



Creativeworld

The brightest minds in
investment marketing

**Property Investment
Market Overview**

Enter Issue Two

Large or small, we're first for service

As the leading property marketing specialist in the UK, we understand the investment market and how it operates.

We pride ourselves on the professional service we offer and understand what is required; speed to market, attention to detail, confidentiality and photography that really sells the property.

No matter how large or small the investment opportunity, we know how to work through a project without you having to oversee every step. Our existing clients will testify that you cannot put your project in safer hands.

Our knowledge of the investment market is borne out of many years involvement with some of the biggest names in the industry, working across all sectors.

- Retail
- Office
- Industrial
- Leisure
- Residential

Our comprehensive range of services for the investment market include:

- Brochures
- Portfolios
- iBrochures
- Websites
- Secure data rooms
- Photography
- Support services

The following pages showcase just some of the projects completed in recent months and the clients we have worked with.



Data Rooms - Shaping the Future of Property Marketing

At Creativeworld we have worked with a whole host of business professionals from the property industry for over 20 years, from developers and agents through to pension funds and banks.

During this time we have been able to develop a strong understanding of what is required in order to carry out a successful and engaging marketing campaign for our clients, ensuring their investment opportunity is put to market with minimum hassle and maximum profitability.

Over time we have seen the industry evolve and grow, with new technologies becoming available. With this growth, we have seen a strong demand for the integration of data rooms. Many of our clients now want to incorporate them into their sales and marketing strategies as they start to recognise the benefits and added value they offer as a tool, when looking to manage an investment.

In this specialist and niche industry there are two key elements every professional requires; the first is ensuring that information remains confidential at all times, secure and in the right hands, and second, the ability to attract and monitor the interest and activity of a potential investor. Using a secure data room offers both.

Data rooms are an online platform, accessed through a registered domain name, that allow you to upload confidential files such as legal documents, tenancy schedules, floor plans and even photography, to a secure private log in area, which can be accessed only on request. Anyone wanting to view or download these documents must first be granted access; once granted, the individual will be sent a set of personal log-in details which will enable them to release the files.

If there are certain documents that you wish to share only with a specific group, there is the facility to create different levels of access to the data room, allowing you to moderate which level of access each user has. You can then monitor the activity of each user to see which documents they are viewing and downloading, along with what time they are viewing them and how many times.

Creativeworld is able to offer a personalised service, at very competitive prices, as the technology our team has developed over the years has allowed us to create a tailor made data room service designed specifically for the property industry, helping our customers to get the most from their budget.



James Wood
Creativeworld



Retail Investment Projects



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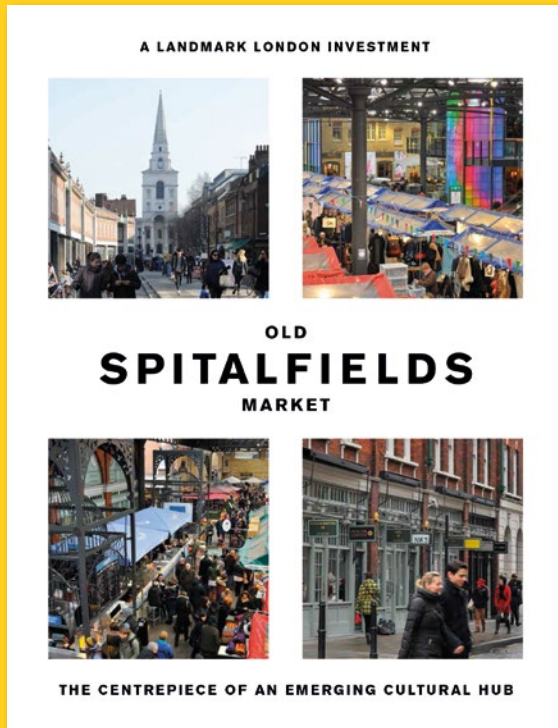
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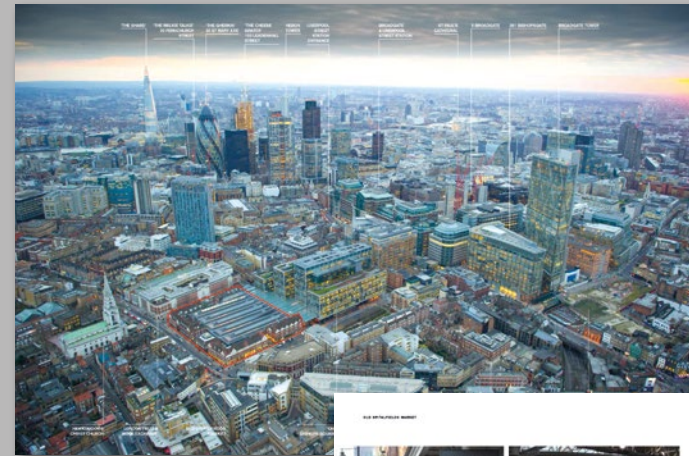
Print



Old Spitalfields Market, London for Coady Supple

44 page perfect bound brochure and password protected website with data room.

"We wanted to create something different which evoked the right feel for such an historic building which has become a cultural hub to the east of the City of London. Creativeworld definitely achieved this and worked with us to create a fantastic website in order to track investor activity."
 Robin Coady, Coady Supple



Brochure Spreads



Website Pages

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ACTIVE WAY, BURNLEY | BB11 1BS
PRESTIGE RETAIL PARK
10,013 SQ FT AVAILABLE SUBJECT TO SURRENDER FROM ADMINISTRATORS

Availability
10,013 sq ft immediately available, subject to surrender from Administrators.

Terms
New 15 year F&O lease.

Rent
Open application.

Planning
Wide bulky goods. Our client is prepared to explore the possibility of widening the planning consent subject to specific, on-site requirements.

Contact
Tim Horner 020 7758 0400 tim@esh.com
Lauren Chew 020 7758 0413 lauren@esh.com

Subject to contract.

ESH Edgerley Simpson Howe
020 7758 0400

Please view further details of this and other properties available at www.esh.com

BURNLEY | PRESTIGE RETAIL PARK, BB11 1BS

Pdf Brochure Pages

Prestige Retail Park, Burnley for Edgerley Simpson Howe

4 page in-house style pdf brochure.

56 LONDON ROAD | NG31 6HJ
GRANTHAM
UP TO 7,200 SQ FT AVAILABLE
WITH 5,500 SQ FT MEZZANINE FLOOR, SUBJECT TO SURRENDER FROM ADMINISTRATORS

LOCATION
Grantham is located approximately 23 miles south of Nottingham and 20 miles north-west of Worksop. The subject property is conveniently situated facing the A62 London Road, the principal arterial route through Grantham town centre.

