

Take a closer look at us



Clive Wood
Managing Director

When I'm not running round after the kids, and when work allows, I get to enjoy the occasional game of golf.



Michelle Youle
Studio Director

I enjoy travelling and I'm on a mission to visit as many countries as possible. I also enjoy most kinds of music (no X Factor rubbish) and regularly go to concerts and the theatre.



John Brooks
New Media

As well as playing the guitar, I produce electronic dance music and DJ. I'm also interested in cymatics, gaming and cryptocurrency.



James Wood
Account Executive

In my free time I like to socialise with friends after a game of golf or rugby. If you can't find me there I'll be in the nearest cinema or exploring the city's hot restaurants.



Lois Bailey
Personal Assistant

When I'm not chasing round after my 5 year old son, I enjoy growing my own food and helping out on my parents farm.



Jack Dyson
Marketing Executive

Away from the office I'm an ever learning student of 'the beautiful game' as well as being a part-time socialite!

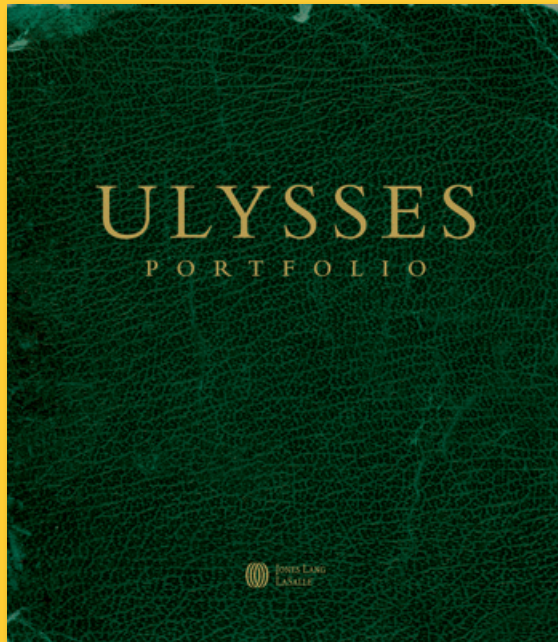


Combining creativity, expertise and service

With our mix of talented individuals, Creativeworld offers inspiring, flexible and cost effective solutions for all your investment projects, tapping into a wealth of design, production and management experience.

We pride ourselves on the professional service we offer our clients, and with our expert team of individuals at hand we are perfectly placed to offer integrated strategies and solutions of the highest quality.





Ulysses Portfolio, Dublin for Jones Lang LaSalle Ireland

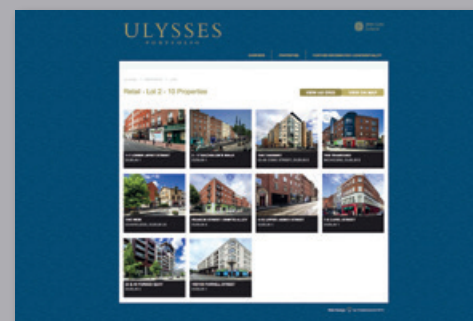
25 property, 120 page bespoke D-ring binder with magnetic closure and foiled text, tabbed property pages and tabbed section dividers. Password protected website and data room.

The Ulysses Portfolio was one of the largest investment opportunities offered to the Irish market in 2013 and represented an opportunity for investors to acquire a portfolio of 25 assets within Dublin City.

The client had a clear idea of how he wanted the portfolio to look, and all the photography was supplied, so for us this was a sizeable production job. As the project reached critical points and sections were signed off by the client, information was fed through to the new media team to build the website and populate the data room, ensuring the whole project was finished and delivered on time.



Brochure Spreads



Pages from Data Room

Retail Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

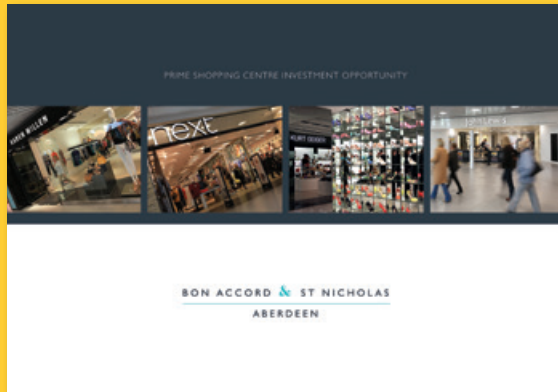
Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print



Bon Accord & St Nicholas, Aberdeen for Cushman & Wakefield

72 page bespoke D-ring binder with tabbed section dividers and an electronic pdf edition. Website with password protected data room.

