

PROPERTY SPOTLIGHT

INVESTMENT // LETTING // COMMERCIAL // INDUSTRIAL

CREATIVELAND IS EXPANDING THROUGHOUT THE UK & IRELAND



OUR NEW DUBLIN OFFICE

OUR DEDICATED IRISH
OFFICE IS SET TO OPEN
IN THE NEW YEAR



BLYTHE VALLEY PARK

THE MOST PRESTIGIOUS
MIXED-USE BUSINESS PARK
IN THE WEST MIDLANDS



PERFORMANCE PORTFOLIO

A PORTFOLIO COMPRISING
36 ASSETS, TOTTALLING
1.05M SQ FT, ACROSS 36
LOCATIONS IN THE UK

MARLOW INTERNATIONAL

A MAJOR LANDMARK
HEADQUARTERS OFFICE
BUILDING IN THE HEART
OF THAMES VALLEY



WORKING THROUGHOUT THE UK & IRELAND

A TRIED AND TESTED FORMULA FOR SUCCESS

**THE TEAM AT CREATIVEWORLD
PROVIDE A SUPERIOR
STANDARD OF SERVICE AND
PRODUCT, KEEPING US AT THE
FOREFRONT OF THE PROPERTY
INVESTMENT MARKET.**



Clive Wood
T 01282 858 200
M 07768 221 785
E clive@creativeworld.co.uk



Simon Swindells
T 01282 858 200
M 07785 707079
E simon@creativeworld.co.uk



James Wood
T 020 8763 2840
M 07720 322 138
E james@creativeworld.co.uk



Alex Wood
T 01282 858 200
M 07872 129 098
E alex@creativeworld.co.uk

Over 25 years of experience and knowledge within the property investment industry makes us a tried and tested formula for success. Our understanding of the property market is as comprehensive as it is diverse and the team at Creativeworld provide a superior standard of service and product, keeping us at the forefront of the property investment market.

Our country is certainly being tried and tested in the present political climate. Brexit issues remain volatile, unfortunately causing nervousness within the investment and retail sector. One thing we can be certain of is that we have the knowledge, experience and marketing strategies to facilitate all your needs whatever the political outcome. This has proven to be difficult times for the retail sector with online shopping hitting the high street badly. Retail properties in the United Kingdom are having to diversify due to social trends and investment issues. Hopefully there is a brighter future ahead and these properties will be fuelled by confidence and adaptations to elicit their true investment potential with a more settled government and investment at home and overseas.

2018 has shown continuing growth in certain market sectors with land development and warehouse portfolios on the increase. Our team have worked with leading retail investment agents in these areas, both in the United Kingdom and Ireland. The Republic of Ireland has continued to thrive over the last two years and we have worked diligently in Ireland with success and enthusiasm.

Buoyancy in the letting market this year has enabled us to work with even more clients in this field with numerous prestigious schemes requiring our knowledge; Brochures; Hoardings; Websites; Direct Mailing have all benefited from our bespoke marketing material.

We have been tried and tested over the past 25 years and have always aspired to give our best. Our loyal clients are testimony to this. So, we thank them all and welcome in any new clients in what we hope will be a prosperous 2019.

CREATIVELAND EXPANDS WITH NEW DUBLIN OFFICE

Following the excellent success and growth that Creativeworld has enjoyed over the last 12 months within the Irish Property Investment Market, we are delighted to announce that as of the 7th of January 2019, we will be opening our very own Dublin office.

OUR NEW OFFICE



Digital House,
Greenville Place
21 Blackpitts,
Dublin 8,
Ireland

Here's some of the projects in Ireland which we have been involved within the past year:

THE APOLLO SAVILLS

Brochure, Website & Data Room

Apollo House is a city centre site with full planning permission to develop a striking Grade A office building within a key business district.

PROJECT WATERFRONT SAVILLS AND CUSHMAN & WAKEFIELD

Brochure, Data Room, Press Adverts, HTML E-Mailer

Project Waterfront provides a truly unique opportunity to acquire a prime waterfront site with planning permission in Dublin's Docklands.

THE SQUARE JLL AND CUSHMANS & WAKEFIELD

Brochure, Website & Data Room, Press Adverts, HTML E-Mailer

The Square is one of Dublin's largest regional shopping Centres. Situated in Tallaght, one of Dublin's largest suburbs, it's safe to say that The Square is the retail and leisure hub for the entire area.

2-4 CLAREMONT ROAD HWBC

Brochure, Data Room, Press Adverts, HTML E-Mailer

2-4 Claremont Road comprises a modern, self-contained HQ office building with significant profile onto Claremont Road overlooking Sandymount Green.

**GET A CLOSER LOOK AT ALL THE PROJECTS
CREATIVELAND HAS BEEN INVOLVED
WITH IN IRELAND IN OUR IRISH PROPERTY
SPOTLIGHT.**



MARLOW INTERNATIONAL // THAMES VALLEY COLLIERS

Brochure, Website & Video Tour

Marlow International comprises a major landmark headquarters office building providing 230,767 sq ft of Grade A office accommodation.

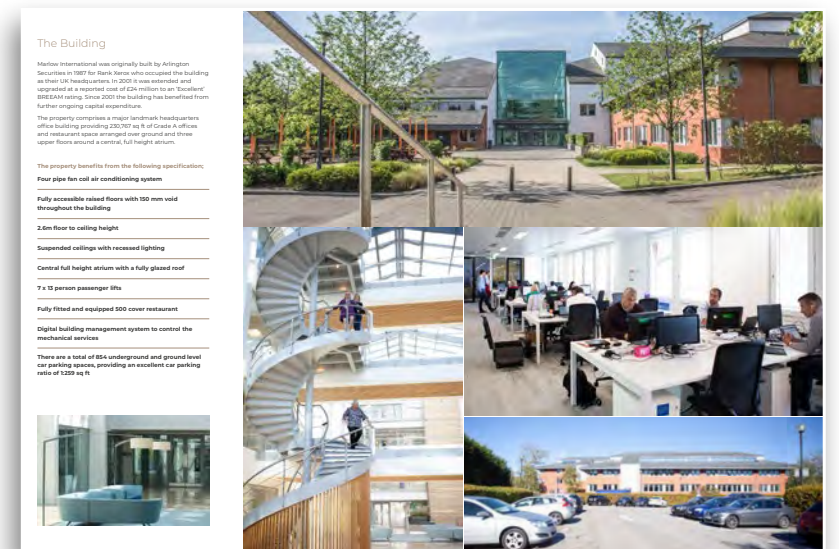
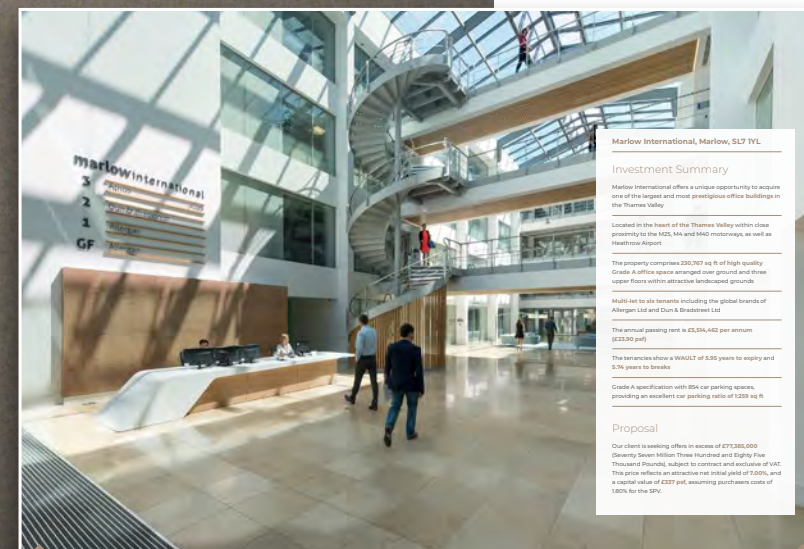
Having worked with Colliers International on a number of high-profile investment opportunities, Creativeworld was approached to develop a full marketing strategy for this unique opportunity. The team produced a casebound brochure complete with bespoke artwork. The outer cover featured a subtle clear gloss scodix pattern in order to give a classy feel to match the offices in question.

To complement the printed material came the creation of a high quality, responsive website which was developed by our talented in-house digital studio team. The Creativeworld team also produced a high-resolution video tour of the entire complex to give visitors an interactive, in-depth insight into the accommodation available.



BROCHURE SPECIFICATION

- 30 page oversized case bound brochure
- Layflat binding
- Metallic ink to cover
- Scodix vanish to cover and end papers



BLYTHE VALLEY PARK // WEST MIDLANDS ACRE

Brochure - Print & Pdfs, Preliminary Brochure

Creativeworld was exclusively appointed by ACRE to develop the marketing material for Blythe Valley Park which has been dubbed 'the most prestigious mixed-use business park in the West Midlands'.

