

ASHFORD INTERNATIONAL STUDIOS

AT



allsop

Hollaway

PRESENTATION PACK

TIME  SPACE
STUDIOS

**THE CREATIVE DISTRICT
IMPROVEMENT CO**



EXECUTIVE SUMMARY

NTW

- ✧ **Freehold** site of 12.6 acres.
- ✧ Prime Ashford location situated adjacent to Ashford International Station and Ashford Designer Outlet.
- ✧ Newtown Works is centered around creating Ashford as the new global destination in the streaming revolution focused on the creation of the premium location for high end TV and Film production space.
- ✧ Planning permission was approved on 22nd April 2020 for a mixed use estate totalling **86,292 sq m (928,847 sq ft)** to include:
 - ✧ Brand new **200,000 sq ft world class film studio complex**
 - ✧ **90,000 sq ft** of commercial accommodation in part triple height Grade II listed former engine sheds
 - ✧ **Media Village** designed for SME's and supporting industries
 - ✧ **120 bedroom hotel** with conference and event space
 - ✧ **62 serviced apartments**
 - ✧ **Multi-storey car park** providing 383 car spaces
 - ✧ On site restaurants and retail with landscaped promenade running the full length of the estate
 - ✧ **302 x 1 and 2 bedroom residential units** arranged over five floors within Grade II listed locomotive sheds with a further 322 car parking spaces dedicated for the residents
- ✧ Designed by Guy Holloway Architects with an extensive professional team who will development manage to deliver the scheme.
- ✧ Time + Space Studios will take a 25 year term with RPI linked rent reviews on all the Film and TV studios with supporting production and workshop accommodation.

ASHFORD INTERNATIONAL



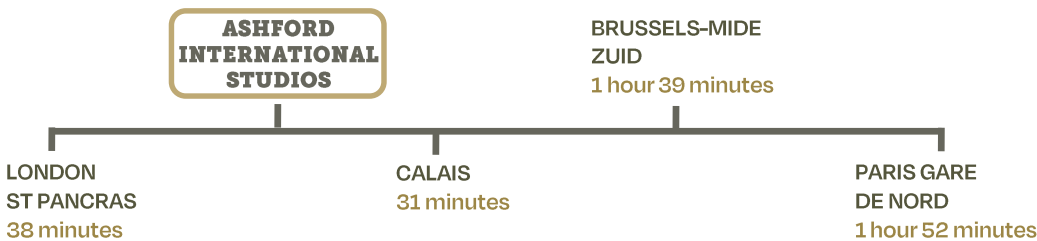
Ashford is a historically significant Kent market town with a population of approximately 118,000. The town is located approximately 89 km (55 miles) south east of London, 22.5 km (14 miles) west of Canterbury and 25 km (15 miles) north west of Folkestone.

Ashford benefits from excellent transport links located directly between Junctions 9 and 10 of the M20 motorway linking the town to the M25 (London's orbital motorway) and the national motorway network.

The town also benefits from excellent rail links with international and domestic train services available from Ashford International. The arrival of the high speed domestic rail service to Ashford has firmly established it as a key commuter and business location benefiting from almost unrivalled access to UK cities as well as continental Europe via Eurostar. London Gatwick Airport is located 93 km (58 miles) to the west.



HIGH SPEED RAIL JOURNEY TIMES



THE CHANGING NATURE OF ASHFORD TOWN CENTRE



McArthurGlen Designer Outlet Centre
210 unit scheme providing high end retail and food piazza. Extension completed Nov 2019 with 8,000,000 visitors per annum.



Elwick Place
Retail and leisure scheme opened in Jan 2019 housing the Picturehouse Cinema with 6 state of the art screen, 9 retail / restaurants, a 58 room Travelodge and event space.



Hampton by Hilton
A new 120-bed hotel to be constructed adjacent to the station on Victoria Way East.



Curious Brewery
Opened in May 2019, the UK Brewer of the Year 2019, Chapel Down conducts tours and experiences of its production facility with restaurant and visitor experience, which attracts 50,000 visitors a year.