DESCRIPTION
The scheme extends to c.11,000 sq ft and comprises of the subject property alongside a Super Store with extending to c.3,000 sq ft. The scheme is purpose built and benefits from 42 customer car parking spaces, providing a total of 5,120 sq ft. The scheme is situated opposite a Sainsbury's location, with other retailers in close proximity including Laura Ashley, Caporn's, Poundland, B&Q and Hobbies.

AVAILABILITY
Up to 7,200 sq ft available with 5,500 sq ft mezzanine floor, subject to surrender from Administrators.

TERMS
New 15 year F&O lease.

RENT
Open application.

PLANNING
Open A1 use only.

VIEWING
Viewings are by appointment with the agent.

Contact
Tim Horner 020 7758 0400 tim@esh.com
Lauren Chew 020 7758 0413 lauren@esh.com

Please view further details of this and other properties available at www.esh.com

ESH Edgerley Simpson Howe
020 7758 0400

GRANTHAM, NG31 6HJ

Pdf Brochure Pages

56 London Road, Grantham for Edgerley Simpson Howe

2 page in-house style pdf brochure.

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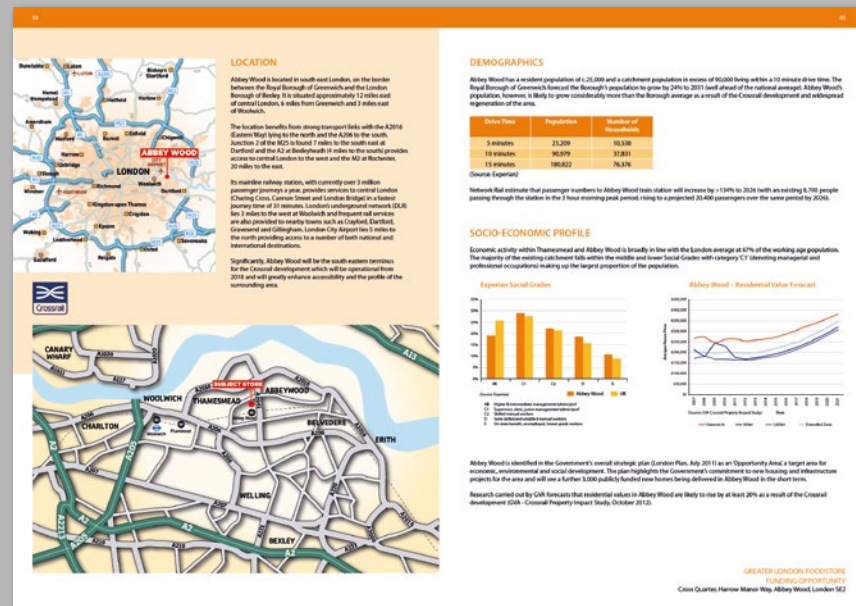
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Print



Sainsbury's, Abbey Wood for Briant Champion Long

20 page printed brochure and electronic pdf edition.



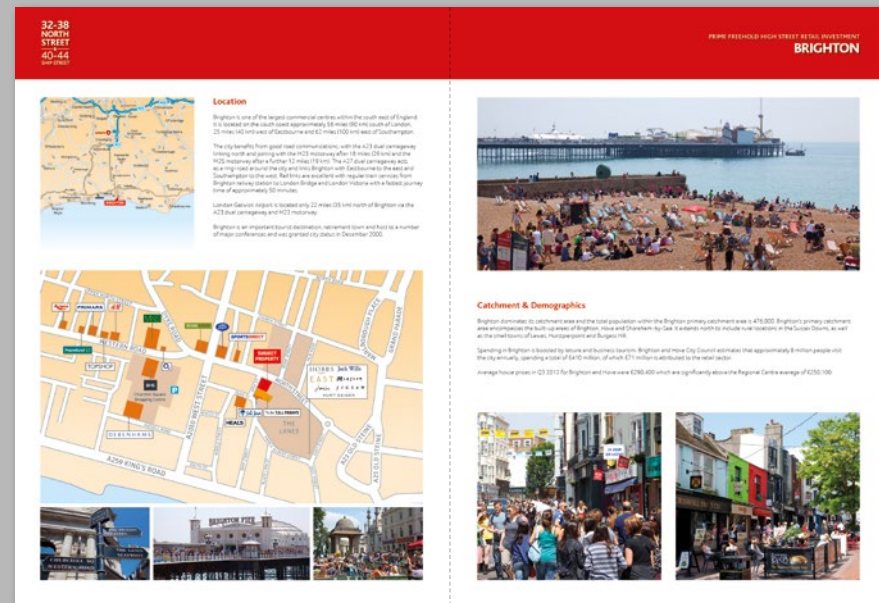
Brochure spreads



32-38 North Street & 40-44 Ship Street, Brighton for Lewis Ellis

12 page printed brochure and electronic pdf edition.

Working with Lewis Ellis and using photography supplied by the client we designed this striking brochure to sell this block of prime retail in a highly prominent position in Brighton.

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6 Roundwood Avenue, Stockley Park for Jones Lang LaSalle

20 page printed brochure and electronic pdf edition.

Our client wanted a brochure that reflected the quality of this 47,000 sq ft landmark office building within Stockley Park, widely regarded as Europe's premier business park. The design of the brochure allowed the beautiful photography to sell the benefits of the location together with the quality of the building.



High Yielding West London Office Investment
6 Roundwood Avenue
Stockley Park
UB11 1JA

Executive Summary

- A rare opportunity to acquire a prime, landmark office building on Stockley Park, widely regarded as Europe's premier business park.
- Stockley Park is centrally located 7 miles from Heathrow International Airport and only 11 miles west of Central London.
- Situated on the strong West London office market, with a historically low Grade A vacancy rate of just 2.6%.
- Stockley Park provides over 1.7 million sq ft of Grade A office accommodation comprising 28 office buildings set within 470 acres with extensive on-site amenities.
- The property comprises approximately 47,000 sq ft of modern high quality office accommodation amongst over ground and one underground.
- The property benefits from an excellent car parking ratio of 3.071 sq ft.
- The property is to be sold institutionally through the consent of Canon Europe Ltd and governed by Canon UK Ltd for a term expiring 9 November 2018. There is therefore approximately 3,000 acres remaining to be sold.
- Current pricing set at £1,285,000 per annum, which equates to £26.50 per sq ft.
- The lease is subject to the newly signed only tenancies, with the next due on 10 November 2013.
- Current achievable rents on Stockley Park stand at £29.50 per sq ft with new enquiries rising to £33.50 per sq ft.
- A Roundwood Avenue's current EPC is £13.50 per sq ft. Slipping EPC's rental growth forecast to April 2017, the assets anticipated headline EPC is forecast to grow to £18.50 per sq ft.
- Attractive ongoing opportunities based on both the HQ functions and shared office in Roundwood Avenue plus for Canon to address. Canon have recently spent substantial capital expenditure on the property, with further works planned.
- Offers are sought in excess of £13,000,000 (Thirteen Million One Thousand and Seventy Thousand Pounds) at the price refers to net initial yield of 9.0%.
- The quality of the location, build specifications, asset quality, property quality of the consent and Canon's recent capital expenditure investment in the building, complemented by historically discounted pricing, provides an exceptional investment opportunity.

