NATIONAL INVESTMENT
LAST 12 MONTHS:
ALLSOP INVESTMENT TEAM ACHIEVED...

OVER 100 TRANSACTIONS

2 DEALS PER WEEK

OVER £1.4 BILLION OF TRANSACTIONS
WE KNOW THE BUYERS…

UNRIVALLED ACCESS TO 100,000 PRIVATE INVESTORS

INVESTOR REACH TO OVER 208 COUNTRIES OR TERRITORIES

ALL SECTORS COVERED ACROSS THE UK
Highly reversionary multi-let trade and light industrial portfolio, located throughout the UK

CEDAR PORTFOLIO

Acquisition: £39.9M
NIY: 5.85%

Client: Kames Income Fund
Vendor: CBRE Global Investors
Three attractive North London multi-let office buildings

ACUTE PORTFOLIO

Sale: £51.85M
NIY: 4.38%

Client: Workspace
Purchaser: Westbrook Capital Partners
PORTFOLIO

Mixed use institutional portfolio comprising of eight assets strategically located in core commercial locations across England

PROJECT INFINITY

Sale: £51.5M
NIY: 6.10%
Client: Aviva Investors
Purchaser: BMO Real Estate
Ten industrial assets located in the north east of England providing multi-let and well-specified accommodation.

PORTFOLIO

NED PORTFOLIO

Acquisition: £41.42M
NIY: 7.85%
Client: Columbia Threadneedle
Vendor: UK Land Estates Ltd
PROJECT MOUNTAIN

PORTFOLIO

Dominant community retail schemes & units in key locations throughout England

PROJECT MOUNTAIN
Sale: £20M
Client: Local Shopping REIT
Purchaser: Private Investors
NETWORK PORTFOLIO

Acquisition: £10.05M  Client: Columbia Threadneedle
NIY: 5.65%  Vendor: Brookshire Capital

A highly reversionary single let south east industrial/trade counter portfolio
South Ayrshire’s pre-eminent retail park providing an unexpired term of 6.29 years (5.95 to breaks) with excellent rental growth prospects.

HEATHFIELD RETAIL PARK, AYR, KA8 9BF

Sale: £46.75M
NIY: 6.74%

Client: Europa Capital
Purchaser: Marathon Asset Management LLP
Sunderland’s largest open A1 use retail Park benefitting from significant public infrastructure improvements with excellent rental growth prospects

PALLION RETAIL PARK, SUNDERLAND, SR4 6TY

Sale: £25.6M
NIY: 6.43%
Client: Europa Capital
Purchaser: EPIC Plc

RETAIL PARKS

Sunderland’s largest open A1 use retail Park benefitting from significant public infrastructure improvements with excellent rental growth prospects
A dominant open A1 retail park let to a range of national covenants with short-term asset management potential

**BRETTON CENTRE RETAIL PARK, PETERBOROUGH, PE3 8DS**

Acquisition: £17.5M  
Client: Private Investor  
NIY: 7.85%  
Vendor: Aviva Investors
Well-let south east retail park investment with over 10 years unexpired to strong national covenants.

COLLINGWOOD RETAIL PARK,
NEWGATE LANE, FAREHAM, PO14 1AN

Acquisition: £17.22M
NIY: 5.40%
Client: Columbia Threadneedle
Vendor: Eskmuir Properties Limited
Prime new build retail park development at the southern gateway to Trowbridge Town Centre

CRADLE BRIDGE RETAIL PARK, COUNTY WAY, TROWBRIDGE, BA14 8FS

Acquisition: £10.3M
NIY: 5.20%
Client: Private Investor
Vendor: Iceni Developments
Forward Funding investment for a new prime retail park pre-let to M&S Foods, Costa and Mountain Warehouse due to complete in Q4 2018