"Creativeworld worked incredibly efficiently to create the right brochure for our prime shopping centre investment sale: Bon Accord & St Nicholas in Aberdeen. We felt they understood our requirements and we were particularly impressed with the speed and accuracy that our edits to the brochure were made."

Imogen Bryan, Cushman & Wakefield



Tab Pages



Brochure Spreads

Retail Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print

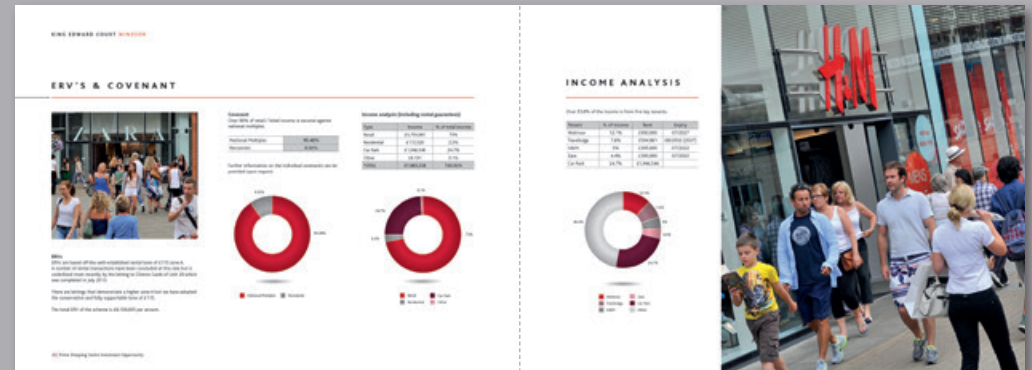


King Edward Court, Windsor for GWC and Lewis & Partners

36 page case bound brochure and password
protected website with data room.



Page from Website



Brochure Spreads

Retail Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

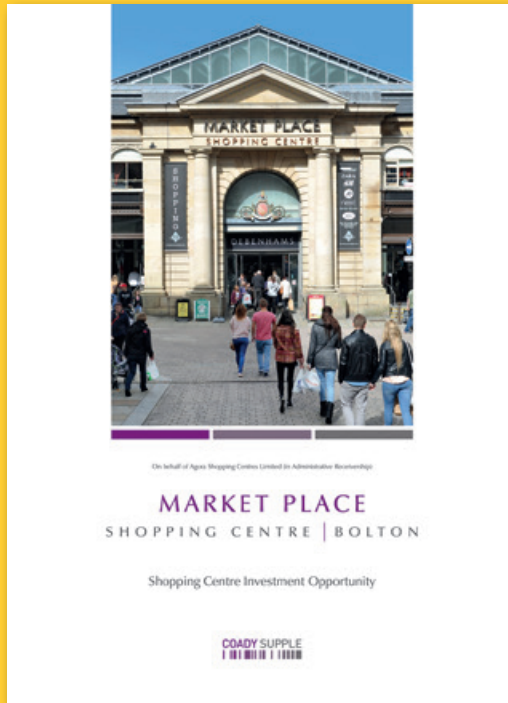
Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print



Market Place, Bolton for Coady Supple

16 page brochure and password protected website with data room.



Pages from Website



Brochure Spreads

Retail Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print



St Enoch, Glasgow for Cushman & Wakefield

32 page case bound brochure and website with password protected data room.

Creativeworld was exclusively instructed by the Cushman & Wakefield investment team to develop a strategic marketing campaign for St Enoch Glasgow ready to put to the market.

To best showcase what the centre had to offer, our design team produced a bespoke case bound brochure. As part of the marketing package a website was designed and developed which included fully downloadable documentation, accessed through a secure login data room, allowing all downloads to be monitored.