The park offers a premier brand, unrivalled connectivity both nationally and internationally and provides high quality headquarters accommodation of varying sizes totalling 454,071 sq ft across 11 high class offices, a Virgin Active gym, a central amenity centre, a day nursery, a technical centre and a unique central car park.

As part of the marketing package came the creation of a unique teaser brochure to build the hype of the portfolio in question. The teaser brochure came in the design of a 14 page A4 landscape brochure which featured folded A2 inners to allow interested parties to view the overall tenancy schedule and business plan for the next five years. The brochure was printed with a four colour process throughout on a satin material complete with a matt laminate and scodix varnish finish to the outer cover.

Once the initial teaser reached the market the team then produced an 80 page brochure, complete with bespoke artwork and the drawing up of location maps. The brochure allowed potential buyers with a full showcase of the impressive scheme.



BLYTHE VALLEY PARK

INVESTMENT SUMMARY

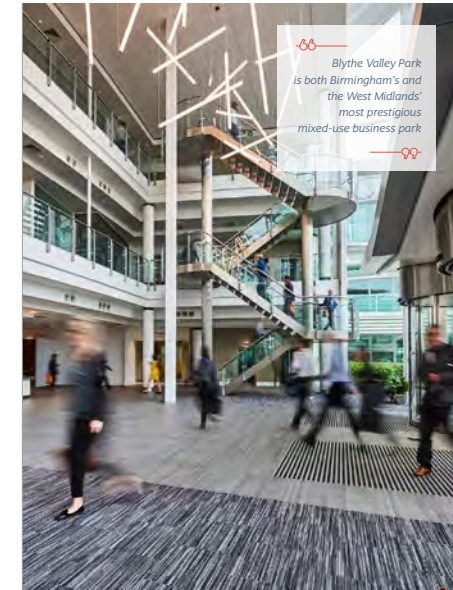
- Blythe Valley Park (BVP) is both Birmingham's and the West Midlands' most prestigious mixed-use business park.
- BVP provides a unique opportunity to acquire a large, vibrant, commercially successful and award-winning West Midlands mixed-use business park with unrivalled connectivity.
- The Park benefits from unrivalled connectivity, vibrant, diversity and regional prominence that cannot be easily replicated.
- BVP is a premier, purpose-built office site of the UK's strongest regional economies. The West Midlands accounts for £225 billion in GVA, 20% of the UK's total, with an average of 10% of the UK's total GVA per sq ft. BVP is a key driver of this growth.
- The West Midlands economy is benefiting from significant levels of inward investment, including £10 billion in infrastructure, £4.4 billion in housing and £1.5 billion in commercial projects.
- BVP comprises a premier national HQ location, 200,000 sq ft of high-class Grade A HQ office buildings, a Virgin Active gym, a day nursery, a technical centre, a central amenity centre, a 200-unit car park, 200,000 sq ft of house and community use and 100,000 sq ft of office and apartment.
- The investment opportunity comprises 100,000 sq ft of office space, 200,000 sq ft of high-class Grade A HQ office buildings, a Virgin Active gym, a day nursery, a technical centre, a central amenity centre, a 200-unit car park, 200,000 sq ft of house and community use and 100,000 sq ft of office and apartment.
- No operational risk as the property is being developed by a leading national developer, backed by a £100 million budget to complete and delivery of 100% for our Client's benefit.
- The works being undertaken to complete BVP, 100,000 sq ft of the park has been developed or is under development, with a further 200,000 sq ft of house and community use or 100,000 sq ft of office and apartment.
- Proposed total customer spend of £120,000 per annum, affording only £102 per sq ft overall (adjusted for the car parking and 100,000 sq ft).
- The Park is a mandatory to a least 100,000 sq ft per annum, affording £102 per sq ft overall (adjusted for the car parking and 100,000 sq ft).
- Market to 100,000 sq ft per annum.

PROPOSAL

We are pleased to make offers in excess of £100,000,000 to purchase the entire site and to complete and deliver of 100% for our Client's benefit.

At purchase at this level affects purchaser's costs of 6.5% to the following:

- An alternative net initial yield of 6.25% and a five-year capital value of £100 per sq ft.
- £100 per sq ft capital value on 100,000 sq ft.
- £100 per sq ft capital value on 100,000 sq ft.
- £100,000 per acre on the development land.



TRANSPORT CONNECTIONS

Bus

Blythe Valley Park is a 10-minute walk from the Birmingham International Bus Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Rail

Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Tram

Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Motorway

Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

BLYTHE VALLEY PARK

Bus

Blythe Valley Park is a 10-minute walk from the Birmingham International Bus Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Rail

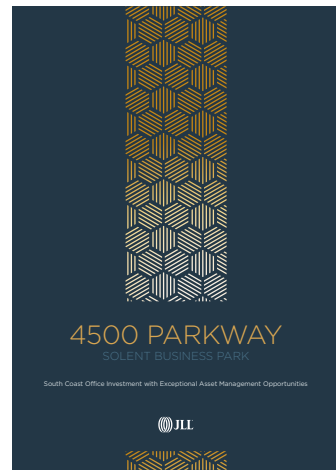
Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Tram

Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.

Motorway

Blythe Valley Park is a 10-minute walk from the Birmingham International Station, Birmingham International Station and Birmingham City Centre in one of the most accessible locations in the West Midlands.



4500 PARKWAY, SOLENT BUSINESS PARK // FAREHAM JLL

Brochure

Solent Business Park is the premier business park on the South Coast equidistant between Portsmouth and Southampton. Solent Business Park totals 1.4 million sq ft of office accommodation and is home to numerous multi-national companies.



RICOH HOUSE // NORTHAMPTON COLLIERS

Pdf Brochure

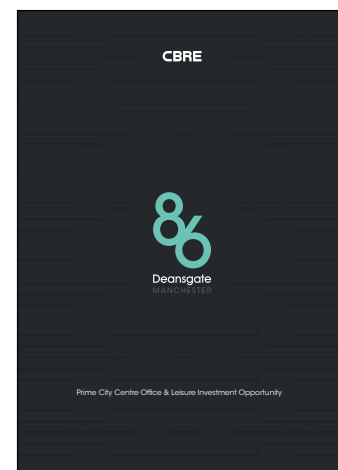
Ricoh House is an attractive HQ office building located on Northampton Business Park, a premier Northampton office location. The building comprises 50,849 sq ft (4,724 sq m) of net lettable office space, set over ground, first and second floors.



NORTHBANK HOUSE // IRLAM, MANCHESTER CBRE

Brochure

Northbank House was built in 2008 and provides 48,417 sq ft of modern Grade A specification with 313 car spaces. It is let in its entirety to TalkTalk – the UK's leading value for money telecoms provider with a Group turnover of over £1.5 billion.



86 DEANSGATE // MANCHESTER CBRE

Brochure

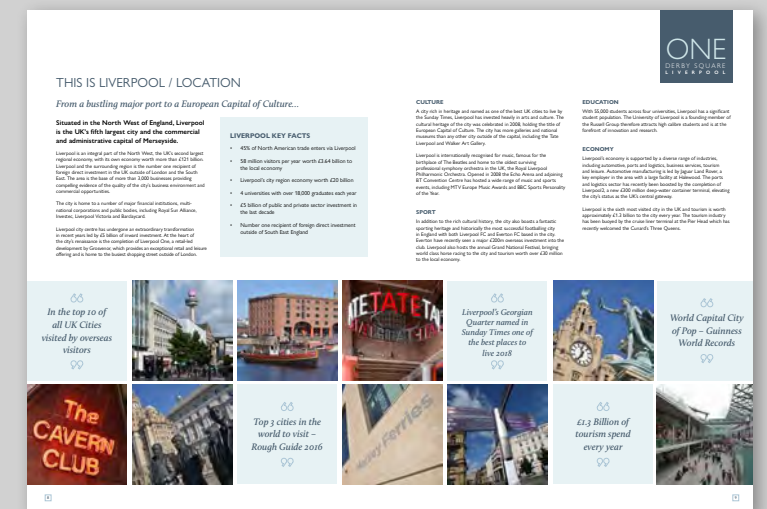
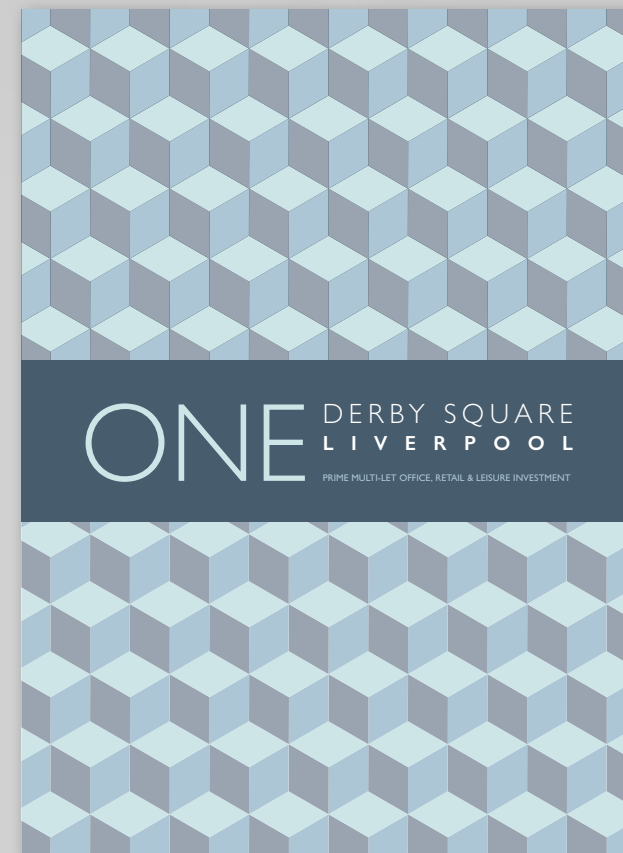
The 86 Deansgate investment comprises a six storey building, with 5 upper floors of Grade A and recently refurbished office accommodation, together with two prime ground floor leisure units which total 49,220 sq ft of accommodation and 19 secure basement car spaces.