Ashford Commercial Quarter
New business hub including the 80,000 sq ft Grade A office scheme Connect 38, retail accommodation, 150 apartments and 480 jobs.



International College Campus
Opened in 2017, Hadlow College spent £26million to provide further and higher education in Ashford for c.1,000 students. The only college in Kent to be graded 'Outstanding' by Ofsted.

BACKGROUND

Newtown Works has a long history dating back to 1847 when the locomotive works were built to serve the London to Dover railway. Following various extensions to the sheds the structures now extend to over 330 meters making them the second longest buildings in the country. The site was closed in 1962 following the closure of the Ashford locomotive works to Eastleigh and extensive demolition, apart from the buildings still standing, was undertaken in 1984.

The remaining structures comprise very high warehouse buildings which stretch to over 8.5 meters to parapet level, the equivalent to a modern 3 storey building.

In 2007 a residential led development proposal was granted planning permission for the refurbishment of the existing listed buildings to provide a mixed use commercial and residential scheme of 688 units within 7 new buildings with 82 units within the existing sheds and c. 8,737 sq m (94,000 sq ft) of commercial space of a variety of uses across the estate.



Ashford
Designer Outlet



London
St. Pancras
38 Minutes

Calais
France
31 Minutes

Water & Garden

McARTHURGLEN DESIGNER OUTLET CENTRE

NTW

Located adjacent to Newtown Works is the Richard Rogers designed shopping centre with over 120 designer brands opened in 2000. In Nov 2019, a further 90 high end designer outlets were added in a £90 million extension which added a further 100,000 sq ft to the existing 183,000 sq ft providing a further 50 premium and luxury brands and a new food piazza. The complex is to be the location of the first ever Chanel outlet and is predicted to have up to 8 million visitors per annum by 2023.



GANT



PAUL COSTELLOE

s a n d r o
PARIS

BEDECK
1951

Dune
LONDON

HARIBO



★ PRET A MANGER ★



COMPTOIR
LIBANAIS

FIVE GUYS
BURGERS and FRIES

Joules



REISS

UGG
australia

ZWILLING
J.A.HENCKELS



INTERNATIONAL FILM

The Kent Film Office enjoyed 63% of regional location filming days in the last financial year compared to the UK average of just 11%. Several high profile Hollywood feature films have been shot in Kent over the past few years including 'The Favourite' and 'The Tunnel'.

OFCOM have imposed quotas on the public services broadcasters inducing all BBC channels, Channel 4 and Channel 5 to ensure a significant proportion of their network programs are made outside of the M25, making Ashford a very attractive proposition.

A publicly funded initiative is the Thames Estuary Production Corridor to direct local progression to the East and South East to support growth of the creative industries along the Thames Estuary which includes areas such as Ashford to be identified as crucial nodes for the creative industries.

Around 10,000 new enterprises launch in Kent each year attracted by low property costs, high speed rail connectivity into London and Europe but also access to people with the right skills across key growth sectors, especially creative and digital.

The market signals in Ashford are favourable. It is expected that rental values for the new studios will be in the region of £25/sq.ft, which when compared to £70/sq.ft in London, represents very good value.

In an increasingly competitive market, the opportunity to keep the cost base low is a strong selling point.





RATIONALE FOR DEVELOPMENT

The latest economic growth figures show the creative industries sector is continuing to be the major driver of economic growth in the UK. The sector is now worth more than the automotive, life sciences, aerospace and oil and gas industries combined and employs over 2m people in high value jobs.

The emergence of major global players such as Netflix and Amazon Prime and the streaming only operations from some of the more traditional players such as Disney with their Disney+ operation means that demand is fast outstripping supply.

The UK is very attractive to global film makers due to a supportive policy framework, favourable tax system, the availability of a skilled workforce and talent, and the cultural appeal. Kent already has a presence in the media industry with the likes of Maidstone Studios and the popularity of the county for location filming.

Newtown Works' centre-piece is the film studios for this brand new creative neighbourhood. Four 20,000 sq ft studio spaces are to be delivered providing single camera feature film or drama productions which is what the market requires to service the major streaming services who have built their business models to develop original content.