Pages from Website

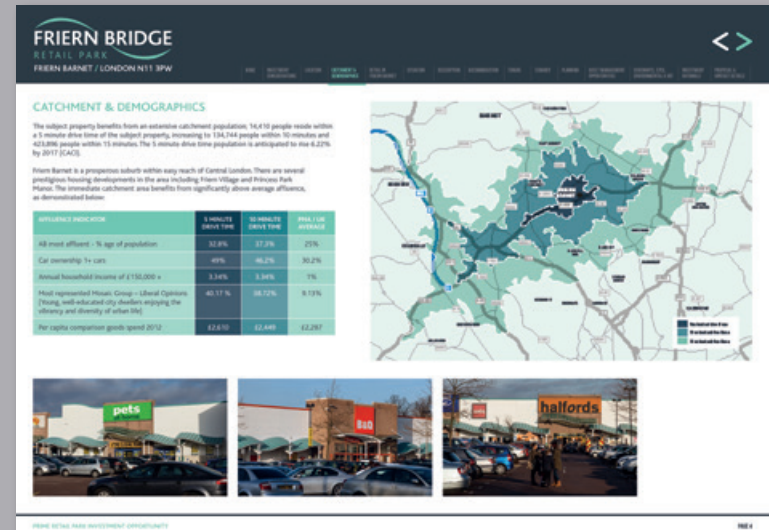


Brochure Spreads



Friern Bridge Retail Park, Friern Barnet for Wilkinson Williams

14 page bespoke interactive pdf brochure and printed edition.



Retail & Industrial Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print



10,000 SQ FT AVAILABLE WITH BULKY GOODS PLANNING CONSENT

KEY DETAILS

- 10,000 sq ft with apartment of approximately 240,000 people
- Modern purpose built Retail Park located fronting Merry Road
- Merry Road is the city's main retail waterfront location
- Buildings on the scheme include 1000 Storage Units, Retail Units, Maggins, Q&N Sports and KFC
- 170 free car parking spaces (1:0.15 sq ft)

AVAILABILITY
Up to 10,000 sq ft or potentially for more available.

RENTS
To be negotiated.

VIEWING
Viewings can be arranged with the agent.

Location & Situation
Canterbury is located 105km (65 miles) south east of London and is a historic town of national importance. It is the main shopping destination and leisure centre for north east Kent with good road and rail access.

PLANNING
Bulky Goods Planning Consent.

ESH Edgerley Sampson Howe

Man Parkes Tel: 020 7758 0400 Email: man@esha.com
Chas Howe Tel: 020 7758 0400 Email: chas@esha.com

ESH Edgerley Sampson Howe 020 7758 0400

MAYBROOK RETAIL PARK, CANTERBURY, CT1 1ZG

Pdf Brochure Pages

Maybrook Retail Park, Canterbury for ESH

2 page in-house style pdf brochure.



Investment Summary

| Location | Situation | Description | Site, Future Tenancy | Company, IRR Capital Advantages | Proposed Further Information | EPIC |
|------------|-----------|-------------|----------------------|---------------------------------|------------------------------|------|
| Chippenham | | | | | | |

Investment Summary

Bumpers Farm Industrial Estate is the principal trading estate in Chippenham.

The estate adjoins the A350 which is only 6 miles from the M4 Motorway.

A modern and fully refurbished portal frame single storey warehouse providing 50,747 sq ft.

Single lot to Meyer Timber Ltd with an unexpired term in excess of 12 years.

Rentalling from 5 yearly annually compounded uplifts of 2.50% or open market, whichever the greater.

Freehold

We are instructed to seek offers in excess of £2,775,000 (Two Million Seven Hundred and Seventy Five Thousand Pounds) subject to contract after allowing for purchaser's costs of 5.50%.

A purchase at this level reflects the following yield profile:

Net - 7.50%
Rev 10/14 - 8.50%
Rev 20/14 - 9.00%

Well Secured Freehold Industrial Investment
Bumpers Farm Industrial Estate, Chippenham

Click to Enter ->

iBrochure Pages

Bumpers Farm Industrial Estate, Chippenham for Colliers

9 page in-house style interactive pdf brochure.