Investment Rationale

Canon's Commitment to 6 Roundwood Avenue

- The operations exist in time to acquire the lease with Canon. Our commitment is based on:
- A Roundwood Avenue's current EPC is £13.50 per sq ft. Slipping EPC's rental growth forecast to April 2017, the assets anticipated headline EPC is forecast to grow to £18.50 per sq ft.
 - At least three of the total of 47,000 sq ft of Canon.
 - Canon have recently spent £1.5 million on the ground floor on the 'Canon Open Experience' - about facing.
 - Canon have replaced all the windows.
 - Property currently houses 200 Canon staff. With Canon's recent corporate purchase of OCL, this business will be moved into the property by the end of 2014.

Investment Timing

The current investment market provides a rare or a decade opportunity to acquire an iconic office building in a prime location in a city with a strong and growing economy. This is a rare opportunity to acquire a prime office building in a prime location in a city with a strong and growing economy. This is a rare opportunity to acquire a prime office building in a prime location in a city with a strong and growing economy.

The table below highlights a selection of achievable investment values across all Stockley Park over the last 10 years.

Year	Project	Area	Rent	Best Available Rent	Price Paid	Yield
Jul-06	12 Kingsway	100,000	11.5 pps	12.50	4,000,000	4.00%
Jan-11	84 Kingsway	100,000	16 pps	16.22	4,300,000	4.15%
Apr-11	12 Kingsway	100,000	18 pps	18.50	7,500,000	7.50%
Feb-07	12 Kingsway	100,000	18 pps	18.50	4,800,000	4.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	5,000,000	5.00%
Jan-04	12 Kingsway	100,000	18 pps	18.50	5,200,000	5.20%
Jan-04	12 Kingsway	100,000	18 pps	18.50	5,400,000	5.40%
Jan-04	12 Kingsway	100,000	18 pps	18.50	5,600,000	5.60%
Jan-04	12 Kingsway	100,000	18 pps	18.50	5,800,000	5.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	6,000,000	6.00%
Jan-04	12 Kingsway	100,000	18 pps	18.50	6,200,000	6.20%
Jan-04	12 Kingsway	100,000	18 pps	18.50	6,400,000	6.40%
Jan-04	12 Kingsway	100,000	18 pps	18.50	6,600,000	6.60%
Jan-04	12 Kingsway	100,000	18 pps	18.50	6,800,000	6.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	7,000,000	7.00%
Jan-04	12 Kingsway	100,000	18 pps	18.50	7,200,000	7.20%
Jan-04	12 Kingsway	100,000	18 pps	18.50	7,400,000	7.40%
Jan-04	12 Kingsway	100,000	18 pps	18.50	7,600,000	7.60%
Jan-04	12 Kingsway	100,000	18 pps	18.50	7,800,000	7.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	8,000,000	8.00%
Jan-04	12 Kingsway	100,000	18 pps	18.50	8,200,000	8.20%
Jan-04	12 Kingsway	100,000	18 pps	18.50	8,400,000	8.40%
Jan-04	12 Kingsway	100,000	18 pps	18.50	8,600,000	8.60%
Jan-04	12 Kingsway	100,000	18 pps	18.50	8,800,000	8.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	9,000,000	9.00%
Jan-04	12 Kingsway	100,000	18 pps	18.50	9,200,000	9.20%
Jan-04	12 Kingsway	100,000	18 pps	18.50	9,400,000	9.40%
Jan-04	12 Kingsway	100,000	18 pps	18.50	9,600,000	9.60%
Jan-04	12 Kingsway	100,000	18 pps	18.50	9,800,000	9.80%
Jan-04	12 Kingsway	100,000	18 pps	18.50	10,000,000	10.00%



Occupational Demand and Take-up

One of the greatest influences on asset growth and investment performance is occupant demand. Stockley Park is a prime location for a number of reasons:

- Office availability across West London has reduced by 20%.
- Availability on Stockley Park has reduced by 50%.
- Recent demand for West London assets, 1,000,000 sq ft.
- Take up is 100% on the 1st floor average.
- 80% of office take up occurred in West London markets.
- Stockley has retained 400,000 sq ft of lettable space since the start of 2012.

Vacancy and Rental Growth

Stockley Park represents a leading national business park brand. The quality of the park, its built environment and connectivity continues to attract a significant number of tenants. The quality of the building is a key factor in the success of the park. The current Grade A vacancy rate for West London and Stockley Park is just 2.6%, one of the lowest in the country. The Stockley market is historically believed to be the most resilient.

IPD Rental Growth Forecast from April 2013 - 2017

Year	2013	2014	2015	2016	2017
Rent	£18.50	£19.50	£20.50	£21.50	£22.50

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Print

KENTS HILL PARK
Timbold Drive, Milton Keynes, MK7 6TT

UNIQUE OPPORTUNITY TO PURCHASE AN ATTRACTIVE CAMPUS STYLE OFFICE AND CONFERRING FACILITY

Kents Hill Park, Milton Keynes for Jones Lang LaSalle

13 page pdf brochure.

KENTS HILL PARK Timbold Drive, Milton Keynes, MK7 6TT

INVESTMENT SUMMARY

- Milton Keynes is one of Europe's fastest growing towns and is projected to become one of the top UK's 20th largest towns by 2032. The town has easy access to the national motorway network via the M1 and excellent rail services to the north and south of the country.
- The property is located 4 miles south east of Milton Keynes Central station and only 15 miles from the M1 (junction 14) in the favoured east side of Milton Keynes.
- Eight self-contained buildings constructed in the 2000s, located on an attractive, landscaped campus with a total area of 555,717 sq ft (246,988 sq ft).
- Low site cover of 25%.
- The buildings offer the flexibility to be let as a whole, on a building by building or floor by floor (with or without stairs).
- Let to two tenants producing an estimated annual rental income of £480,721.
- Let to two tenants producing an estimated annual rental income of £480,721.
- Excellent car parking ratio of 1:0718 sq ft (0.082 sq ft).
- Offers are invited, subject to contract and exclusive of VAT.

UNIQUE OPPORTUNITY TO PURCHASE AN ATTRACTIVE CAMPUS STYLE OFFICE AND CONFERRING FACILITY

KENTS HILL PARK Timbold Drive, Milton Keynes, MK7 6TT

LOCATION AND COMMUNICATIONS

ROAD
Milton Keynes is located approximately 52 miles north-west of Central London, 17 miles south-east of Birmingham and three miles west of the M1 motorway. The town benefits from its location midway between London and the Midlands with easy access provided to the M1 motorway, at junctions 13 and 14, and the A1 trunk road. The M6 and M40 motorways are also within easy reach of the town. The M1 has been widened between junctions 10 and 11 from three to four lanes. There have also been significant improvements made to junctions 13 and 14.