ONE DERBY SQUARE // LIVERPOOL CBRE

Brochure

One Derby Square offers investors an excellent opportunity to acquire a prime multi-let office, retail and leisure investment within the heart of Liverpool city centre. The property provides 70,161 sq ft of office, retail and leisure accommodation with 8 car parking spaces.



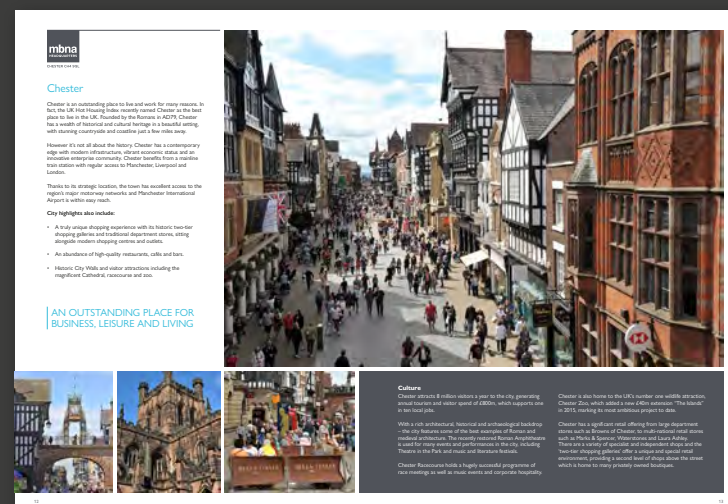
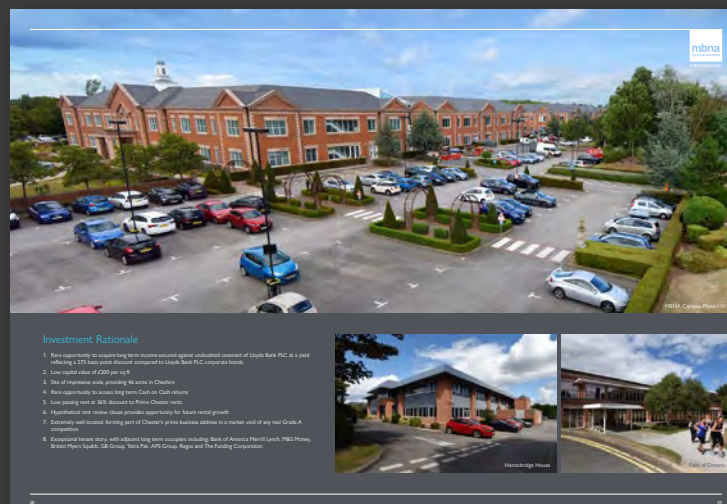


MBNA HEADQUARTERS // CHESTER

CBRE

Brochure

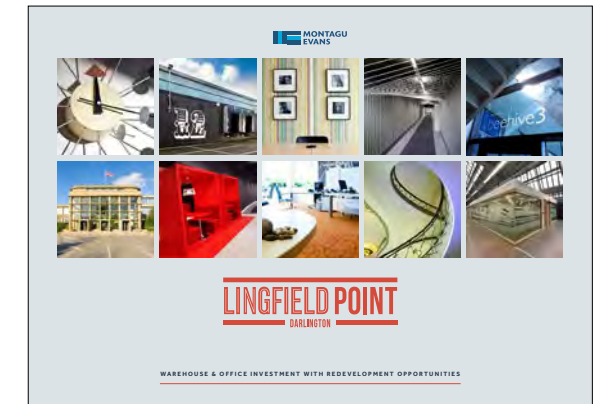
MBNA Chester is an asset of significant scale, providing over 288,000 sq ft of office space and almost 44,000 sq ft of ancillary accommodation. Ancillary accommodation includes an on-site cafeteria along with a purpose-built sports centre providing squash courts, gym, sports hall and external sports pitches.



BARNETT HOUSE // MANCHESTER

Brochure

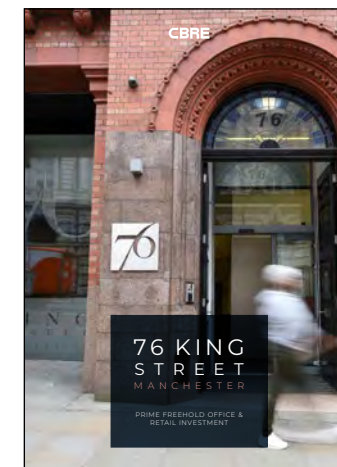
Barnett House occupies a prominent position in the heart of Manchester's traditional business and financial core. The freehold property comprises a 9 storey building providing 30,096 sq ft of accommodation with 22 secure basement car parking spaces.



LINGFIELD POINT // DARLINGTON

Brochure

Standing on 85.3 acres, Lingfield Point is one of the premier business locations in the Tees Valley region. Lingfield Point provides 1,341,318 sq ft of stunning award-winning office and warehouse accommodation.



76 KING STREET // MANCHESTER

Brochure

76 King Street is a landmark freehold office & retail investment totalling 41,414 sq ft of Grade A accommodation comprising; 4 floors of offices let to Omega and Berwin Leighton Paisner LLP, 2 prime retail units trading as DKNY and Belstaff and 12 secure basement car parking spaces.



NORFOLK HOUSE // MANCHESTER

Brochure

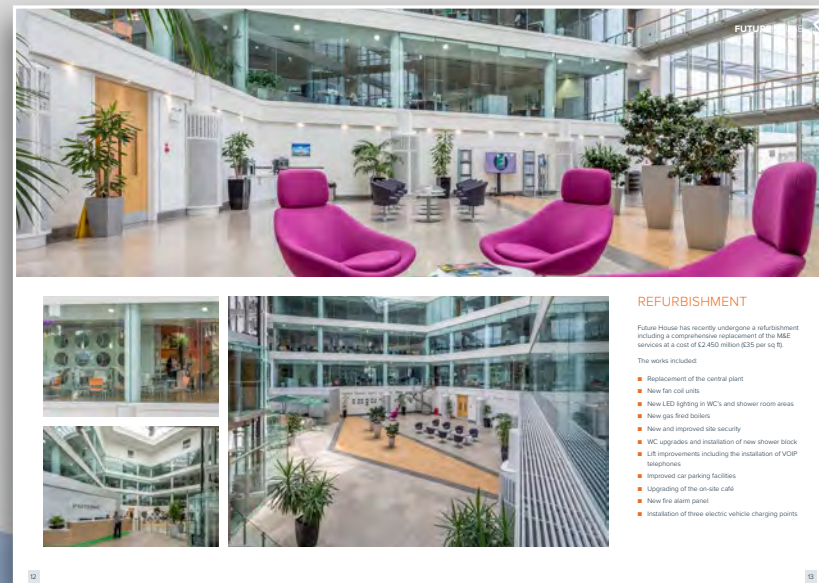
Norfolk House is a multi-let office building of modern grade A specification. Originally developed in 1997, the building totals 55,858 sq ft (5,189.3 sq m) arranged over ground and four upper floors, with a typical floor plate of 11,000 sq ft.

FUTURE HOUSE // STAINES-UPON-THAMES JLL

Brochure

Future House was constructed in 2000 and comprises a landmark headquarters office building arranged over ground and four upper floors totalling 69,052 sq ft. The highly specified accommodation is arranged in a 'V' shaped configuration with a central, feature full height atrium. The building benefits from an enviable frontage to the M25 motorway and is located in Staines which is one of the premier office markets in the South East.

Due to our vast experience in property investment marketing and our long-standing working relationship with JLL, the Creativeworld team was exclusively selected to design, develop and produce a bespoke 30-page brochure for the Future House Investment opportunity. The brochure came complete with unique design layouts throughout as well as the drawing up of the maps and plans by our talented inhouse artworkers.