Office Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print

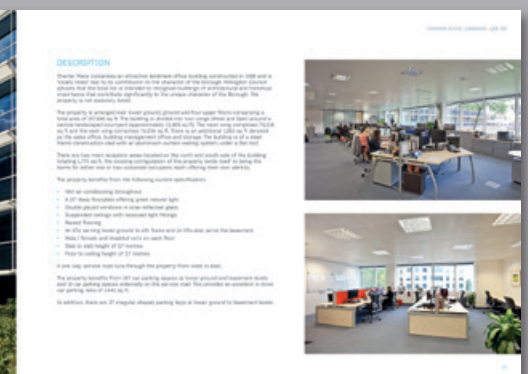
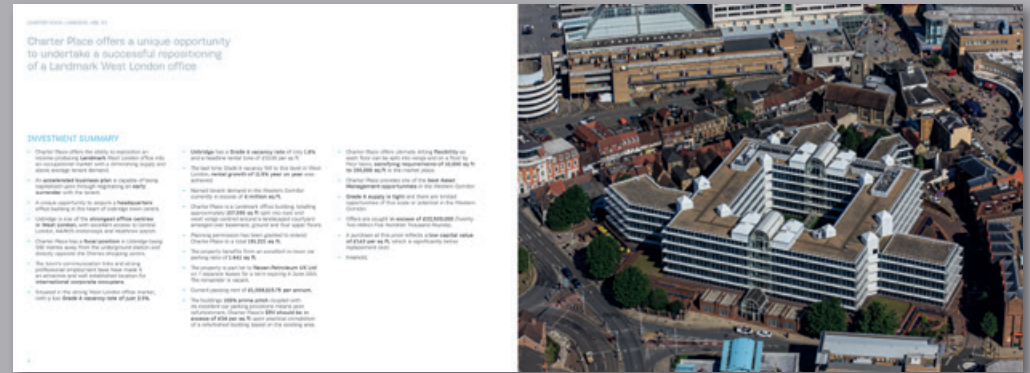


Charter Place, Uxbridge for Jones Lang LaSalle

28 page case bound brochure.

This brochure featured a lenticular image on the cover, showing the 'before' and 'after' of this unique redevelopment opportunity.

"We were highly impressed with Creativeworld's innovation and ease of transforming ideas into reality, offering bespoke solutions for the creative selling of property assets. Charter Place, Uxbridge accurately demonstrates how this is applied in practice and is a fantastic example of a quality brochure. Furthermore, it is great working with a professional team that seamlessly complements the service we provide. Creativeworld is without doubt, an expert in their field."
Simon Verrall, Associate Director, Jones Lang LaSalle



Office Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print

BEAUFORT HOUSE
CRICKET FIELD RD

UXBRIDGE
UB8 1QG

PRIME FREEHOLD OFFICE INVESTMENT

BEAUFORT HOUSE
CRICKET FIELD RD

Investment Summary

- A rare opportunity to acquire a prime Greater London multi-let office investment.
- Uxbridge is a key M25 office location which attracts major corporate occupiers due to its excellent transport links.
- Prime central town centre location only 300m from Uxbridge Underground station and main retail facilities.
- Grade A office building of 43,438 sq ft (14,005.53 sq m) over ground and four upper floors.
- Ground floor (north wing), first and second floors recently refurbished.
- Exceptional town centre car parking provision of 130 spaces (1,200 sq ft).
- Multi-let to four tenants with an **AWAT of 4.48 years** (2.62 years to break).
- Freehold.
- Tenants include **SteelDin Limited, Arway Limited, Inveris Health Clinical (UK) Limited** and **Information Builders (UK) Limited**.
- Low average passing rent of **£23.29 per sq ft** on the let accommodation.
- Venue rent, rates and service charge guarantee on the vacant accommodation for 12 months from completion.
- Rising office rents in Uxbridge, with headline levels currently at **£32.00 per sq ft**, provide growth prospects.
- Initial income, including rental guarantee, of **£1,014,587 per annum** (with additional temporary car parking income of **£28,205 per annum**).
- Offers sought in excess of **£13,730,000** (thirteen million, seven hundred and thirty thousand pounds), subject to contract and exclusive of VAT.
- A purchase at this level represents a **net initial yield of 7.00%** and equates to a capital value of **£276 per sq ft**, based upon office income only.

Beaufort House, Uxbridge for Lewis Ellis

12 page printed brochure and electronic pdf edition.

BEAUFORT HOUSE
CRICKET FIELD RD

Description

Beaufort House is situated in the heart of Uxbridge town centre, a prime location for office and retail occupiers. The property is a prime freehold office building, recently refurbished to a high standard. The building is a multi-let office building, currently occupied by four tenants. The building is a prime freehold office building, recently refurbished to a high standard. The building is a multi-let office building, currently occupied by four tenants.

