies & Co, 01707 274 237; Brasler Freeth, 01707 392080

#### Woking

Surrey  
Third and fourth floors  
Victoria Gate  
Chobham Way  
**Tenant:** Vallient Petroleum  
**Landlord:** Last Minute Networks  
**Size:** 18,310 sq ft  
**Rent:** £20.50/sq ft  
**Lease length:** 4 years  
**Description:** sublet expiring November 2014  
**Landlord agent:** Jones Lang LaSalle, 020 8759 4141  
**Tenant agent:** Curchod & Co, 01932 823610

### Retail warehouses

#### Hanley

Staffordshire  
Octagon Retail Park  
Etruria Road  
**Tenant:** CS Lounge Suites  
**Landlord:** UK & European Investments  
**Size:** 10,594 sq ft  
**Rent:** £18.50/sq ft  
**Lease length:** 15 years  
**Landlord agent:** Stephen Smart & Co, 020 7569 9901  
**Tenant agent:** Savills, 0161 277 7233

### Industrial

#### Aberdare

Glamorgan  
29 & 30 Aberaman  
Industrial Estate  
Aberaman  
**Tenant:** Lee Archer  
**Landlord:** Gracelands Investments (1)  
**Size:** 10,174 sq ft  
**Rent:** £3/sq ft  
**Lease length:** 10 years  
**Description:** landlord is part of Richard Hayward Properties  
**Landlord agents:** Cooke & Arkwright, 02920 346346; Lambert Smith Hampton, 02920 490 499

#### Ashton Under Lyne

Greater Manchester  
Bentnick Street  
**Tenant:** Wha Wha  
**Landlord:** Paul Allen  
**Size:** 8,092 sq ft  
**Landlord agent:** Knight Frank, 0161 833 0023

#### Barnsley

South Yorkshire  
CrossFlow 530  
Park Spring Road  
Prologis Barnsley  
**Tenant:** ASOS.com  
**Landlord:** Prologis Developments  
**Size:** 530,168 sq ft  
**Description:** was to let in 2006 at £3.95/sq ft, reduced to £2.95/sq ft in May 2010. On 36 acres; crossflow distribution warehouse near J37/M1 – complete November 2006; 15 metre eaves, 84 dock levellers, 392 car parking spaces; 157 lorry spaces; 28,059 sq ft offices  
**Landlord agents:** BNP Paribas Real Estate, 0121 237 1234; Dove Haigh Phillips, 0113 245 0550; Fisher Hargreaves Proctor, 0115 950 7577  
**Tenant agent:** Knight Frank, 020 7629 8171

#### Basingstoke

Hampshire  
Communications House  
Winchester Road  
Kimbell Road  
**Seller:** Croudate Properties  
**Buyer:** AEGON UK Property Fund  
**Size:** 18,500 sq ft  
**Price:** £1.425m  
**Description:** Was for sale for £1.75m. To be converted in joint venture with Ambit Developments to provide 18,500 sq ft trade counter and motor repair serving and MOT centre. Four units with 50% prelet to Formula One Autocentres and Toolstation and remaining 7,000 sq ft to let as one building or two units. To complete in early 2011  
**Seller agent:** Woodford and Company, 01256 843455

#### Brackley

Northamptonshire  
Units 5-7, 9-12, A-C,  
Farm Road  
**Seller:** Administrator to Cardale Properties  
**Buyer:** Faccenda Property care of Albion Land  
**Size:** 72,210 sq ft  
**Description:** sold by Administrator to Cardale Properties Limited. Complex of industrial warehouse buildings built in 1960s/70s  
**Seller agent:** Knight Frank, 020 7629 8171; Berry Morris, 01295 273555

#### Cardiff

Papermill Road  
**Seller:** Begbies Traynor  
**Buyer:** Richard Hayward Properties  
**Size:** 60,000 sq ft  
**Price:** £350,000  
**Seller agent:** Cooke & Arkwright, 02920 346346

#### Cardiff

Unit 1, Anchor Industrial Estate  
Dumballs Road, Cardiff Bay  
**Tenant:** Media Academy Can  
**Landlord:** Glen House Estate  
**Size:** 2,965 sq ft  
**Rent:** £2.53/sq ft  
**Lease length:** 3 years  
**Landlord agent:** Cooke & Arkwright, 02920 346 346

#### Cardiff

Unit 3  
Dominion Way Industrial Estate  
**Tenant:** Tiles Ahead  
**Landlord:** Ms NK Buckmaster and Ms AL Bryant  
**Size:** 3,000 sq ft  
**Rent:** £8.33/sq ft  
**Lease length:** 3 years  
**Landlord agent:** Cooke & Arkwright, 02920 346346

#### Cramlington

Northumberland  
Unit 2E, Admiral Business Park  
Blyth Valley  
**Tenant:** Inka Co Packaging  
**Landlord:** Cramlington Land Partnership  
**Size:** 3,400 sq ft  
**Rent:** £2.50/sq ft  
**Landlord agent:** Knight Frank, 0191 221 2211

#### Crayford

Kent  
Acorn Industrial Park, Unit 4A  
**Landlord:** Schroders Exempt Property Unit Trust  
**Size:** 2,942 sq ft  
**Landlord agent:** Knight Frank, 020 7629 8171; Altus Edwin, 01322 285588

#### Darlington

Unit 4, Morton Trade Park  
Yarm Road  
**Tenant:** Toolstation  
**Landlord:** Landteam  
**Size:** 4,260 sq ft  
**Rent:** £6.25/sq ft  
**Description:** one of four new units with six metre eaves  
**Landlord agent:** Knight Frank, 0191 221 2211

#### Darlington

Unit 2, Morton Trade Park  
Yarm Road  
**Tenant:** Ultimate Bathrooms  
**Landlord:** Landteam  
**Size:** 3,455 sq ft  
**Landlord agent:** Knight Frank, 0191 221 2211

#### Dewsbury

Yorkshire  
Railway Mills, Lower Peel Street  
**Size:** 4,587 sq ft  
**Description:** on ground floor (1,179 sq ft) and first and second floors plus external garage  
**Landlord agent:** Knight Frank, 0113 246 1533