M25	33 miles
M1	15 miles
M6	35 miles
M40	22 miles
Heathrow Airport	54 miles
Birmingham Airport	64 miles
Stansted Airport	73 miles
Gatwick Airport	90 miles
Luton Airport	22 miles

RAIL
Milton Keynes is well served by London Midland, Virgin and South Central rail companies, with trains running every 30 minutes to London Euston, with a fastest journey time of 30 minutes. To the north, trains run every 20 minutes direct to Birmingham (1 hour), every hour to Manchester (2 hour 40 minutes), and hourly to Glasgow (4 hour 20 minutes). South Central also provides an hourly service to East Croydon (2 hour 30 minutes), running via West London and connecting with services to Brighton.

Between the three operators, six trains per hour head from the station to the north and eight per hour head the south. The town is therefore within extremely convenient business travelling distance of Britain's commercial heartlands in the Midlands, North West and the South East.

A £130 million major upgrade of the railway station has been put in place including two extra tracks and another platform to allow more inter-City trains to stop.

AIR
Luton Airport is approximately 22 miles south-west of the town which offers frequent flights to many domestic and international locations, London Heathrow (52 miles south), London Gatwick (90 miles south), East Midlands (69 miles north) and Birmingham International Airport (62 miles north-west) are also within easy reach of the town.

The road layout in Milton Keynes is designed to accommodate high levels of car usage, which combined with highly functional land use planning, has led to commercial and industrial uses being segregated from residential areas enhancing access around the town. The dual carriageway system with multiple roundabouts has been formulated to keep the traffic moving. Public transport is constantly being improved and it is recognised that transport plays a major role in the town's future.

UNIQUE OPPORTUNITY TO PURCHASE AN ATTRACTIVE CAMPUS STYLE OFFICE AND CONFERRING FACILITY

KENTS HILL PARK Timbold Drive, Milton Keynes, MK7 6TT

SITUATION

Kents Hill Park is a purpose built campus style office and conferencing centre located to the east of Milton Keynes just off Timbold Drive which leads to the A621 Sandring Way. It is a 15 miles from junction 14 of the M1. The surrounding area is both commercial and residential in nature.

The Open University has its Milton Keynes campus less than 10 miles from Kents Hill Park which accommodates some 1,200 full-time academics and circa 200 postgraduate research students. Both Magna Park and the established Brinklow industrial area are within a mile of the subject property. The east of Milton Keynes is home to a number of major occupiers including The Open University, Watstone, Colico, Kvaerner & Nagel and GPO industries.

UNIQUE OPPORTUNITY TO PURCHASE AN ATTRACTIVE CAMPUS STYLE OFFICE AND CONFERRING FACILITY

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Print



Lewis Ellis approached Creativeworld to help them develop an in-house style, which would work across all printed and electronic brochures, regardless of the number of pages.



Brochure Spreads



Pdf Brochure Pages

The Arc, Nottingham for Lewis Ellis

12 page in-house style printed brochure and electronic pdf edition.

London Road, Staines for Lewis Ellis

8 page in-house style pdf brochure.

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Freehold Office Investment Opportunity Let to the Government

Foundry House

3 Millsands, Sheffield S3 8NH

[Click to Enter →](#)

Investment Summary	Location	Situation	Description	Site Accommodation	Tenure Lease Terms	Colliers, M&T Asset Management	Project Further Information	EPC
<p>Description</p> <p>Foundry House was constructed in 2002 and comprises an attractive and modern office building arranged over ground and four upper floors. The property is of steel frame structural construction with sandy brick elevations beneath a pitched roof surfaced with artificial slate. Internally the property provides regular, open plan floor plates. The ground to third floors have access full floor to ceiling height windows providing excellent natural daylight throughout. The fourth floor accommodates a currently occupied by the Home Office as offices and ancillary storage space.</p> <p>Internally, the property benefits from the following modern specifications:</p> <ul style="list-style-type: none"> • Air-conditioning • Full access raised floors • Suspended ceilings • Excellent floor to ceiling heights • Category 2 lighting • 1 x 8 person (G3) lift passenger lift • Shower room and male, female and disabled WC's on each floor <p>The property benefits from 10 paved surface car parking spaces and 26 car parking spaces in the adjacent multi-story car park. This therefore provides a car parking ratio of 1:702 sq ft.</p>				 				
<p>Foundry House, 3 Millsands, Sheffield S3 8NH</p>								

iBrochure Pages

Foundry House, Sheffield for Colliers


9 page in-house style interactive pdf brochure.



Freehold Retail Warehouse Investment Sale

Homebase, Waldingfield Road, Sudbury, Suffolk

[Click to Enter →](#)

Investment Summary	Location	Situation	Description	Planning	Tenure, Tenancy ERY	Tenant Contact: M&T, Cap Ad.	Project Further Information	EPC						
<p>Description</p> <p>The property comprises a detached single storey retail warehouse and converted approximately 10 years old of steel frame construction with external elevations of brickwork and pitched steel cladding. The roof incorporates translucent panels. The main height is approximately 7.20m to DLA RL. Internally, the tenant has erected a mezzanine floor of 2,640 sq m to RL. Externally there is a garden border extending to approximately 929 sq m to RL, 10,000 sq ft, car parking and service yard.</p> <p>The property is located on a site, which extends to around 0.238 hectares (2.56 acres) providing a maximum of around 200 cars. There are 107 marked car spaces providing a ratio of 1:22.20 sq m to 1:259 sq ft.</p> <p>The building has the following approximate gross internal floor area:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>sq m</th> <th>sq ft</th> </tr> </thead> <tbody> <tr> <td>GBA</td> <td>3,295.50</td> <td>35,660</td> </tr> </tbody> </table>				Area	sq m	sq ft	GBA	3,295.50	35,660					
Area	sq m	sq ft												
GBA	3,295.50	35,660												
<p>Homebase, Waldingfield Road, Sudbury, Suffolk</p>														

iBrochure Pages

Homebase, Sudbury for Colliers

9 page in-house style interactive pdf brochure.