Accommodation

| Room | Area (sq ft) | Area (sq m) | Rate (£/sq ft) |
|--------|--------------|-------------|----------------|
| Office | 43,438 | 14,005.53 | £23.29 |
| Office | 1,200 | 110.76 | £23.29 |
| Office | 1,200 | 110.76 | £23.29 |
| Office | 1,200 | 110.76 | £23.29 |
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| Office | 1,200 | 110.76 | £23.29 |
| Office | 1,200 | 110.76 | £23.29 |

BEAUFORT HOUSE
CRICKET FIELD RD

Location

Situation

Other Investment Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print



Investing in Germany for Jones Lang LaSalle

44 page printed, perfect bound brochure and electronic pdf edition.

Due to our years of experience in commercial property marketing and our long standing working relationship with Jones Lang LaSalle, Creativeworld was exclusively selected by Jones Lang LaSalle Investment Director, Fraser Bowen, to design, develop and produce a bespoke brochure for themselves and leading global law firm Clifton Chance, to highlight the benefits of investing in Germany as well as an introduction to German real estate in all its major cities.

The 44 page brochure was produced with a gloss laminated cover and included high quality art paper throughout.





Data Room for
King Edward Court,
Windsor

Data Rooms - Shaping the Future of Property Investment

What is a Data Room?

A data room is an online platform, accessed through a registered domain name, that allows 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 view the files.

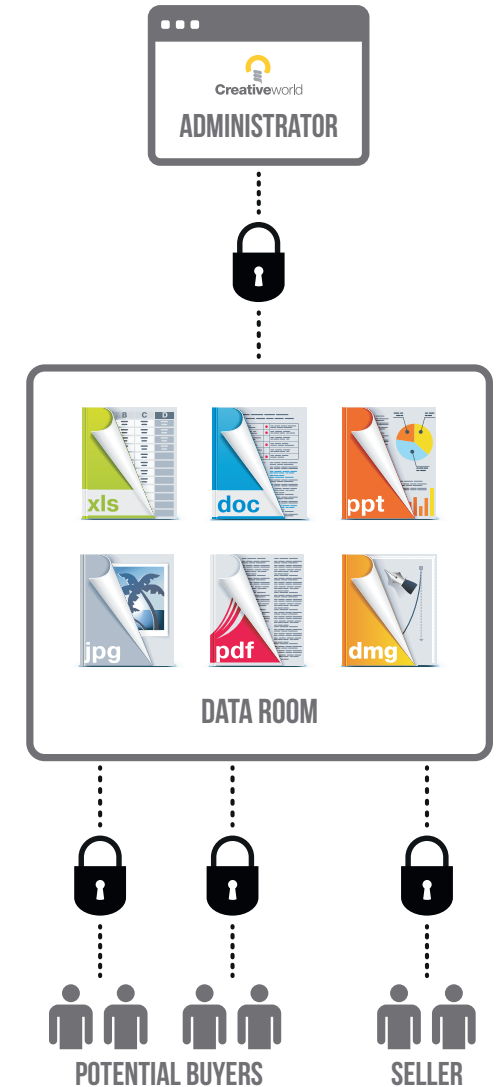
Being able to organise the documents so that visitors can find and access them easily - if granted access via a secure login - and also be able to get statistics on user activity make data rooms a vital online tool in today's marketplace.

Tracking

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.

Secure Data Areas

The website can be created to have a login at the home page so that visitors need to register in order to view pages and download documents - or it can be structured that visitors can view the main website information but the download area is kept secure until a user registers and is granted access.

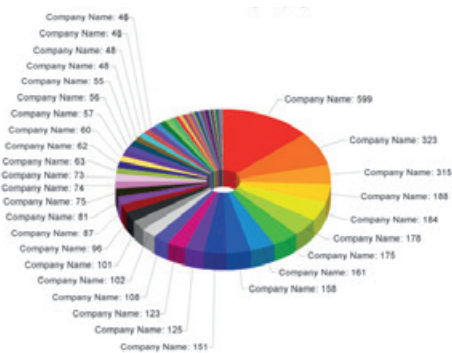


Data Rooms - Shaping the Future of Property Investment

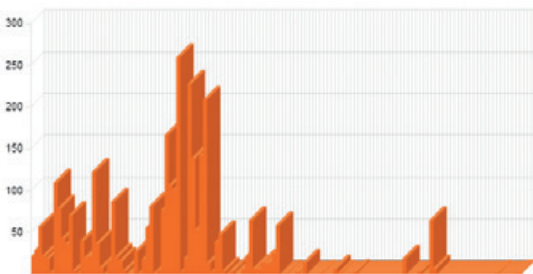
Activity Analysis

The data room can keep track of users activity so you know which visitors have viewed and downloaded documents so you can gauge their interest and what information they have already seen.

