

# WHITE WIRE

Development and investment news from the most effective  
Commercial Property Consultants along the London  
to Birmingham M40 motorway



## ANDRETTI FORMULA E RACE TO NEW PREMISES IN MOTORSPORT VALLEY

Andretti Autosport, symbolic with the world of speed and motorsport innovation, have relocated their UK based Andretti Formula E team operations from Donnington Park in Leicestershire to Banbury, Oxfordshire, the heart of the motorsport valley. The ABB FIA Formula E Championship, a class of auto racing that uses only electric-powered cars, is currently in its fifth season.

Andretti, headquartered in Indiana, USA and owned by former CART Series Champion Michael Andretti, are involved in motorsport series including the NTT IndyCar

Series, FIA Formula E Championship and Rallycross, with strong ties to BMW, Honda and Volkswagen.

Andretti Formula E's new 11,000 sq ft premises, at Mead Park, Banbury provides them with modern quality facilities.

JF Thormann, President of Andretti Autosport says "We're thrilled to be relocating to Banbury for our Formula E team operations. The team at White Commercial Property Consultants were instrumental in helping us find the perfect location, and we look forward to meeting many of the regional businesses and becoming part of the community".

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## ATS BUILDING – THE MOST POPULAR BUILDING WE HAVE EVER SOLD!

White Commercial confirm that the former ATS building in Brackley, Northamptonshire attracted more interest than any other property they have marketed in the past 30 years working in the region.

The building, built in 1899 as the railway station to serve the Great Central Railway (GCR) line, was one of 2 stations in Brackley closed under the Beeching cuts of the 1960s. The property attracted so much interest that it required over 75 inspections in 3 weeks and received over 14 offers achieving a price substantially in excess of the property's sale price. White Commercial, aware of the historic nature of the building and the local authority's interest to conserve it, were careful to consider selling the building to occupiers who would enhance and improve the building.

Harvey White comments "With Brackley undergoing considerable residential and commercial growth, this former GCR station and ex ATS site was undoubtedly of keen interest to various occupiers both in the locality and from those far and wide. Acquired by Sascron Car Supermarket, this superb, historic location will be utilised to better potential, with a sympathetic refurbishment in mind".



## EXCELLENT RESULT AT BROADWAY, PETERBOROUGH

White Commercial acting with Allsops Auctioneers have recently recorded an excellent result with the sale of a retail investment let to SPAR at 9-11 Broadway Shopping Centre, Malting Square, Yaxley, close to the cathedral city of Peterborough, Cambridgeshire. The property sold at Allsops Auction in February for £822,500 (the rent reflecting a 5.84% return).

The modern convenience store comprising some 3,890 sq ft and let to AF Blakemore & Sons Limited (t/a SPAR) until 2036, generates a rental of £48,000 per annum and includes parking for some 10 vehicles well located within the Broadway Shopping Centre. White Commercial have actively managed the 19-unit Shopping Centre which also includes a large car park and 9 x 3 bedroom flats for the past 10 years.



## THREE OCCUPIERS TARGET ARROW PARK, BRACKLEY

Patrizia, [www.patrizia.ag](http://www.patrizia.ag), owners of Arrow Park, Brackley have attracted 3 new occupiers to its brand new industrial and distribution scheme prominently located fronting the A43 dual carriageway, close to Silverstone Circuit and junction 10 M40 and junction 15 M1.

Arrow Park is set within a new 25-acre commercial area comprising a proposed Sainsbury's superstore, healthcare campus, and a Marston's hotel & restaurant which is currently under construction, with over 300,000 vehicles passing the site every week.



The 3 lettings comprise a total of 49,119 sq ft, amounting to 40% of the total park, joining Howdens Joinery who are now on site. British Touring Car Racing (BTC Racing) have taken unit 1 and will use the unit as a base for their new racing team; Saddlery Brands International have taken unit 2 for the storage and distribution for their equestrian products; New Generation Couriers Logistics, a parcel delivery company who service the Northamptonshire area, have taken unit 3. 75% of the scheme is now let with only 2 units remaining from 20,000 - 44,000 sq ft.



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## MORE BUSINESSES JOIN UP AT LINK 9 BICESTER

Following a £26m investment in the speculative development of 2 large warehouse buildings at Albion Land's Link 9 [link9.co.uk](http://link9.co.uk) Bicester, Oxfordshire, RDI REIT Plc [www.rdireit.com](http://www.rdireit.com) are seeing significant demand from a number of occupiers for the accommodation.

Link 9, with over 500,000 sq ft of new distribution and production buildings, has already seen new buildings purchased by British Bakels (80,000 sq ft), Teknos (80,000 sq ft) and Oxford Safety. The two new self-contained buildings comprise 120,225 sq ft of warehouse and distribution facilities ready for occupation in April 2019 and a further 168,000 sq ft available in Summer 2020. The new Link 9 scheme is likely to provide over 1,000 new jobs for the region.