Ashford International Film Studios has been designed to target the fastest growing sector of the industry by specifically providing production facilities for movies and high end television programs that need different and flexible space for longer periods.

A GLOBALLY COMPETITIVE MARKET

NTW

The UK's current supply of film and TV studios is struggling to accommodate the surge in demand from media companies producing new content. The UK needs to maintain its leading position that attracts the large scale productions with world class studios to match the turnover in the UK film industry which has increased from c £8.2bn to £14.8bn.

GLOBAL PLAYERS



NATIONAL PLAYERS



REGIONAL PLAYERS



APRIL 2020 PLANNING PERMISSION



Application No: 19/01476/AS
Approved: 22/04/2020

Newtown Railway Works, Newtown Road, Ashford TN24 0PN

- Four x 20,000 sq ft studios with associated post production offices and ancillary spaces, workshops and media village
- Hotel of 120 bedrooms including ancillary space and 62 serviced apartments, event and conference space
- Multi storey car park of 383 spaces
- Change of use, internal and external alterations to the listed Engine and Locomotive shed buildings, including increasing the height by an additional two storeys to provide flexible commercial floorspace for use in connection with the film / TV studios of B1 / D1 accommodation .
- 302 residential units, including café and internal parking for 322 cars within the Locomotive shed buildings.
- Gym and restaurant use
- Change of use, internal and external alternations to three listed buildings to provide ancillary uses to the film / TV studios
- Fully landscaped new public realm running the length of the Estate



MASTERPLAN



INTERNATIONAL FILM STUDIOS & MEDIA VILLAGE

The film studios complex will deliver a world-class facility which meets the standards of global players that is not offered anywhere else in the UK. It will form the heart of a creative industry strategy for Ashford and Kent's economic infrastructure utilising the strategic positioning of the town's high speed links to London and Europe.

4 x 20,000 sq ft
World Class
Sound Stages

Production Offices
and Ancillary
Space
80,000 sq ft

Workshops
14,000 sq ft

Media Village
(Above Workshop)
28,000 sq ft

The proposal will provide a bespoke and high-quality film studio complex in a prominent and highly accessible location. The studios will not only act as a hub for commercial film production but could also become an education hub for students looking to enter the video production industry. This would be achieved through links with local universities, schools and education centres.