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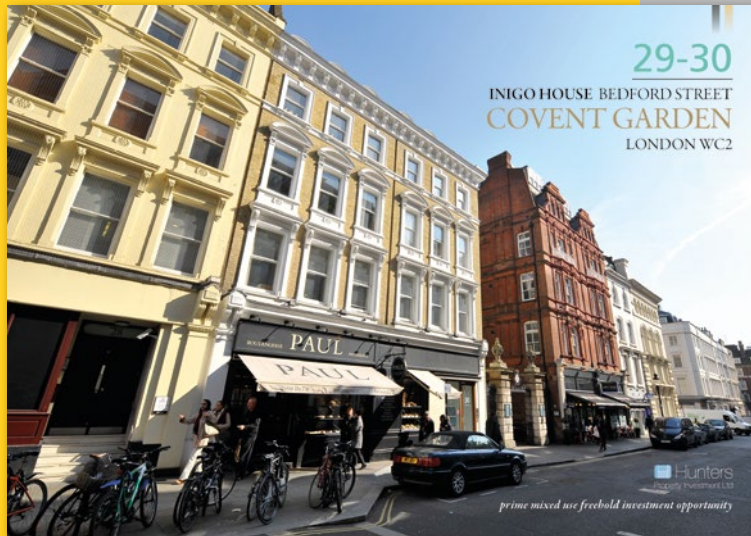
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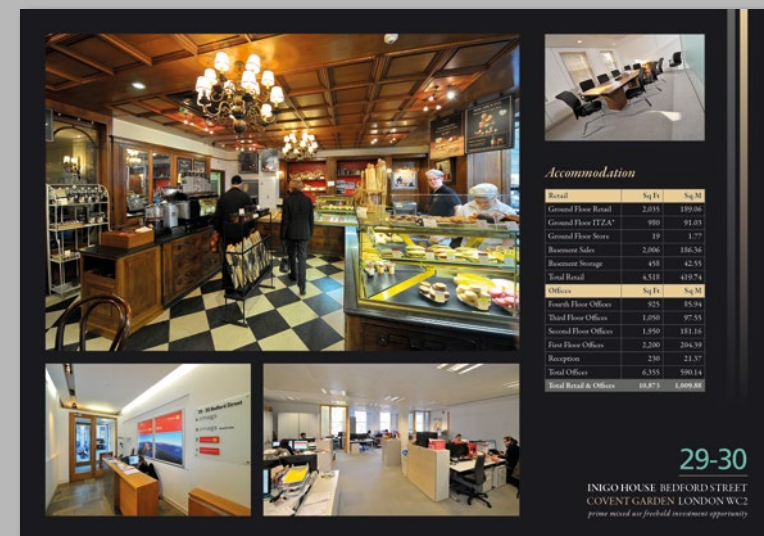
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Inigo House, Covent Garden, London for Hunters

8 page pdf brochure.





Pdf Brochure Pages

Well Secured South East Industrial Investment



GLENNY
Maximising Property Assets
www.glenny.co.uk

Academy House & Wollaston House

Wollaston Way, Basildon, Essex SS13 1DJ

ENTER >

Academy House & Wollaston House, Basildon for Glenny

8 page interactive pdf brochure.

"I had become bored by standard brochures and I was looking for a fresh approach to marketing. Then I came across Creativeworld and found exactly what I was looking for. A fresh innovative approach, hands on, quick and proactive with their own suggestions and recommendations. A great team. Now, I wouldn't go anywhere else."
James McFeely, Glenny

ACADEMY HOUSE & WOLLASTON HOUSE, Wollaston Way, Basildon, Essex SS13 1DJ

Aerial
Investment Summary
Location Situation
Description Accommodation
Tenure Tenancy Schedule
Tenants Covenant
VAT, EPC, Proposal, Contact



ACADEMY HOUSE & WOLLASTON HOUSE, Wollaston Way, Basildon, Essex SS13 1DJ

Aerial
Investment Summary
Location Situation
Description Accommodation
Tenure Tenancy Schedule
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Investment Summary

- Located in Basildon, a major residential location in Essex on the outskirts of the M25
- Excellent transport links to the A13, A121, A130 and M25
- Average weighted leasehold tenures of approximately 6.53 years
- Tenants comprise include Virgin Media, MyFlight, Wagonate Healthcare plc, Essex Foundation, Technology Direct and OCS International
- The sites are seeking offers in excess of £4,200,000. A purchase at this level would reflect a net yield of 6.18% on a net capital value of £3,816,000 net

Academy House

- comprises a production warehouse of 30,300 sq ft (2,769 sq m) on 1.09 acres
- Let to Warner Logistics Limited
- The tenancy has a net worth of £4,188m (Dec 2012)
- Providing 600,000 sq ft with potential to enhance at 2014 intake

Wollaston House

- comprises a production/industrial unit of 60,070 sq ft (5,573 sq m) on 1.44 acres
- Currently producing a total income of £1,000,000 per year potential to enhance the income at 2014 intake
- Let to Gordon Resources (Basildon) Limited, related to a big brother
- The tenancy has a net worth of £3.43m (Aug 2012)

ACADEMY HOUSE & WOLLASTON HOUSE, Wollaston Way, Basildon, Essex SS13 1DJ

Aerial
Investment Summary
Location Situation
Description Accommodation
Tenure Tenancy Schedule
Tenants Covenant
VAT, EPC, Proposal, Contact

Description

Wollaston House is the headquarters of Gardner Resources (Basildon) Limited and comprises a production/warehouse unit situated on a well-serviced site with three loading bays and 50 car spaces with a self-contained site.

Immediately the premises benefit from a ground floor production facility under a pitched steel frame supported roof with long eaves. The warehouse has a main height of 16m rising to 17m at the eaves. The office benefit from suspended ceilings with recessed lighting, perimeter heating and carpet tending to the first floor.



Academy House is a steel framed profile metal clad office/warehouse with adjoining two storey office building to the west side, all within an enclosed park.

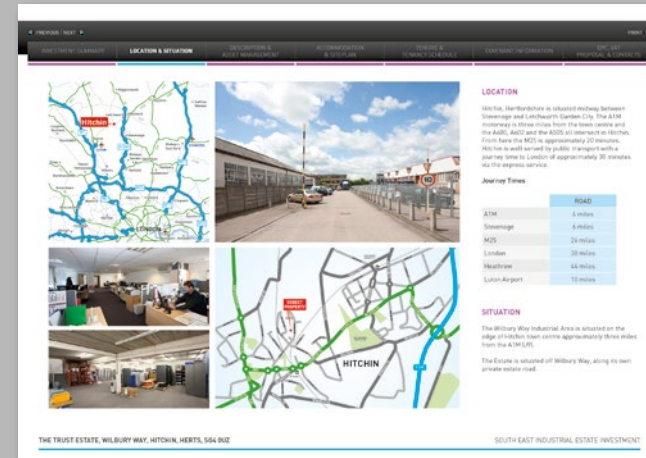
The warehouse has four dock level loading doors and single surface level roller shutter with raised access. The units benefit from an access height of 12.5m rising to approximately 14m at the eaves. The two storey office was constructed in 2008 and are fitted to a high standard including suspended ceiling, air conditioning, high lighting, perimeter heating and parking. Generally the enclosed park provides ample parking and circulation space for use and commercial vehicles.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis and extend as follows:

	Area Sq Ft	Area Sq M
Wollaston House	60,070	5,573
Ground Floor Offices	5,838	539.22
First Floor Offices	5,232	484.24
Office	11,070	1,023.46
Academy House	29,211	2,707.70
Ground Floor Offices	4,267	393.68
First Floor Offices	1,588	146.40
Plant room/Storage Bay	1,296	120.00
Office	12,060	1,123.62
Office	1,000	92.90
Grand Total	117,441	10,841.74