REFURBISHMENT

- Future House has recently undergone a refurbishment including a comprehensive replacement of the M&E services at a cost of £2.450 million (£25 per sq ft). The work included:
- Replacement of the central plant
 - New fan coil units
 - New LED lighting in WCs and shower room areas
 - New gas track boilers
 - New and improved life safety
 - WC upgrades and installation of new shower blocks
 - LA improvements including the installation of VCPD enclosures
 - Improved car parking facilities
 - Upgrading of the on-site cable
 - New fire alarm panel
 - Installation of three electric vehicle charging points



INVESTMENT SUMMARY

- Landmark office building benefiting from an enviable frontage to the M25 motorway.
- Staines is one of the premier office markets in the South East, benefiting from its strategic location adjacent to the M25 motorway and close proximity to Central London and Heathrow Airport.
- Two railway stations (Spines and Higham) within two miles of the property. Nine trains per hour at peak times run from Staines to London Waterloo with a fastest journey time of 35 minutes.
- Highly specified Grade A accommodation arranged over ground and four upper floors with a stunning reception area and full height atrium totalling 69,052 sq ft.
- The property has recently undergone comprehensive replacement of the M&E services on a multiple basis.
- Ultimate flexibility to suit future occupier requirements with capability to be let as a whole or on a multiple basis.
- Exceptional car parking ratio of 1:211 sq ft.
- Large site extending to approximately 2.36 acres. Let to Future Electronics Ltd and guaranteed by Future Electronics Inc with an attractive unexpired term of 9.5 years.
- Freehold.
- Total current rental income of £2,034,000 per annum equating to a low base rent of £29.45 per sq ft overall.

- All upwards only rent review in line with RPI subject to a cap of 5% pa and a collar of 1% pa guaranteed rental growth.
- Future Electronics is a worldwide leader in electronic components distribution and is recognised as one of the most respected and innovative companies in the industry. Future House is the company's EMEA headquarters.
- D&B rating of 5A1 representing a minimal risk of business failure.
- Future Electronics have demonstrated their commitment to the building having been in occupation since 2007 and recently signing a new 10 year lease.
- Favourable occupational dynamics with current prime quoting rents of £36.50 psf and a Grade A vacancy rate of less than 5%.
- Offers are sought in excess of £33,130,000 (Thirty Three Million, One Hundred and Thirty Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level reflects an attractive net initial yield of 5.75% based on purchaser's costs of 6.77%.
- Based on the above pricing and the Oxford Economics RPI forecasts, the yield will increase to 6.71% in 2022.

FUTURE HOUSE

Future House was constructed in 2000 and comprises a landmark headquarters office building arranged over ground and four upper floors totalling 69,052 sq ft. The highly specified accommodation is arranged in a 'V' shaped configuration with a central, feature full height atrium.

The office accommodation benefits from the following specification:

- Fully accessible raised floors
- Suspended ceilings with LED lighting
- 4 pipe fan coil air-conditioning
- Floor to ceiling height of 2.77m
- Two accessible terraces on the fourth floor
- Fully fitted staff canteen on the first floor
- Structural grid of 7.5m x 9m and 7.5m x 7.5m
- Three passenger lifts (60 persons/70kg) and one goods lift
- Male and female WCs on each floor
- Disabled WCs on the first and second floors
- Shower facilities
- 327 on-site car parking spaces in a two-storey car park area at surface and underground level. Providing an excellent ratio of 1:211 sq ft.

BROCHURE SPECIFICATION

- 30 page A4 brochure
- Layflat binding
- Scodix vanish to front and back cover
- Matt laminated throughout

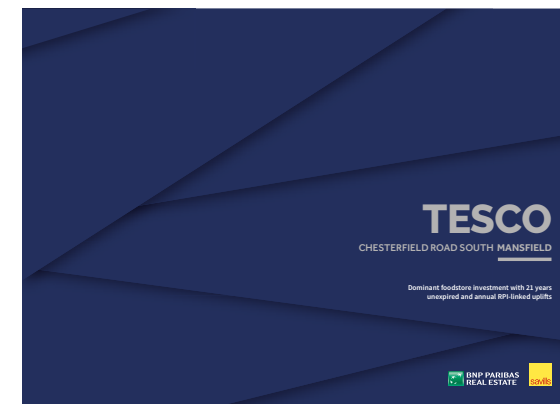




VALENTINE
// LINCOLN
AVISON YOUNG &
BANKS LONG & CO

Brochure

Valentine is a modern, high quality retail shopping park located in Lincoln. Following completion of a pre-let redevelopment and additions to the scheme, Valentine will comprise 133,177 sq ft of retail accommodation



TESCO
// MANSFIELD
SAVILLS & BNP PARIBAS

Brochure

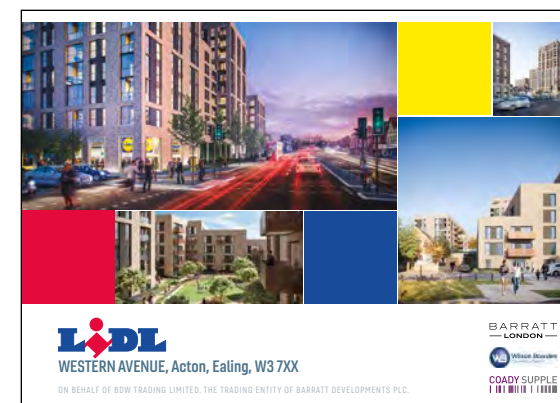
Tesco Mansfield offers the opportunity to purchase a 24-hour foodstore with surface parking and an on-site petrol filling station. The foodstore comprises 161,498 sq ft (15,004 sq m).



9-11 THE HAYES
// CARDIFF
KNIGHT FRANK

Pdf Brochure

The property comprises an attractive Grade II Listed building on a prominent corner site that sits adjacent to one of the primary entrances to St David's 2 Shopping Centre in the heart of Cardiff city centre's retail and restaurant offer.



LIDL
// ACTON
COADY SUPPLE

Brochure

To be developed, purpose built, food store including a 70-space surface car park. Lidl Acton is part of a high-quality residential development delivering 333 new dwellings and is prominently located at the junction of the A40 Western Avenue and Old Oak Common Lane.



LEEK ROAD RETAIL PARK
// STOKE-ON-TRENT
WHY

Pdf Brochure

Leek Road Retail Park is a highly prominent trade counter investment and consist of a newly reconfigured terrace of 5 refurbished units which cover an area of approximately 23,326 sq ft (2,158.70 sq m).



**SANDY LANE RETAIL PARK
// WORKSOP**
AVISON YOUNG

iBrochure

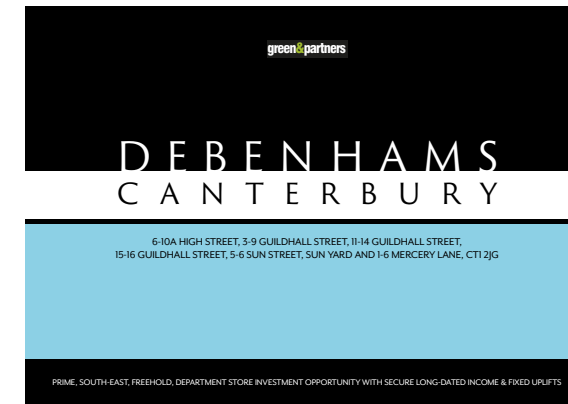
Worksop is located in the East Midlands, approximately 25 miles north of Nottingham and 16 miles east of Sheffield. There is very limited retail warehousing in Worksop, with Sandy Lane Retail Park being the dominant scheme in the town.



**KINGSDITCH TRADE PARK
// CHELTENHAM**
LEWIS ELLIS

Brochure

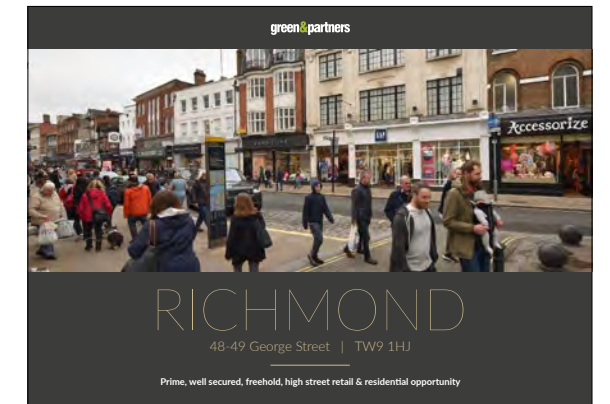
Kingsditch Trade Park is multi-let trade park of 28 units totalling 137,942 sq ft (12,815.12 sq m) GIA, with flexible unit sizes ranging from 2,373 sq ft to 11,255 sq ft.



**DEBENHAMS
// CANTERBURY**
GREEN & PARTNERS

Pdf Brochure

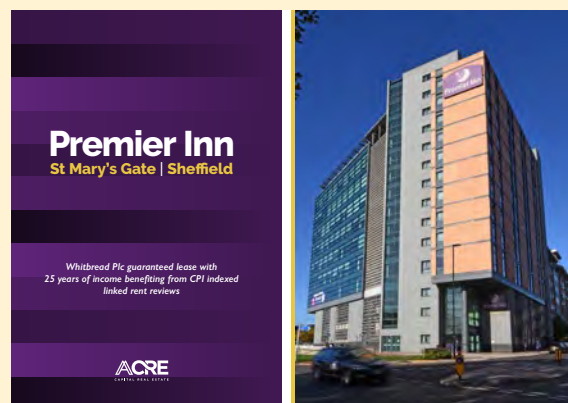
Debenhams Centerbury is a prominent, part listed department store, held within three separate freehold titles and comprising circa 116,494 sq ft (10,822 sq m) of retail accommodation over four floors.