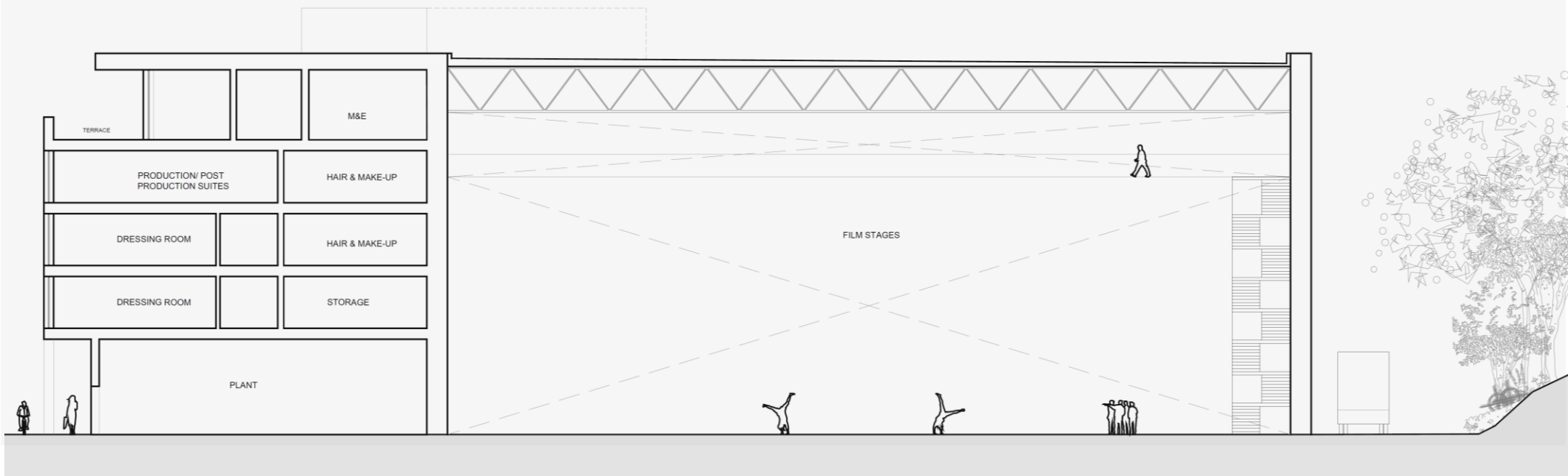
INTERNATIONAL FILM STUDIOS & MEDIA VILLAGE

The studios will provide a world-class range of facilities and services to the film and High-End TV production industries, supporting productions of all kinds.

A summary of the individual elements of production are outlined below:

- Development – script of concept development and scoping of the project, casting and crewing;
- Pre-production – script-writing and production planning;
- Physical production – shooting the film on set or location, including the construction of sets and manufacture of props, costumes, etc;
- Post-production – editing or mixing elements of the film, adding Visual Effects, Computer Generated Imagery (CGI) and sound to pictures; and
- Market Testing – re-shooting, editing and refining prior to distribution, production of trailers

In turn each of these elements involves many contributors and a vast array of skills. This will include artistic, creative, craft, technical, businesses and professional expertise, all of which can be accommodated on site, delivering a creative ecosystem where the various elements of productions can feed off each other and grow.



STUDIO PRE-LET

TIME SPACE

STUDIOS

The four studios with ancillary accommodation plus the ground floor of the media centre providing the workshops will be leased to Time + Space Studios Ltd on a new 25 year lease.

The initial passing rent will be £2,000,000 per annum which reflects £12.00 psf overall. The rent will be subject to yearly upwards only RPI rent views actioned every fifth year from the fifth anniversary of the term commencement date with a cap and collar of 1% and 4%.

Further details of the lease are available on request.



TIME + SPACE STUDIOS

“The fastest growing family of film and TV studios in the UK; offering both world-class production facilities and hospitality services”

Time + Space Studios is the fastest growing family of film and high end television studios in the UK. Offering both best in class studios and hospitality services to its clients, Time + Space Studios have committed to operating over 1,000,000 sq ft of production space by 2024 to satisfy the growing demand for studio and production space within creative clusters over the UK, providing a new benchmark in quality across the industry.

Time + Space Studios already operates the world renowned heritage Twickenham Studios under the TW1 brand which offers 3 soundproofed stages and world class post production facilities which produced award winning films such as Bohemian Rhapsody which won 4 Oscars in 2019 including best sound and best film editing. Twickenham Studios is also famous for Blade Runner, The Italian Job, Ghandi and more recently The Martian and Baby Driver.

The TW1 brand will also be operators of 2 x 20,000 sq ft sound stages at Liverpool's iconic Littlewood's Building which is due to open early 2021 and is currently being developed by Capital and Centric. The £50M project will provide 85,000 sq ft of stages along with supporting workshops, wardrobe and prop storage with extensive office and production suites.



TWICKENHAM FILM STUDIOS LONDON



LITTLEWOODS STUDIOS LIVERPOOL

HOTEL, SERVICED APARTMENTS AND MULTI-STOREY CAR PARK

CREATIVE INDUSTRIES REQUIRE HIGH QUALITY ON-SITE ACCOMMODATION AND AMENITIES. ON A TYPICAL PRODUCTION APPROXIMATELY 20% OF THE STAFF WILL STAY ON-SITE. THIS EQUATES TO DEMAND FOR THE ENTIRE HOTEL AND SERVICED APARTMENT COMPLEX ON ITS OWN.

The hotel and serviced apartments will be provided within an 19-storey building at the entrance of the site. The building will include a reception area and food and beverage space at ground floor level, as well as a conference/ event space. Additional gym and restaurant facilities are also available in the historic Engine Shed, which is intended to be open to use by residents of the site, workers and the general public.