TRINITY RETAIL PARK, CHIPPING NORTON

Acquisition: £7.6M  
NIY: 5.43%  
Client: Wilson Trust  
Vendor: Simons Group
High yielding reversionary retail warehouse investment with a strong tenant line-up and unexpired term of 8.06 years

SOUTH BAILEYGATE RETAIL PARK, PONTEFRACT, WEST YORKSHIRE, WF8 2LN

Sale: £7,600,000
NIY: 7.88%

Client: Private Investor
Purchaser: M7 Real Estate
SAINSBURY'S, SOUTH WOODFORD, LONDON, E18 1AY

Acquisition: £36.75M  
Client: LaSalle Investment Management Management 
Vendor: British Land / J Sainsbury Plc

Prime 4.2 acre London site let on a 25 year lease to Sainsbury's
MORRISONS, LOUGHBOROUGH, LE11 4RZ

Prime supermarket investment let to Morrisons Plc on a new 25 year lease with annual RPI linked reviews

ACQUISITION: £32.5M
NIY: 4.25%

CLIENT: British Steel Pension Fund

VENDOR: LondonMetric Property Plc
INDUSTRIAL

QUANTUM PARK, OLDHAM ROAD, MANCHESTER, M40 8FZ

Sale £9.1M
NIY: 4.94%
Client: Tilstone/Warehouse REIT
Purchaser: LaSalle Investment Management

A modern multi-let industrial / trade counter terrace totalling 45,387 sq ft with a WAULT of 4.6 years to expiries and 2.6 years to breaks.
A multi-let industrial estate comprising 108,135 sq ft of accommodation arranged over 50 units and one office block, covering a site area of 11.73 acres.

**KETLEY BUSINESS PARK, WATERLOO ROAD, TELFORD, TF1 5JD**

Sale: £8.25m
NIY: 6.70%

Client: Parkhill Estates
Purchaser: IO Group
INDUSTRIAL

Highly reversionary multi-let industrial investment with significant asset management and development potential

WHINBANK PARK INDUSTRIAL ESTATE, AYCLIFFE BUSINESS PARK, NEWTON AYCLIFFE, DL5 6AY

Sale: £6.925M
NIY: 9.52%

Client: MCR Property Group
Purchaser: Private Investor
INDUSTRIAL
Highly reversionary south east multi-let industrial investment

EASTERN INDUSTRIAL ESTATE, SOUTH WOODHAM-FERRERS, CM3 5UL
Sale: £4.7M
NIY: 5.32%
Client: Millhill Properties
Purchaser: Petchey Holdings
LONGMEAD INDUSTRIAL ESTATE, EPSOM, KT19 9AX

Sale: £6M  
NIY: 3.69%

Client: Evolve All Saints Partnership  
Purchaser: University of Oxford

INDUSTRIAL

Two modern warehouse/trade units let to the 5A1 covenant Wolseley UK Ltd for an unexpired term of 14.1 years (9.1 years to breaks)
Prime office investment and valuable development opportunity with planning consent for a new Grade A Office and International College, which is part pre-let.

**PINESGATE, LOWER BRISTOL ROAD, BATH, BA2 3DP**

- **Sale:** £26.5M
- **NIY:** 5.60%
- **Client:** Europa Capital
- **Purchaser:** Carlton (North Wales) Limited
OFFICE

A prime office building in Cambridge city centre let to Eversheds Sutherland with significant refurbishment and redevelopment potential

KETT HOUSE, STATION ROAD, CAMBRIDGE, CB1 2JY

Acquisition: £21.6M  Client: Aviva Investors  Vendor: Kames Capital
OFFICE
Modern business park located adjacent to the M62 motorway comprising of 4 multi-let offices with an excellent tenant line up and quality income

CAPITOL PARK, TOPCLIFFE CLOSE, LEEDS, WF3 1DR
Acquisition: £18.225M  Client: Squarestone Growth LLP
NIY: 8.90%  Vendor: Sterling Capitol Plc
OFFICE & LEISURE