See how many documents are being downloaded:



View activity in the data room by day, week or overall:



Globally Accessible

Data rooms are accessible from anywhere in the world, on any device with a web browser.

Scheme Branding

A data room can be branded to match any brochure or corporate style.

Flexible Storage

Our data rooms are very flexible and can be small or large - enough to be able to expand allowing additional documents and investor files to be uploaded based on your specific requirements.

CMS (Content Management System)

Data rooms can be supplied with an administrator accessible CMS - which allows you to create and assign sections of the data room. It also allows you to choose properties or areas to upload to, so that documents can be uploaded to the most relevant categories - making accessing vital information easy for your clients. Multi-file upload and auto-naming is available to make the upload process even easier. Of course, if you are very busy we can also take care of the uploading process for you, to make sure your data room is populated with the documents you or your client supply.

Creativeworld Integrated Approach

Many of our clients now want to incorporate data rooms 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.



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print

Put Your Corporate Website in Safe Hands

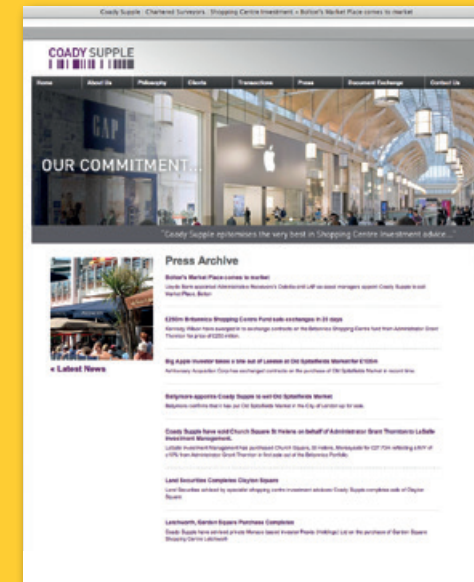
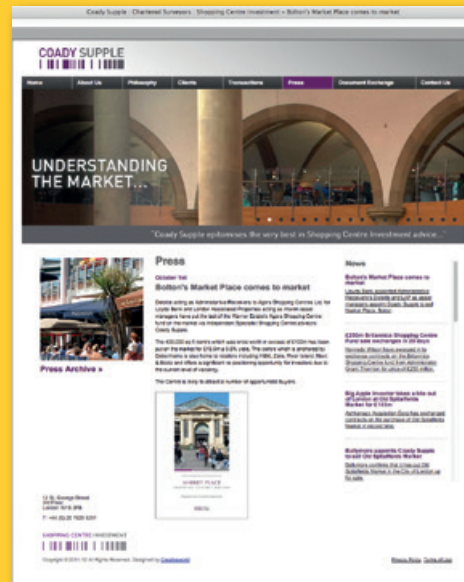
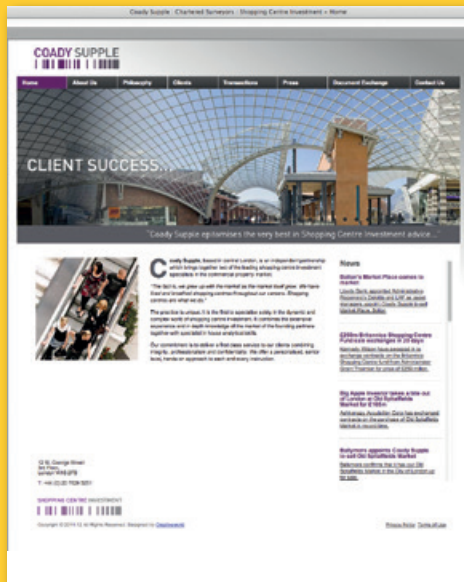
A corporate website is a key element of your company's identity and is the place the majority of individuals are going to visit to learn more about your company and its services.

Creativeworld has recently developed a number of corporate websites for some of the clients we have worked with on investment projects. They chose us because of our experience in the sector and the high levels of service we offer.