**48-49 GEORGE STREET
// RICHMOND**
GREEN & PARTNERS

Pdf Brochure

48-49 George Street comprises two attractive buildings fronting George Street including well configured ground floor retail units with three, self-contained, residential flats above 49 George Street.



**PREMIER INN
// SHEFFIELD**
ACRE

Brochure

The Premier Inn hotel was constructed in 2008 and trades as the 'Sheffield City Centre (St Mary's Gate)'. It totals 68,885 sq ft and provides 126 en-suite bedrooms together with a branded bar and restaurant and conference / meeting room facilities.



**TESCO EXTRA
// CHESTERFIELD**
COLLIERS

Brochure

Tesco Chesterfield offers the opportunity to purchase a 24-hour foodstore with surface parking and an on-site petrol filling station. The foodstore comprises 161,498 sq ft (15,004 sq m).



**PARKFIELD RD RETAIL PARK
// STOCKTON-ON-TEES**
CWM

iBrochure

Parkfield Road Retail Park is a modern retail warehouse investment located in the market town of Stockton-On-Tees, County Durham and offer a total gross internal floor area of 48,599 sq ft (4,515 sq m) with 275 dedicated customer car parking spaces.



**TRAVELODGE
// EDINBURGH**
CBRE

Pdf Brochure

Prominently located at Cameron Toll, approximately 2 miles south of Edinburgh city centre. The hotel was originally developed by adjoining two 1970's Victorian villas, which has been extended refurbished to create a 115 bedroom hotel.



58-62 TRANQUIL VALE // BLACKHEATH RYDEN

[Pdf Brochure](#)

58-62 Tranquil Vale is a prime restaurant investment opportunity located in Blackheath, a popular and affluent South London 'village' located approximately six miles to the south east of central London.



44 EAST STREET // CHICHESTER TW KEIL

[Pdf Brochure](#)

44 East Street Chichester is a modern and large purpose-built shop of approximately 27,597 sq ft. It is situated in the Cathedral City of Chichester which is an attractive, historic and thriving retail centre.



THE KILLINGWORTH CENTRE // KILLINGWORTH PRIME RETAIL

[Pdf Brochure](#)

Unit 1 & 1A comprises an existing purpose-built retail warehouse arranged over the ground floor. The unit has been split to create two well-configured retail units comprising a recently refurbished Matalan unit of 54,734 sq ft and newly configured Home Bargains unit of 25,618 sq ft.



THE HARE // CHELMSFORD ADS

[Pdf Brochure](#)

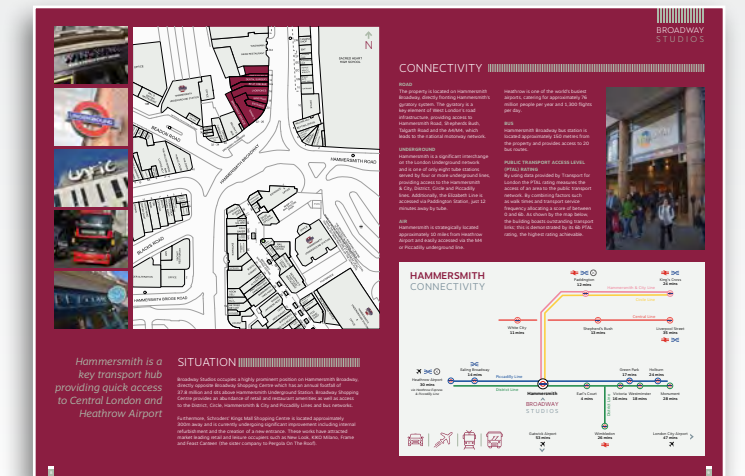
The Hare Pub is a 4,169 sq ft public house, located within the affluent catchment of Chelmsford. The pub is situated in Roxwell, an attractive Essex village, approximately 3.5 miles from Chelmsford city centre.



BROADWAY STUDIOS // HAMMERSMITH JLL

[Brochure & Website](#)

Broadway Studios is a prominent building located on Hammersmith Broadway, comprising 46,884 sq ft of high-quality office, restaurant, leisure and service business accommodation arranged over basement, ground, mezzanine and four upper floors.





COLLECTIVE PORTFOLIO // INDUSTRIAL INVESTMENT

WHY

Pdf Brochure

The Collective Portfolio is a portfolio of four Individual industrial units forming part of established estates totalling 35,676 sq ft (3,314 sq m). The industrial units are located in Streatham, Tolworth, West Norwood and Hemel Hempstead.

Summary Tenancy Schedule

ADDRESS	NUMBER OF UNITS	AREA (SQ FT)	AREA (SQ M)	FLOORING (SQ FT)	EPV (PER SQ FT)	EPV (PER SQ M)	RENTS (TO BREAK DATE)	RENTS (TO LEASE EXPIRY)
Units 6, 7, 10, 11, 21 & 24, 26 Industrial Park, 110 River Road, Streatham, SW9 5BN	6	16,676	1,447	100,000 (81.63)	£202.02	£233.03	2.29	2.29
Unit 5, Chatterbox Business Centre, 12000, Red Lion Road, Tolworth, KT8 7DA	1	1,286	124	47,000 (38.76)	£176.65	£203.82	2.04	2.04
Unit 9, Windsor Centre, Windsor Green, West Norwood, SE27 2JF	1	2,259	209	128,800 (104.63)	£24.75	£28.00	2.87	2.87
Units 1, 2, 4 & 29, Chatterbox Business Centre, 12000, Red Lion Road, Tolworth, KT8 7DA	4	15,336	1,424	100,000 (81.63)	£202.02	£233.03	2.29	2.29
TOTAL	12	36,057	3,204	248,800 (201.99)	£205.24	£236.88	2.33	2.33

* Once the new leases of Streatham have completed their average weighted unexpired lease term will increase to 2.88 years to break and 7.2 years to expiry.



SOLIS PORTFOLIO // INDUSTRIAL INVESTMENT

JLL

iBrochure Portfolio

The Solis Portfolio offers the opportunity for investors to acquire a highly reversionary portfolio of 18 industrial properties. The portfolio comprises 16 multi-let estates and 2 single let assets. The 18 assets which comprise the portfolio sit within a 30 minute drive of 20.1 m people in total.

HILLDANE PORTFOLIO

8 FREEHOLD MULTI LET INDUSTRIAL INVESTMENTS FOR SALE

Ryden Fletcher King

Abergavenny Mill Street Industrial Estate Gwent NP7 5HE

Investment Summary

- Multi-let industrial estate comprising 24 units, providing a total of 39,637 sq ft (3,662 sq m)
- Unit sizes ranging from 950 sq ft - 2,599 sq ft
- The dominant multi-let industrial estate in Abergavenny
- Let to a variety of local and national operators including Webster UK Ltd and Schwaib
- Total rent - £267,658 per annum (£6.75 per sq ft overall)
- Opportunities to add value through active asset management
- Freehold

HILLDANE PORTFOLIO // INDUSTRIAL INVESTMENT

RYDEN & FLETCHER KING

Pdf Brochure

The Hilldane Portfolio comprises 8 industrial parks which totals approximately 239,753 sq ft. The parks are spread over 8 different locations including Abergavenny, Cardiff, Ebbw Vale, Horley, Newhaven, Okehampton, Redditch and the Isle of Wight.