LOCATION

WILBURY WAY, HITCHIN, HERTS, SG4 0UZ

Journey Times

ROAD	Distance
A14	4 miles
Stonage	4 miles
M25	26 miles
London	38 miles
Northam	44 miles
Luton Airport	18 miles

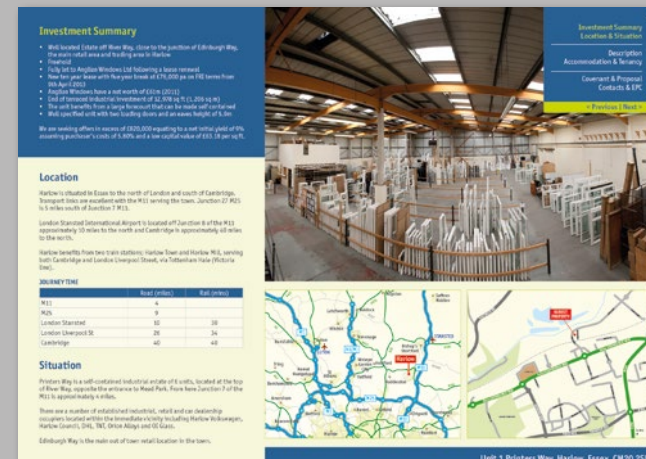
SITUATION

The Wilbury Way Industrial Area is situated on the edge of Hitchin town centre approximately three miles from the A14 (EPR). The Estate is situated off Wilbury Way, along its own private access road.

iBrochure Pages

The Trust Estate, Hitchin for Glenny

8 page interactive pdf brochure.

Investment Summary

- Well located Estate off New Way, close to the junction of Edborough Way, the major retail area and trading area in Harlow.
- Part of a large industrial estate (approx. 100,000 sq ft).
- Part of a large industrial estate (approx. 100,000 sq ft).
- Part of a large industrial estate (approx. 100,000 sq ft).

LOCATION

Harlow is situated in Essex to the north of London and south of Cambridge. Transport links are excellent with the M11 serving the town. Junction 27 (M25 to 5 miles south of Harlow) (J27).

London Stansted International Airport is located off Junction 8 of the M11 approximately 15 miles to the north and Cambridge in approximately 40 miles to the north.

Harlow benefits from two train stations: Harlow Town and Harlow RB, serving both Cambridge and London Liverpool Street, via Tottenham Hale (Victoria Line).

JOURNEY TIME

	Road (miles)	Rail (miles)
M11	4	4
M25	9	20
London Stansted	42	30
London Liverpool St	26	34
Cambridge	42	40

SITUATION

Printers Way is a well-located industrial estate of 6 units, located at the top of New Way, opposite the entrance to Mead Park. From here Junction 7 of the M11 is approximately 4 miles.

There are a number of established industrial, retail and car dealership centres located within the immediate vicinity including Harlow Workways, Harlow Centre, Sainsbury, The Office Works and O2 Centre.

Edborough Way is the main out of town retail location in the town.

iBrochure Pages

Unit 1 Printers Way, Harlow for Glenny

4 page interactive pdf brochure.

Industrial Investment Projects



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Long Let Data Centre Investment
Offering Fixed Annual Rental Increases

Vtesse Networks Ltd

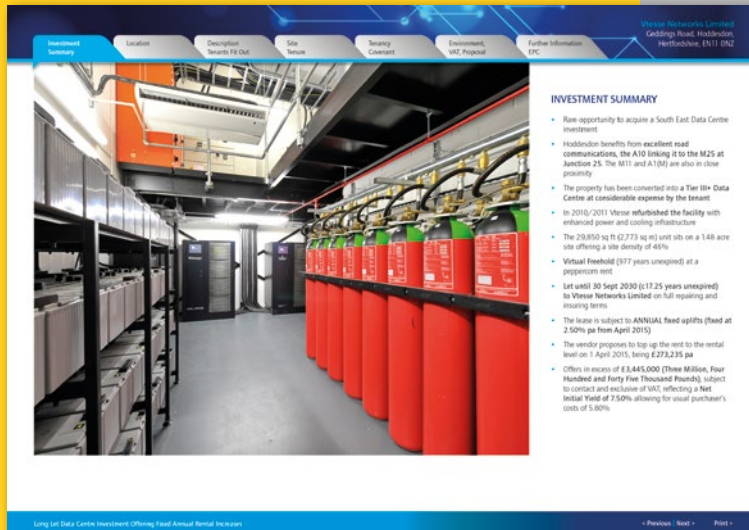
Geddings Road, Hoddesdon, Hertfordshire, EN11 0NZ



ENTER >

Vtesse Networks Building, Hoddesdon for Colliers

7 page bespoke interactive pdf brochure.

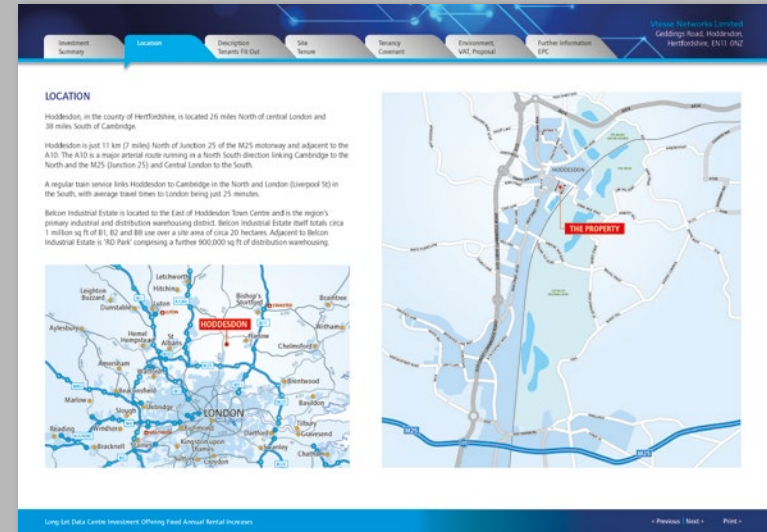


INVESTMENT SUMMARY

- Rare opportunity to acquire a South East Data Centre investment
- Hoddesdon benefits from excellent road communications, the A10 linking it to the M25 at Junction 25. The M11 and A1041 are also in close proximity.
- The property has been converted into a Tier III+ Data Centre at considerable expense by the tenant
- In 2010/2011 Vtesse refurbished the facility with enhanced power and cooling infrastructure
- The 20,950 sq ft (2,773 sq m) unit sits on a 1.48 acre site offering a site density of 46%
- Virtual Freehold (97 years unexpired) at a peppercorn rent
- Let until 30 Sept 2050 (17.25 years unexpired) to Vtesse Networks Limited on full repairing and insuring terms
- The lease is subject to ANNUAL fixed uplifts (fixed at 2.50% pa from April 2015)
- The vendor proposes to top up the rent to the rental level on 1 April 2015, being £273,235 pa
- Offers in excess of £3,445,000 (Three Million, Four Hundred and Forty Five Thousand Pounds) subject to contact and exclusion of VAT, reflecting a Net Initial Yield of 7.50% allowing for usual purchaser's costs of 5.00%

Long Let Data Centre Investment Offering Fixed Annual Rental Increases

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LOCATION

Hoddesdon, in the county of Hertfordshire, is located 26 miles North of central London and 38 miles South of Cambridge.