Below: Pages from the website developed for Coady Supple www.coadysupple.com



Home page of Lewis Ellis website www.lewisellis.co.uk



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

Print

Corporate Website Projects



Home
Meet the Team

Portfolio Projects
Ulysses Portfolio

Retail Projects
Bon Accord & St Nicholas
King Edward Court
Market Place, Bolton
St Enoch, Glasgow
Friern Bridge Retail Park
Maybrook Retail Park

Industrial Projects
Bumpers Farm Industrial
Estate

Office Projects
Charter Place, Uxbridge
Beaufort House, Uxbridge

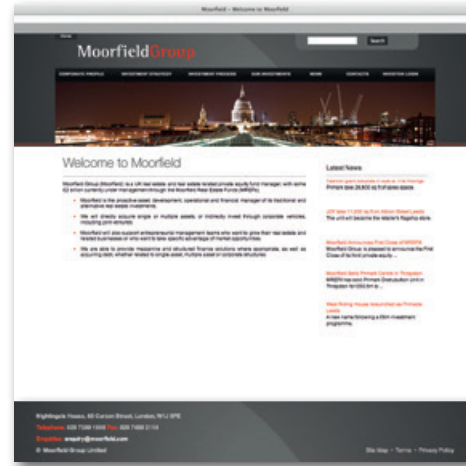
Other Projects
Investing in Germany

Data Rooms 1 | 2
Corporate Websites 1 | 2

Contact Us

< Back | Next >

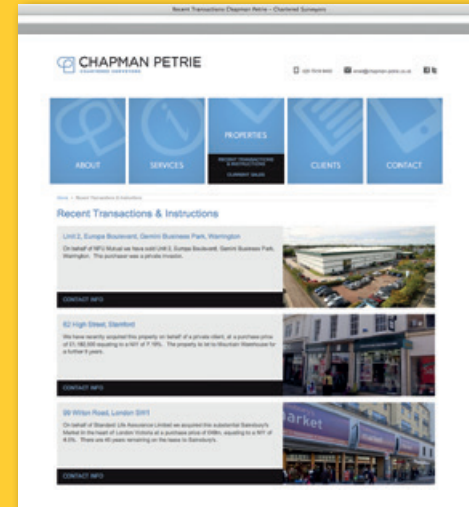
Print



Above: Pages from Moorfield Group website
www.moorfield.com



Left: Home page of Edwards & Co website
www.edwardsandco.com



Above: Pages from Chapman Petrie website
www.chapman-petrie.co.uk

For efficient, effective, creative investment marketing solutions contact Creativeworld

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

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Creativeworld

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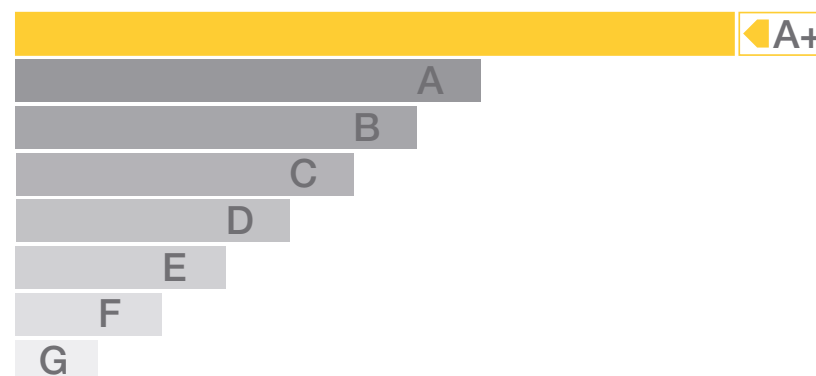
< Back | Home >

Efficiency Performance Certificate



This certificate shows the efficiency rating of Creativeworld. It indicates the efficiency of the company and how we perform producing high quality property investment marketing. We continue to work on some of the most prestigious schemes both in the UK and abroad for various clients. There is more information on what we can offer your business on our website www.cwcreativeworld.com

Efficiency Performance Rating



Technical Information

Quality: 10
Creativity: 10
Experience: 10
Success: 10
Flexibility: 10

Benchmarks

Exceeding Client Expectations: 10
Continual Business Relationships: 10

Our website provides a brief insight into our extensive range of services, expertise and resources. For a quotation or to discuss your requirements, please contact our dedicated team of experts. We look forward to working with you in 2014.