PORTFOLIO SUMMARY

Upcoming lease exits by % of income

Income Breakdown by Region

Top 15 Tenants

Tenant	Revenue	% of Total
ESG Retail Limited	5,016	2.3%
Fluor Ltd Limited & Fluor Daniel Limited	4,818	2.2%
UK Paper Rolls Limited	4,785	2.2%
Bechtel Technology Systems Limited	2,216	1.0%
Blue Tecton Limited	2,114	1.0%
Frontline Healthcare Limited	2,026	0.9%
Smart Gateway Distribution Limited	1,976	0.9%
Arco Friction Technology Limited	1,964	0.9%
Alumina Exterior Building Products Limited	1,774	0.8%
Enigma Limited	1,564	0.7%
Chelton Technology Limited	1,564	0.7%
Advanced Toner Technologies Limited	1,548	0.7%
Industrial Property Services Limited	1,512	0.7%

Property Summary

Prop Ref	Town	Address	Postcode	Region	tenure	No of Units	Area (sq ft)	Vacancy	Headline rent	Rent per sq ft	EPV	EPV per sq ft	% of Total	Walk to work	Walk to shop
01	IRLAM	Fairhills Road Trade Centre	M44 6BA	MAN	Freehold	7	48,316	0%	£25,520	£54.46	£25,740	£54.97	7.3%	4.0	4.4
02	ROCHDALE	High Beech Industrial Estate	OL12 3BE	MAN	Freehold	10	80,839	0%	£20,048	£24.80	£20,940	£26.46	14.0%	3.6	4.4
03	DEESIDE	Droma Road and Dromas Industrial Estate	CH2 2NP	MAN	Leasehold	10	55,439	7%	£44,948	£81.09	£50,070	£90.34	10.0%	2.2	1.8
04	BIRMINGHAM	Moors Street Industrial Estate	B7 7QZ	MAN	Freehold	10	42,802	0%	£22,893	£53.48	£24,000	£56.31	5.5%	3.5	4.2
05	CARDIFF	Cardiff Industrial Estate	CF11 9AP	WAL	Leasehold	9	26,296	0%	£19,202	£72.70	£24,220	£92.16	3.3%	3.5	4.2
06	CHESTER	St Johns Business Park	NR16 9DZ	WAL	Freehold	14	66,048	0%	£27,958	£42.33	£24,500	£37.07	6.7%	3.7	4.3
07	GLASGOW	Albion Park Industrial Estate	G12 9JH	SCOT	Freehold	10	42,802	0%	£19,202	£44.86	£20,940	£48.86	7.0%	2.4	3.0
08	BELLSHILL	Highland Industrial Estate	ML3 3JT	SCOT	Leasehold	3	36,384	0%	£24,220	£66.60	£22,000	£60.21	4.4%	3.1	3.1
09	LONDON	Quaker Row and Market Square, Quaker Industrial Park	E16 4JH	ENG	Freehold	5	46,712	0%	£20,048	£42.92	£20,000	£42.83	4.8%	4.2	4.2
10	SUNDERLAND	Traffic Park and Speedy Hires Enterprise Park	SR6 7TU	ENG	Freehold	2	14,544	0%	£9,200	£63.27	£9,200	£63.27	2.3%	1.9	1.4
11	WALSLEY	Langley Industrial Estate	WS1 4JH	ENG	Freehold	5	46,712	0%	£20,048	£42.92	£20,000	£42.83	4.8%	4.2	4.2
12	HORLEY	Horley Court	HO10 4JG	ENG	Freehold	8	2,357	0%	£12,600	£53.48	£10,000	£42.42	0.7%	4.7	4.7
13	LEES	Lees Works	LS10 4JH	ENG	Freehold	1	7,964	0%	£3,000	£37.67	£3,000	£37.67	0.8%	3.8	3.8
14	NEWHAVEN	Mermaid Industrial Estate	NP23 5JF	ENG	Freehold	17	50,710	0%	£26,988	£53.22	£24,000	£47.34	6.0%	3.8	3.0
15	REDDITCH	Charity Avenue Industrial Estate	B97 7JH	ENG	Freehold	1	27,402	0%	£10,000	£36.49	£10,000	£36.49	2.4%	1.6	1.6
16	HORSHAM	Bushmore Way	HO10 6JG	ENG	Freehold	10	46,808	0%	£19,000	£40.81	£20,000	£42.74	4.5%	3.8	4.7
17	WANDSWORTH	How May Industrial Estate	SW12 2JF	ENG	Leasehold	10	55,439	6%	£30,884	£55.72	£27,000	£47.95	4.9%	1.1	1.4
18	IRLHAM	High Beech	M44 6BA	MAN	Freehold	12	80,839	0%	£28,726	£35.54	£24,000	£29.4	9.2%	3.8	4.6



ONTIC ENGINEERING // CHELTENHAM

JLL

brochure

Ontic Engineering offers investors an opportunity to acquire a modern, single let self-contained industrial investment. The property comprises a detached purpose-built industrial unit extending to 53,483 sq ft on a site of 4.1 acres.



EDDIE STOBART // WARRINGTON

HSM

Pdf Brochure

Stretton Green Distribution Park offers investors the opportunity to acquire a warehouse, office and distribution yard totalling 164,048 sq ft (GIA). The park is located in Warrington, one of the UK's key industrial and logistic locations in the heart of the North West.



DUNTON DISTRIBUTION CENTRE // BASILDON

JLL

Pdf Brochure

A unique opportunity to acquire a well specified distribution warehouse extending to 161,055 sq ft in a strong South East location. The property is situated on the north western edge of Southfield Business Park, a well-established commercial area.



JABLITE // ABERDEEN

KNIGHT FRANK

Pdf Brochure

Fully-let high yielding industrial investment opportunity which the tenant has occupied since the building was constructed. The units provide a total of 4,358.7 sq m (46,917 sq ft) of industrial space with 811.5 sq m (8,735 sq ft) ancillary office accommodation.

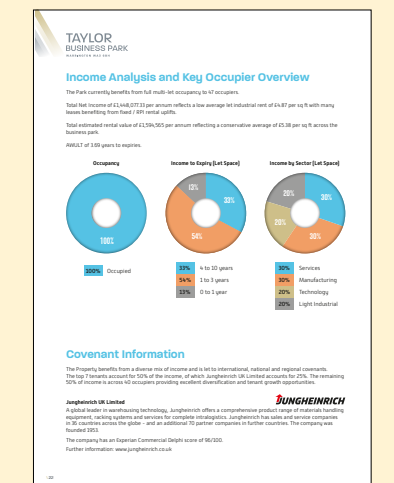
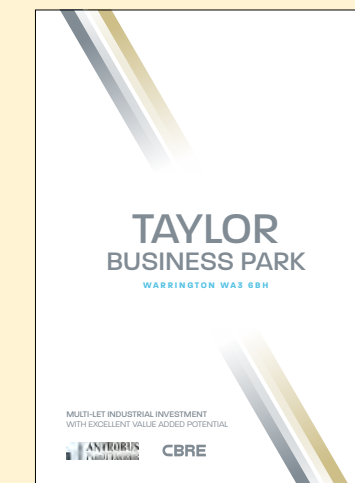


PALLION INDUSTRIAL ESTATE // SUNDERLAND

KNIGHT FRANK

Pdf Brochure

The Pallion Industrial Estate is a prominent multi-let trade estate with excellent proximity to Sunderland City Centre via the newly developed Northern Spire Bridge. The estate currently comprises a total of 680,928 sq ft.



TAYLOR BUSINESS PARK // WARRINGTON

CBRE

Brochure

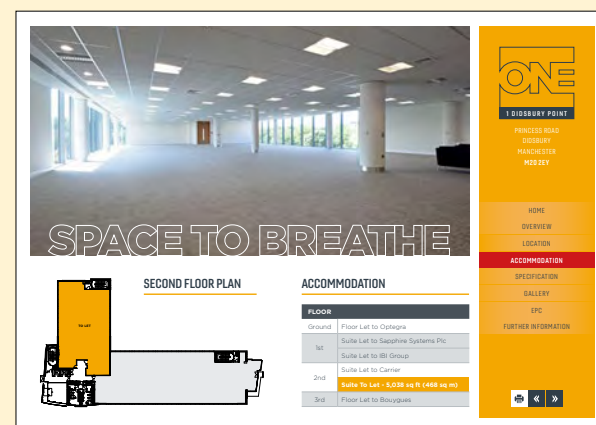
Taylor Business Park is a multi-Let Industrial Investment in a prime North West location. The Park's composition is mainly of light industrial units varying in sizes up to 57,000 sq ft, together with a smaller number of office units, set within the attractive landscaped business park location.



1 DIDSBURY POINT // DIDSBURY CANNING O'NEIL

iBrochure

One Didsbury Point is a four storey Grade A office building situated within a mature landscaped setting just 1.2 miles from junction 5 of the M60. The office accommodation on offer totals 5,038 sq ft.



CENTENARY HOUSE // MANCHESTER CANNING O'NEILL

iBrochure & Signage

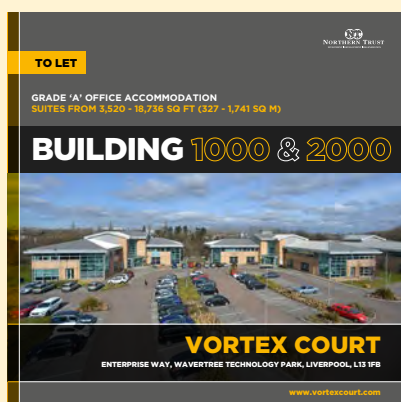
Centenary House is a high specification four storey office building on the edge of MediaCityUK. A true landmark headquarters style building with an architecturally striking design and offers up to 22,000 sq ft of office space.



340 DEANSGATE // MANCHESTER

JLL Pdf Brochure

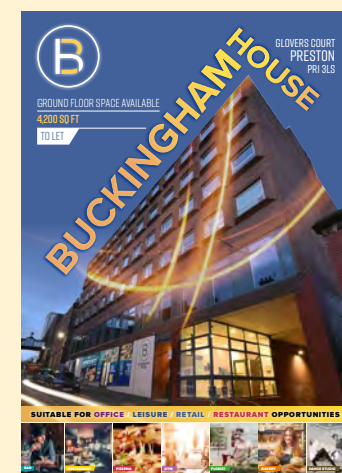
340 Deansgate was constructed in 2007. The property provides 27,024 sq ft of Grade A office accommodation over ground and five upper floors, with unique external terraces on same floors together with two levels of basement car parking.