Hoddesdon is just 11 km (7 miles) North of Junction 25 of the M25 motorway and adjacent to the A10. The A10 is a major arterial road running in a North South direction linking Cambridge to the North and the M25 (Junction 25) and Central London to the South.

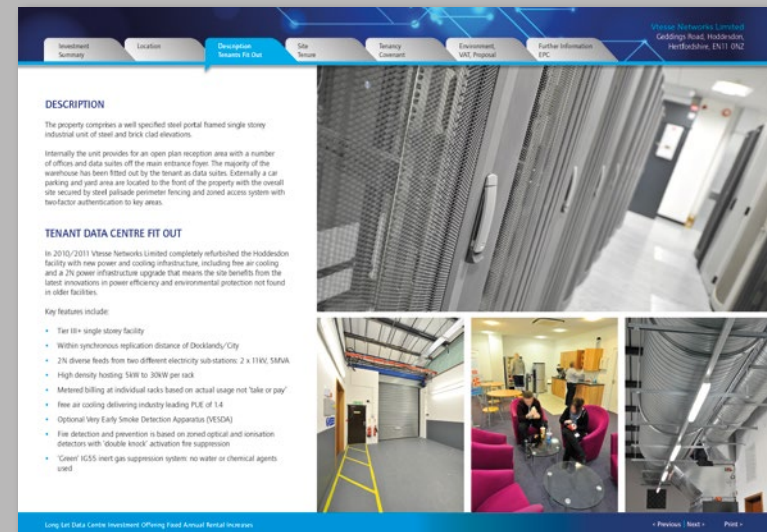
A regular train service links Hoddesdon to Cambridge in the North and London (Liverpool St) in the South, with average travel times to London being just 25 minutes.

Belcon Industrial Estate is located to the East of Hoddesdon Town Centre and in the region's primary industrial and distribution warehousing district. Belcon Industrial Estate itself totals circa 1 million sq ft of B1, B2 and B8 use over a site area of circa 20 hectares. Adjacent to Belcon Industrial Estate is '902 Park' comprising a further 900,000 sq ft of distribution warehousing.



Long Let Data Centre Investment Offering Fixed Annual Rental Increases

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DESCRIPTION

The property comprises a well specified steel portal framed single storey industrial unit of steel and brick clad elevations.

Internally the unit provides for an open plan reception area with a number of offices and data suites off the main entrance foyer. The majority of the warehouse has been fitted out by the tenant as data suites. Externally a car parking and yard area are located to the front of the property with the overall site secured by steel palisade perimeter fencing and zoned access system with two-factor authentication to key areas.

TENANT DATA CENTRE FIT OUT

In 2010/2011 Vtesse Networks Limited completely refurbished the Hoddesdon facility with new power and cooling infrastructure, including free air cooling and a 2N power infrastructure upgrade that means the site benefits from the latest innovations in power efficiency and environmental protection not found in older facilities.

Key Features include:

- Tier III+ single storey facility
- Within synchronous replication distance of Docklands/City
- 2N Inverse Inlet from two different electricity substations: 2 x 11kV; 50MVA
- High density hosting: 5kW to 20kW per rack
- Metered billing at individual racks based on actual usage not 'take or pay'
- Free air cooling delivering industry leading PUE of 1.4
- Optional Very Early Smoke Detection Apparatus (VESDA)
- Fire detection and prevention is based on zoned optical and ionisation detectors with 'double knock' activation fire suppression
- 'Green' IG55 inert gas suppression system: no water or chemical agents used

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Charles Avenue | Burgess Hill West Sussex RH15 9UF

Long Let High Yielding South East Warehouse Investment Opportunity

Charles Avenue, Burgess Hill for Jones Lang LaSalle

6 page pdf brochure.

Charles Avenue | Burgess Hill | West Sussex | RH15 9UF

Long Let High Yielding South East Warehouse Investment Opportunity

Investment Summary

- The property is well located in an established commercial area surrounded by retail and leisure uses (Decca, Porsche, Premier Inn, B&Q and Pets at Home) with excellent transport links to the A23 and M23.
- The property comprises a high specification warehouse benefiting from ancillary two story offices totalling circa 59,953 sq ft.
- Very low site cover of 22%
- The property is held part freehold and part long leasehold at an annual rent of £13,500 p.a. subject to upwards and downwards rent reviews, the next review being outstanding from 1st October 2011 - there is an opportunity to reduce the head rent to market levels, subject to a floor of £60,000 p.a.
- The property is let jointly to B/E Aerospace (UK) Ltd and B/E Aerospace Consumer Management. It is on a new 10 year term commencing 4th January 2011 without break at an annual rent of £130,000 p.a. (£4.50 per sq ft).
- B/E Aerospace is a significant global company with revenues of \$2.5bn - the two UK companies form an integral part of the US Group and offer a high degree of income security.

Offers sought in excess of **£3,150,000** (three million one hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a **NYI of 8.50%** (based on the net income assuming purchaser's costs of 5.8%). The price reflects a low capital value of **£52.54 per sq ft**.

Charles Avenue | Burgess Hill | West Sussex | RH15 9UF

Long Let High Yielding South East Warehouse Investment Opportunity

Location

Burgess Hill is an affluent town located just off the A23, providing excellent communications to London, Crawley, Brighton and Gatwick Airport. The town is a well-established commercial centre, which has attracted high-profile occupiers including Porsche, CAI, Roche Diagnostics and Weston Group.

Rail services are available at Burgess Hill railway station which is a short drive from the property. National and international air connections are offered by Gatwick Airport, which is approximately 30 minutes by car.

The property is well located on Charles Avenue at its junction with the A273 (Jane Murray Way), providing excellent access to the A23 and thereafter the M23 and national motorway network.

The immediate vicinity is now dominated by retail uses, with B&Q and Pets at Home recently locating on a new scheme on Jane Murray Way to the west of the property. This new development complements the existing Tesco superstore situated directly opposite the property, and the new Premier Inn situated behind the property.