**62 Serviced
Apartments**

**Four Storey Hotel
120 Rooms**

**Conference, Leisure
& Restaurant
Facilities**

**383 Space
Multi-Storey
Car Park**

HOTEL, SERVICED APARTMENTS AND MULTI-STOREY CAR PARK

HOTEL

The hotel accommodation is located in the western end of the development and has been designed over 4 floors total with 120 beds available. Additionally the hotel benefits from restaurant and conference facilities.

SERVICED APARTMENTS

There are then 62 no. serviced apartments located within the upper levels of the taller building. The apartments benefit from a dedicated entrance and lobby area to the western edge of the building.

MULTI-STOREY CAR PARK

The car park will be constructed as a self-contained building to provide 383 spaces internally arranged over 7.5 storeys with ramped access between each floor. The car park will benefit from dedicated entrance and exit and will be well suited for use by a national parking operator. There are an additional 18 car parking spaces available externally providing a total of 401 spaces.



THE LOCOMOTIVE AND ENGINE SHEDS – COMMERCIAL

Planning permission provides change of use, internal and external alterations to the listed Locomotive and Engine shed buildings, including increasing the height by an additional two stories to provide flexible commercial floorspace for use in connection with the film and TV Studios of B1 / D1 accommodation.

ACCOMMODATION SCHEDULE

Engine Shed	Floor	Use	Size Sq M - NIA	Size Sq Ft - NIA
	Second	Office	596	6,415
	First	Office	596	6,415
	Ground	A1 / A3 / Gym	853	9,181
Total			2,045	22,011

Locomotive Shed	Floor	Use	Size Sq M - NIA	Size Sq Ft - NIA
	Fourth	Office	1,128	12,142
	Third	Office	1,124	12,098
	Second	Office	1,850	19,913
	First	Void	-	-
	Ground	Office	1,511	16,264
Total			5,613	60,417





THE LOCOMOTIVE SHEDS - RESIDENTIAL

There will be 302 residential units across the two long linear locomotive shed blocks along the western and northern edges of the site. Whilst the lower levels are largely a conversion of a listed building, the units still meet or exceed the overall space standards set out in the Technical Housing Standards - nationally described space standard document, for new dwellings. The top two floors are a new build construction on top of the existing engine sheds, overlooking the newly created public realm.

ACCOMMODATION SCHEDULE

	1 Bed (2 People)	2 Bed (4 People)
Ground Floor	0	37
First Floor	24	20
Second Floor	25	20
Third Floor	78	6
Fourth Floor	2	82
Fifth Floor	2	6
Sub-Total	131(43%)	171(57%)
TOTAL	302 Units – 1 and 2 Bed	

Ancillary Car Parking Facilities

Spaces within Train Shed Building	322 spaces
Spaces outside residential	32 spaces
TOTAL:	354 spaces



THE LOCOMOTIVE SHEDS - RESIDENTIAL



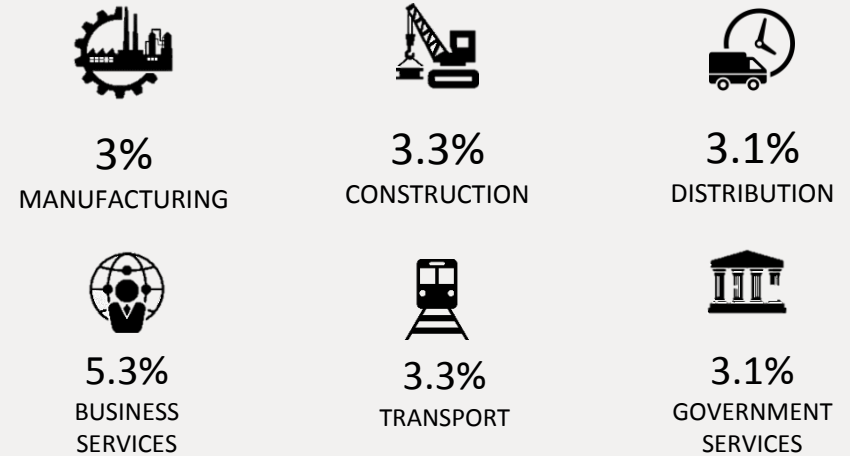
RESIDENTIAL DEMOGRAPHICS

Over the past 15 years, Ashford's population has grown the second-fastest of all Kent districts increasing by +22.2%.