VORTEX COURT // LIVERPOOL NORTHERN TRUST

Brochure

Vortex Court comprises of two modern office buildings set in an attractive landscaped environment. The buildings have been constructed to a very high standard providing a quality environment in which to work.



BUCKINGHAM HOUSE // PRESTON WHITTLE JONES

Brochure & Signage

Buckingham House is a multi-storey city centre building which has recently undergone a substantial refurbishment programme to provide a range of modern high-quality accommodation suitable for office/leisure/restaurant or retail use.



ACKHURST BUSINESS PARK // CHORLEY NORTHERN TRUST

Brochure



Ackhurst Business Park is one of Lancashire's premier business locations incorporating a range of modern detached office buildings set in fully maintained landscaped grounds. Covering 84,329 sq ft, accommodation is available from individual flexible Innovate office suites, to 'own front door' pavilion buildings.

FRONTIER PARK // BLACKBURN

B8, TREVOR DAWSON & GVA

Brochures, Signage, HTML Emler & Website

Frontier Park will comprise around 1 million sq ft of new warehouse and industrial buildings, a new Euro Garages service area complete with two drive through restaurants, a 150-bedroom hotel and conference/banqueting centre, on a 90-acre site.

The design of the corporate brochure allows interested parties to take a look at the impressive scheme overview and specification. The brochure also gives an in-depth view of the strategic location of the site, complete with detailed analysis of the impressive demographics and opportunities Frontier Park has to offer.



BROCHURE SPECIFICATION

- 8 page oversized brochure
- Large scale fold out siteplan feature
- Matt lamination and UV vanish throughout

MAIN BROCHURE

SIGNAGE

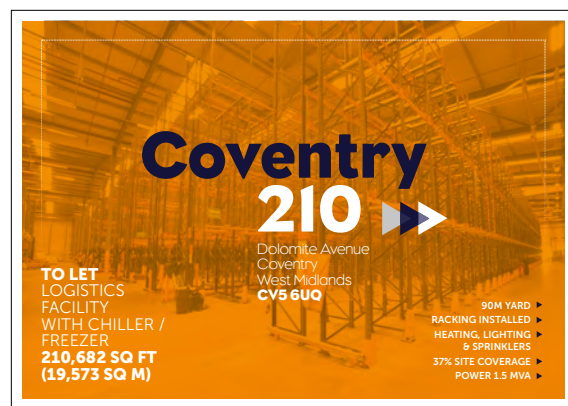
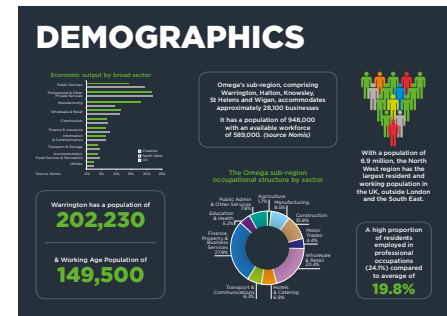
INDIVIDUAL PROPERTY BROCHURE



PRIME @ OMEGA // WARRINGTON DTRE & JLL

Brochure, Signage & Website

PRIME@OMEGA is a new, first class, cross docked warehouse, which forms an integral part of the larger Omega development in Warrington; 3 miles away from the M6/M62 interchange. The warehouse is now let by online retail giants, Amazon.



COVENTRY 210 // COVENTRY SAVILLS

Brochure & Signage

Coventry 210 is a secure strategically located logistics facility at the heart of Coventry Business Park. Coventry and offers to let a logistics facility with a chiller/freezer totalling 210,682 sq ft.



HURRICANE 47 // SOUTH LIVERPOOL KNIGHT FRANK & B8

Brochure

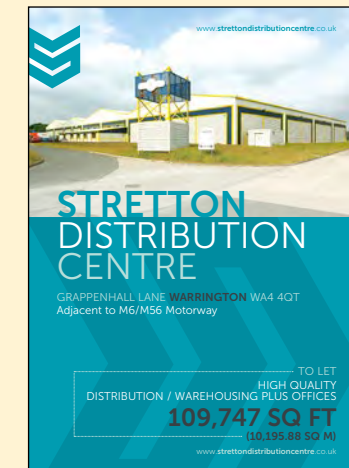
Hurricane 47 is a brand new industrial/distribution unit totalling 47,462 sq ft, located on Estuary Business Park, a premier business location in the Liverpool city region.



VULCAN // COVENTRY JLL

Brochure & Signage

Vulcan is a grade A, cross loading, fully fitted distribution facility measuring 81,774 sq ft and is situated on Middlemarch Business Park, a high-quality modern distribution park of 100 acres. The park is adjacent to Coventry Airport providing air freights and private aircraft facilities.



STRETTON DISTRIBUTION CENTRE // WARRINGTON COLLIERS

Brochure

Stretton Distribution Centre comprises a modern steel portal frame warehouse with an eaves height of approximately 22ft (7m). The building has been extensively refurbished and offers 109,747 sq ft of high quality distribution/warehousing as well as offices.



K333 TRAFFORD PARK // MANCHESTER B8 & CBRE

Brochure & Signage

K333 provides a modern high specification distribution facility measuring a total of 333,562 sq ft. The facility is located in the heart of Trafford Park and within 5 miles of Manchester City Centre. The building was originally built in 2003 for Kellogg's and used for the storage and distribution of cereal products and will be fully refurbished to provide Grade A accommodation.



WEBSITES



A website is now widely regarded as the key element of any company's identity and is the place the majority of individuals refer to when wanting to learn more about you, your company and what you have to offer. Our dedicated in-house digital team is perfectly placed to deliver you an on brand, fully responsive website that fulfils your professional needs, all from our North West based studios. Here's just a handful of the sites which the team has produced in the last year.

ONE NEW YORK STREET // MANCHESTER

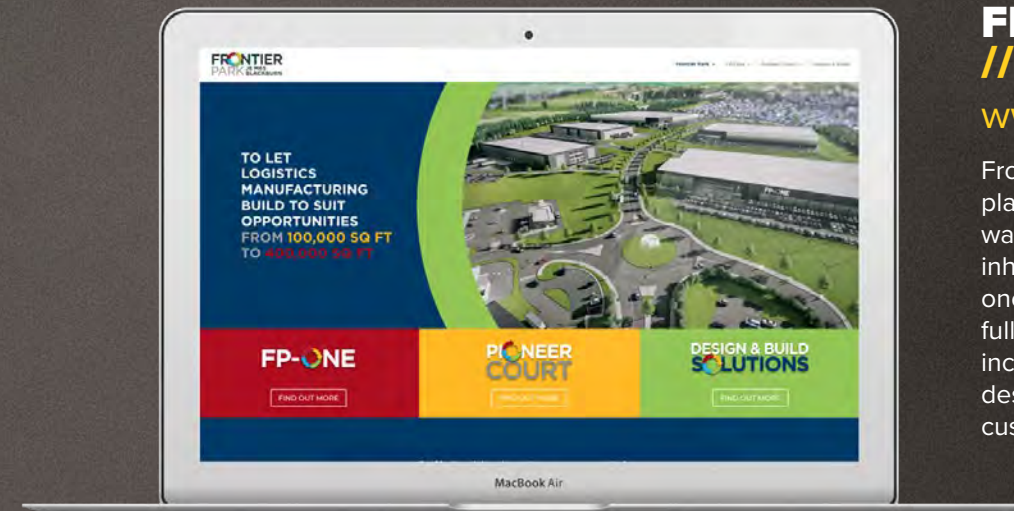
www.onenewyorkstreet.com

With One New York Street being dubbed one of the most impressive working environments within Manchester city centre, we created a photo led, responsive website which really captured the high-quality workspace on offer. The site featured a breakdown of the amenities and specification for interested parties as well as a gallery to show off the striking office building.

MARLOW INTERNATIONAL // THAMES VALLEY

www.marlowinternational.com

Marlow International offers a unique opportunity to acquire one of the largest and most prestigious office buildings in the Thames Valley. To complement the printed material we created a bespoke, responsive website which allowed potential occupiers to get a feel of the workspace on offer. One of the key spectacles of the site was a drone video which allowed clients to get a closer, interactive look at the grade A office space.