Charles Avenue | Burgess Hill | West Sussex | RH15 9UF

Long Let High Yielding South East Warehouse Investment Opportunity

Description

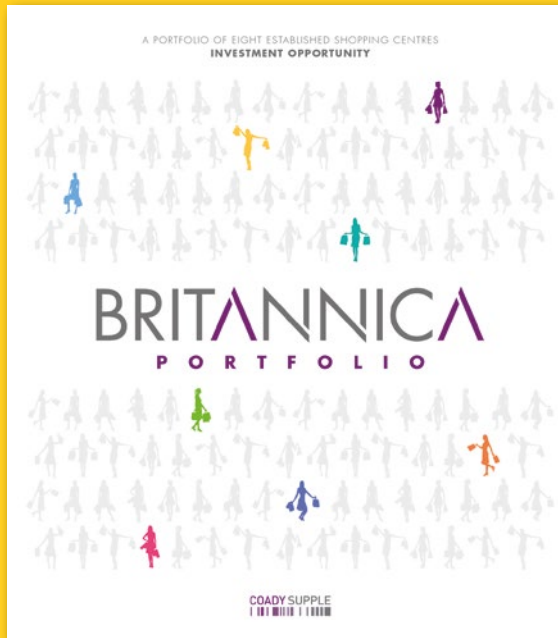
The property comprises a modern detached industrial / warehouse facility constructed in the mid 1990s and designed to provide high specification accommodation for a headquarters operation. The industrial / production area provides a minimum clear eave height of 16m and offers dock level loading via three electrically operated roller shutter doors.

The property benefits from 2-storey ancillary office accommodation at the front of the building. This incorporates a passenger lift, suspended ceiling with recessed lighting, raised floors, gas fired central heating and air conditioning to part. Extensively there is car parking for 139 vehicles and separate access to the loading yard area.

Accommodation

The property comprises the following approximate Gross Internal Areas:

Division	Area (m ²)	Area (ft ²)
Warehouse - Ground	4,649.7	50,050
Office - Ground	456.9	4,908
Office - First	463.2	4,985
Total	5,569.8	59,953

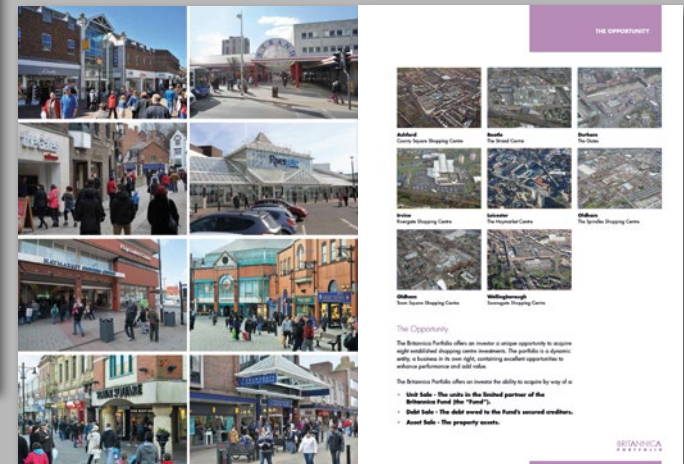
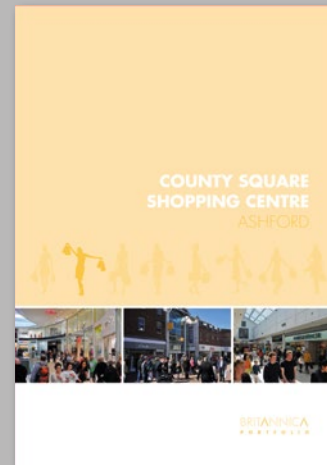


Britannica Portfolio for Coady Supple

8 property, 150 page bespoke D-ring binder with magnetic closure, tabbed dividers, fold out tenancy schedules, website and secure data room.

Kennedy Wilson snapped up the investment for £250 million. It was one of the largest secondary shopping centre portfolios to come to the market in recent times and it sold in just 20 days.

"Creativeworld's understanding of the range and extent of the portfolio and their ability to respond so quickly contributed to a brochure which clearly and efficiently conveyed all the salient points in one high class document. The website and secure dataroom provided essential back up and was laid out in a highly professional manner"
Dermot Supple, Coady Supple





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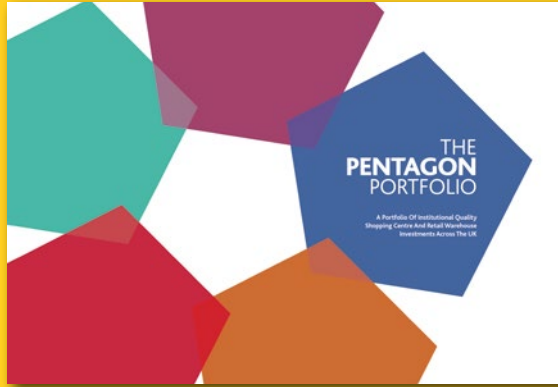
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The Pentagon Portfolio for Morgan Williams and Griffiths Eccles

5 property, 50 page brochure featuring bespoke outer case and inners secured by spiral bind, website and secure data room.

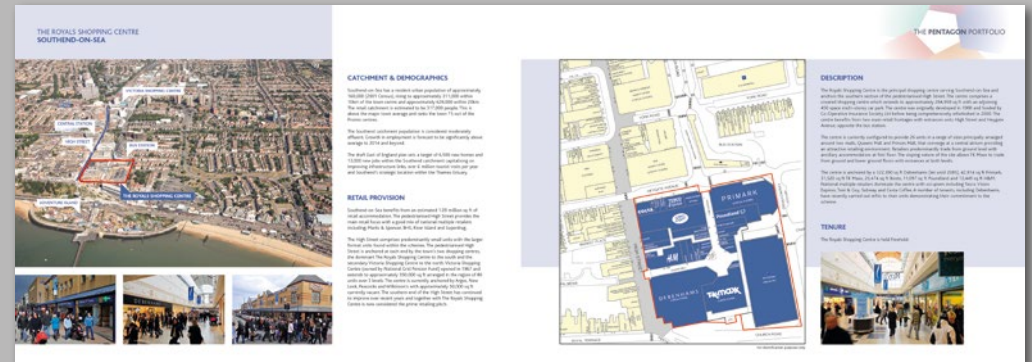
As soon as we were appointed on this portfolio, the Creativeworld team got to work organising the photography and drawing maps. While that was taking place, the studio started work on the design of the cover, presenting a number of options to the client. Once a cover was chosen, this style was applied throughout the brochure.



Tab Pages



Southend-on-Sea's dominant shopping centre, anchoring the redefined prime retailing pitch



Brochure spreads

Make the switch to Creativeworld, the shining light of investment marketing.

For a quotation or to find out more about our investment marketing solutions please contact our dedicated team of experts.

Southern Office

Clive Wood

T 01282 858 200

M 07768 221 785

clive@cwcreativeworld.com

James Wood

T 020 3663 0293

M 07720 322 138

james@cwcreativeworld.com

Jack Dyson

T 01282 858 200

jack@cwcreativeworld.com

Northern Office

Simon Swindells

T 01282 858 200

M 07785 706 079

simon@cwcreativeworld.com



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www.cwcreativeworld.com