Rapid ongoing growth and investment has turned Ashford into one of the UK's most prosperous areas with new businesses, leisure opportunities, retail developments, first-class transport links and quality new housing.



FORECASTED GVA COMPOUNDED ANNUAL GROWTH BY SECTOR, ASHFORD 2020 - 2030



With job numbers in the town rising faster than other major regional towns in Kent, demand is further increasing for residential property in an undersupplied property market.

KEY LOCAL EMPLOYERS



OFFICE RENT
73%
LOWER than
LONDON

Ashford offers advantageous commercial property costs and huge choice of highest quality, modern office space to suit any shape or size of business. Fledgling businesses, global corporations and SMEs can all find their perfect home in Ashford.

Business rates for commercial space in Ashford are highly competitive and rents are approximately 73% lower than central London and give the best value when compared to most other locations in the South East.

EMPLOYEE COSTS
28% LESS
than in
LONDON

The labour market in Ashford is strong, with a high proportion of workers being highly skilled, but as it is located a sufficient distance away from London, workforce costs are relatively low - particularly compared to the city.

HOUSE PRICES
39% LOWER
than
LONDON

With developments including Finberry, an exciting new community beside the East Stour river, the average home in the town is £288,000 - a modest figure compared to other desirable locations locally. This is favourable to the current average south east value of £318,700. Average house price in London is currently an eye-watering £471,500.

RETAINED LISTED BUILDINGS

PAINT SHOP

The Grade II listed paint store was constructed circa 1865 for the South Eastern Railway and was later used as an electroplating shop as well.

Proposed Use: Café (1,226sq ft)



THE CLOCKTOWER

The Grade II listed Gate House constructed c.1850. Attached is a brick clock tower of red brick and modern extension to the ground floor.

Proposed Use: Office (785sq ft)



ACETYLENE BUILDING

The Grade II listed acetylene store dated from the 19th century and is red brick with a barrel-vaulted roof. Most recently converted to restaurant use but now vacant.

Proposed Use: Security Office (613sq ft)



These three listed buildings are incorporated within the studio complex curtilage

THE DEVELOPMENT TEAM



Quinn Estates have established themselves as one of the most proactive mixed-use developers in the South East.

The group has become a trusted partner with local councils by consistently delivering schemes of the utmost quality. The approach of going above and beyond, has resulted in some of Kent's most exciting community projects.

Company highlights include:

- A portfolio of sites capable of the delivery of circa 24,500 new homes.
- Ashford Borough Council sought out Quinn Estates to deliver, as joint venture partners, the delivery of 88,000 sq ft of grade 'A' office space representing Kent's largest speculative office scheme in more than a decade.
- The company has partnered with Swale Borough Council in the regeneration of Sittingbourne Town Centre with a new cinema, leisure, retail and residential scheme.
- Track record in the delivery of commercial space having built over 2m sq ft in which over 6,000 people now work.
- Potential for an additional 4m sq ft of commercial space and over 20,000 jobs across the groups portfolio
- A project pipeline that will create over 18,000 construction jobs
- Developments that will generate over £200m of annual economic output across the South East.

THE CREATIVE DISTRICT IMPROVEMENT CO

TCDiCo has strong institutional backing. The company is currently working on creative clusters in and around the UK worth more than £500m and they are committed to bringing online more than 1m sq ft of world-class studio space in the UK by 2023.

Their proven approach to urban regeneration is grounded in their belief that the creative industries will significantly underpin the future of the UK economy.

The way people work, how companies operate and how content and creativity are consumed have changed beyond recognition during the last 10 years.

Hollaway

Guy Hollaway Architects is an RIBA award-winning architectural practice that has a strong reputation for high quality design, competing on a national and international level.

Based in Kent on the South East coast and in London, the firm offers both architecture and interior design expertise.

The design processes, in which they sketch, build physical models and create computer visualisations in order to experiment and innovate, delivers architecture that balances sensitive contextual response with elegant functionality.