FRONTIER PARK // BLACKBURN

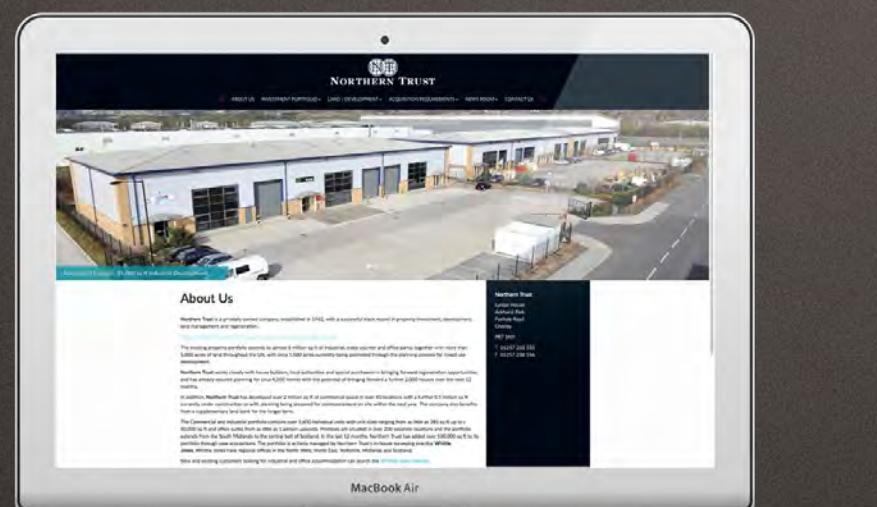
www.frontierpark.com/blackburn

Frontier Park is a new mixed-use development with planning consent for c.1m sq ft of industrial and warehouse accommodation. The Creativeworld inhouse studio team created easy to use multiple one-page, responsive websites which gives visitors a full breakdown of the different phases of Frontier Park including FP-One, Pioneer Court and the build and design opportunities on offers. The site also features custom icons, CGI's and Social Media integration.

NORTHERN TRUST

www.northerntrust.co.uk

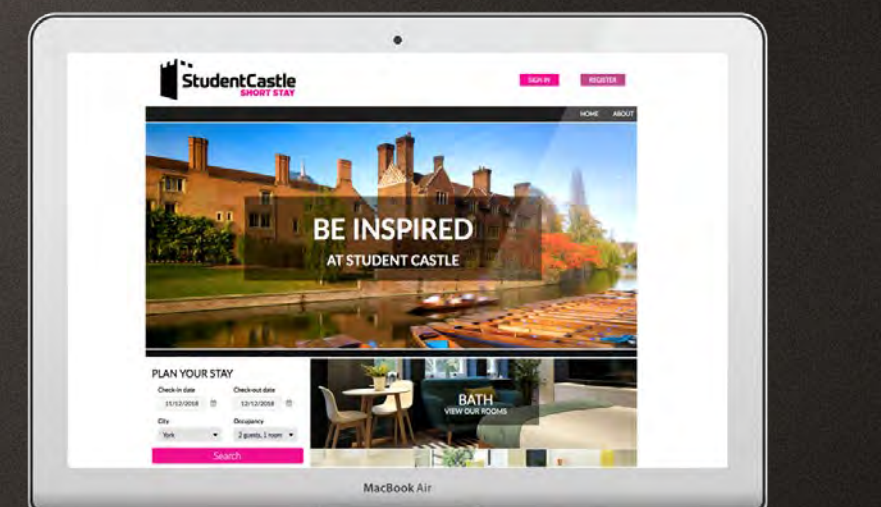
Northern Trust was established in 1962, and boasts a successful track record in property investment, development, land management and regeneration. Our talented in-house design studio gave their new website a complete refresh. This included developing a fully responsive site along with interactive maps that showcase all the current and past development and investment projects that the Northern Trust have been a part of.



STUDENT CASTLE

www.studentcastle-shortstay.co.uk

Student accommodation giants, Student Castle approached Creativeworld to create a bespoke website for their short stay scheme. The short stay scheme is a great alternative to a hotel offering stylish studios and 6 bed flats for very affordable prices. The site we created was fully responsive and featured an easy to use online booking system.



SOCIAL MEDIA

Over the years, Creativeworld has built an impressive client base and continues to grow as one of Lancashire's top agencies in the social media sector, consistently delivering the results for our clients. Here's some of the projects we have worked on within the property sector.



THE BEEHIVE // NORTHERN TRUST

The beehive is a prestigious 3 storey office building which has recently undergone an extensive refurbishment program to provide a range of modern high-quality office accommodation. The promotion of the Beehive has revolved around the benefits the office space can offer businesses, asking them to #BeeSmart and choose the beehive. All the smaller flexible office suites within the building are now fully occupied.



SOCIAL MEDIA CAMPAIGN // KNIGHT FRANK

We were approached by leading UK commercial property agency, Knight Frank, as the organisation looked to grow its own digital presence, focusing initially on their North West division. Knight Frank saw their following rise by over 280% whilst becoming one of the region's leading agencies in the process.



MIDDLEWOOD LOCKS // SCARBOROUGH GROUP

'A place to work and live'. Middlewood lock's social media strategy revolved around promoting a new way of living, one in which you can mix work with pleasure in order to draw in potential residents or occupiers. The development continues to build momentum.



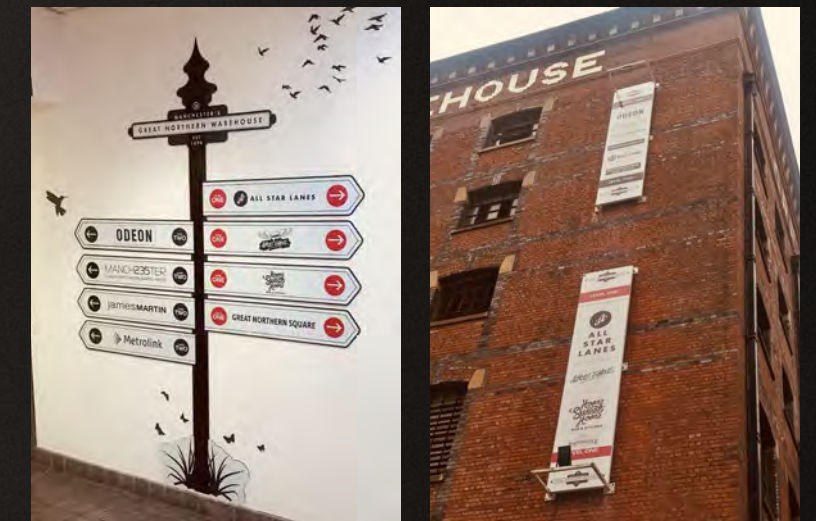
ALLSCOTT HEATH // NORTHERN TRUST

The main focus for the Allscott Heath strategy was to generate excitement about the new residential development coming to the area. We promoted the idyllic lifestyle of living in a remote country location but with the benefit of having easy access to the city. This was heavily promoted through Facebook and Twitter. Ultimately the goal was to get potential residents to 'register their interest' on the website which proved to be an excellent success.

SIGNAGE

When marketing a large-scale scheme or property, many of our clients will need to exhibit their new development to potential occupiers which is where signage can be essential. Whether it be hoardings, siteboards or directional signboards, we consistently deliver on our promise to get our clients message out loud and clear. Exhibition systems are used by our clients for pitches, exhibits or advertising their projects to their own clients, interested parties or investors.

ONE DISBURY POINT // Internal Marketing Wall Vinyls



GREAT NORTHERN WAREHOUSE // MANCHESTER FULL SIGNAGE REBRAND

Great Northern Warehouse – The Great Northern is one of Manchester’s most popular leisure and shopping destinations and is also the iconic epicentre of the city’s world-famous industrial heritage. We were approached by the Great Northern to completely revamp the signage and wall vinyls across the building.



FRONTIERPARK

<p>FP-ONE 185,500 SQ FT</p> <p>TO LET INDUSTRIAL/ LOGISTICS UNIT AVAILABLE Q4 2018</p> <p>ON SITE NOW</p>	<p>PIONEER COURT</p> <p>TO LET INDUSTRIAL/ MANUFACTURING UNITS</p> <p>18,950 - 135,000 SQ FT AVAILABLE FROM Q1 2019</p> <p>ON SITE NOW</p>	<p>DESIGN & BUILD SOLUTIONS</p> <p>INDUSTRIAL/ MANUFACTURING UNITS</p> <p>UP TO 400,000 SQ FT</p>
--	---	--

B8 0161 375 6000
TREVOR DAWSON www.tdawson.co.uk 01254 681133
GVA 0161 834 7187 gva.co.uk

www.frontierpark.com

FRONTIER PARK // BLACKBURN

To coincide with the production of the brochure and website for Frontier Park came the designing of the new scheme signage including main site signage, individual unit boards and unit banners.

VULCAN // Siteboard

CENTENARY HOUSE // Siteboard

COVENTRY 210 // 12 x10 ft Siteboard

HURRICANE 47 // Siteboard

1 NEW YORK STREET // Internal Marketing Wall Vinyls



Creativeworld

Design | Marketing | Digital Media

Head Office

Saturn House,
Mercury Rise,
Altham Business Park,
Altham, Lancashire,
BB5 5BY

T: 01282 858200

London Office

4 Wendle Square,
London,
SW11 4SS

T: 020 8763 2840

Dublin Office

Digital House,
Greenville Place
21 Blackpitts,
Dublin 8,
Ireland

T: 00353 1 447 0553

Together we are #TeamCreative
creativeworld.co.uk