Prime high street retail and leisure investment with extensive development opportunity

COLLINGHAM HOUSE & LIME TREE HOUSE, WIMBLEDON, LONDON, SW19 1QT

Sale: £15.05M
NIY: 4.21%

Client: Quintain
Purchaser: Knight Frank Investment Management
Strategically located HQ office park let to Michelin Tyre Plc with an unexpired term of 7.5 years

RIVERSIDE OFFICE PARK, CAMPBELL ROAD, STOKE ON TRENT, ST4 4RJ

Sale: £14M
NIY: 8.05%

Client: Investra Capital
Purchaser: Private Investor
Prime high street investment and development opportunity, part let to Lloyds Bank Plc for 15 years.
Unbroken Greater London retail and residential parade with additional residential redevelopment potential

**CRESCENT PARADE, UXBRIDGE ROAD, HILLINGDON, UB10 0LG**

Acquisition: £7.525M  
Client: Highgrade Properties Limited  
Vendor: Private Investor
HSBC, 16-20 LONDON STREET, NORWICH, NR2 1LG

Sale: £6.745M
NIY: 5.68%

Client: Aviva Investors
Purchaser: Three Rivers District Council

High Street bank investment with annual RPI reviews and an unexpired term of 9.5 years
100% Prime High Street retail investment with significant return frontage and let to 5A1 rated income

7-11 MIDLAND ROAD, BEDFORD, MK40 1PL
Sale: £5.81M
NIY: 6.85%
Client: Aviva Investors
Purchaser: Kames Income Fund
THE KURSAAL, EASTER ESPLANADE, SOUTHCHURCH AVENUE, SOUTHEND-ON-SEA, SS1 2WW

Sale: £7.14M
NIY: 10.70%

Client: Padmanor Investments
Purchaser: AEW UK

RETAIL & LEISURE
Iconic landmark listed building on Southend’s main leisure pitch with over 10 years unexpired income and immediate asset management potential
77-81 HIGH STREET & 1-3 ELMFIELD ROAD, BROMLEY, BR1 1JY

Sale: £5.24M
NIY: 6.85%
Client: Aviva Investors
Purchaser: Kames Income Fund
GRAYS SHOPPING CENTRE, GRAYS

Sale: £20.2M
NIY: 9.40%

Client: Lone Star Funds
Purchaser: NewRiver REIT

SHOPPING CENTRES

Prime Shopping Centre comprising 63 units, a 700 space multi-storey car park and office building with significant development potential
THE CRESCENT, STATION ROAD, HINCKLEY, LE10 1AP

Acquisition: £10M
NIY: 8.88%
Client: Private Investor
Vendor: Tin Hat Regeneration Partnership

SHOPPING CENTRES
Major town centre retail, Leisure and supermarket scheme extending to 8 acres and 225,000 sq ft of modern accommodation
Iconic car showroom located on Chiswick Roundabout with 9 years unexpired

**ALTERNATIVE**

**TESLA, 109 DEVONSHIRE ROAD, CHISWICK, W4 2AN**

Acquisition: £10.1M  
NIY: 4.45%  
Client: IWA Holdings Limited (Overseas)  
Vendor: Private Investor

Iconic car showroom located on Chiswick Roundabout with 9 years unexpired
ALTERNATIVE

Long Income Investment let to NCP Car Parks for 21 years unexpired

NCP CAR PARK, MOUNT STREET, NOTTINGHAM, NG1 6HG

Acquisition: £22.45M
NIY: 4.20%
Client: Staffordshire County Council
Vendor: CP Co. 32 Limited
SPECIALIST INVESTMENT SERVICES

With over 150 years’ experience, our investment teams specialise in commercial investment sales, acquisitions, and development opportunities across the UK, in the office, industrial, retail and mixed use sectors.

• National Investment Sales/Acquisitions & Development
• Portfolio Sales/Acquisitions
• Dedicated Private Client Team

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