THE DESIGN TEAM

NTW



Development and Leasing



Lead Architects



Development and Infrastructure



Environment and Transportation



Site Investigation, Environmental and Remediation



Strategic Landscape Architect, Planning and Design



Ecological Contracting, Grounds Maintenance and Design



Archaeology (Museum of London Archaeology)



Planning and Economic Benefits Statement



Sustainability, Energy and Carbon Management



Civil and Structural Engineering

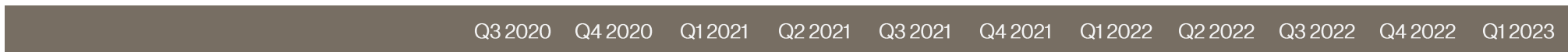
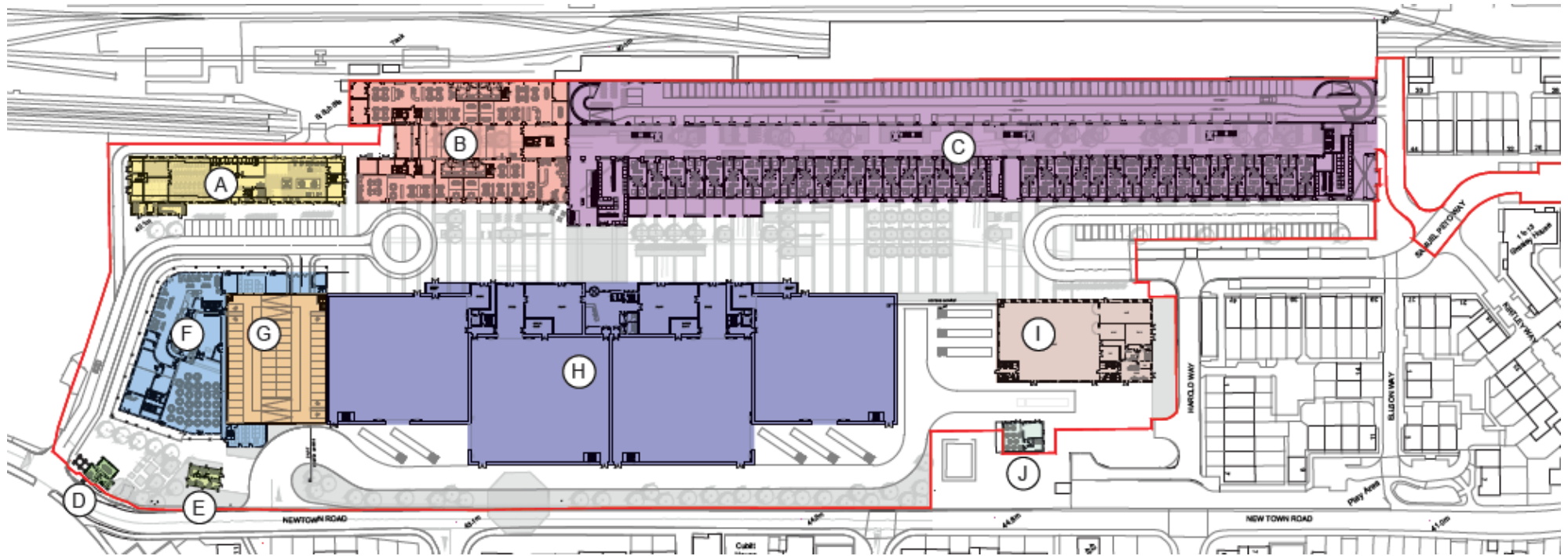


Mechanical & Engineering and Environmental



Environmental Sustainability with a focus on renewable energy, built environment and low carbon technology

INDICATIVE PHASING DIAGRAM





STUDIOS

THIS WAY UP



MARKETING DATA ROOM

Data room access can be requested at:

<https://datarooms.allso.co.uk/register/ashfordinternational>

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Hollaway

TIME [+] SPACE
STUDIOS

THE CREATIVE DISTRICT
IMPROVEMENT CO.

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