## RETAIL SUCCESS FOR WCS AND GREAT NEWS FOR BANBURY

White Commercial Surveyors are proving successful in their quest to find retail occupiers for premises in and along the northern sector of the M40.

Despite difficult trading conditions and with the Centre for Retail Research reporting over 1,830 store closures in the retail sector in 2018, White Commercial Surveyors continue to see demand for accommodation in the region.

Recent transactions include lettings to Toolstation, Howdens, Empire Tattoo Studio, Coffee #1, One Man Band, Turkish Gul Restaurant, My Bathrooms, Dar Lighting and The Salvation Army. We are also active in the search for 10 new additional sites in the region for Warrens Bakery.

Banbury's Castle Quay shopping centre, which was purchased by Cherwell District Council in January 2018, will be undergoing some upgrades, whilst full construction works have started on the Castle Quay 2 development. The scheme will deliver a restaurant and leisure offering anchored by Lidl, The Light Cinema and a Premier Inn Hotel, strengthening Banbury's retail and leisure offer.

Cllr Lynn Pratt, Lead Member for Economy, Regeneration and Property at CDC, commented: "The forthcoming Castle Quay 2 development is just one of the projects underway to regenerate the wider Banbury area. We are working towards a Banbury that continues to thrive and attracts the best new retailers and restaurants, while meeting the needs of our residents".



Chris White, Managing Director, White Commercial Surveyors, comments "With the current lack of availability of larger high quality industrial units across the Midlands and South East, we are receiving a good interest for the 2 units. Bicester, being famous for Bicester Village which has 6,000,000 visitors each year, is experiencing substantial growth with a further 10,000 houses planned up until 2030, is an ideal location for distribution businesses situated in the centre of England".

## OFFICE CAMPUS AVAILABLE WITHIN SILVERSTONE'S TECHNOLOGY CLUSTER

4 detached modern office buildings situated within their own campus have become available for occupation in Brackley, Northamptonshire.



The buildings, which range from 9,200 sq ft to a total of 46,500 sq ft, are situated within a self-contained and secure quality landscaped environment with the site providing over 300 car parking spaces.

Brackley Office Campus typically provides 2 storey buildings with comfort cooling, fully accessed raised floors and have been built to a high standard and specification. Chris White comments "These excellent office buildings provide cost effective premises with occupational costs significantly lower than these in the surrounding conurbations. This region is seeing substantial residential and commercial growth, being situated within the world renowned automotive and technology cluster".

# WHITE COMMERCIAL CELEBRATE 20 YEARS

White Commercial Surveyors are very excited to announce their 20th anniversary this year! Chris White, the company's founder set up a new surveying practice in 1999 and appointed Andrew Fairbairn as a consultant; 10 years later their 2 companies merged, with both still enjoying being a part of the family orientated company they built together.



Chris and Andrew first met in 1989 whilst instructed jointly on the Heron Hi Tech office development of Waterperry Court in Banbury. Chris was working for Rafferty Buckland in High Wycombe at that time and was moved to Banbury specifically to set up a new office for the company in anticipation of the opening of the northern section of the London-Birmingham M40, where considerable growth expansion was predicted. White Commercial are now a friendly team of 7 who are all looking forward to the next 20(!) years.

## 3D TECHNICAL DEVELOPMENTS IN CONSTRUCTION AND DEVELOPMENT PROJECTS

White Commercial are working with the successful Hawkins Group of Companies [www.hawkins-group.co.uk](http://www.hawkins-group.co.uk) who have recently launched new 3D scanning and modelling technology to enhance their clients design experience on new refurbishment and development projects.

The new 3D technology allows the company to scan clients existing buildings or site with advanced software producing 3D conceptual detailed designs and rendered images of the development project.

Clients can view the model on mobile, tablet and desktop devices and the system can be used to manage all the project documentation and project management. Hawkins Group of Companies based in Banbury have achieved sustained growth over the past 10 years, with 38% growth forecasted across the Group in 2019.

"The creation of a fully interactive design team & process, will allow us to be at the forefront of technology allowing clients to fully visualise their investment first hand prior to any construction works being carried out on site" commented Mike Hawkins, Hawkins Group of Companies Managing Director. Hawkins Group of Companies manage and oversee construction projects from inception to completion and benefit from extensive knowledge across a number of design and construction sectors available within the Group.



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## WHITE COMMERCIAL'S CHARITY OF THE YEAR



in support of  
**KATHARINE  
HOUSE  
HOSPICE**

White Commercial have chosen Katharine House Hospice [www.khh.org.uk](http://www.khh.org.uk) in Oxfordshire as their Charity of the Year.

The hospice provides specialist palliative care for adults with life limiting conditions across North Oxfordshire, South Northamptonshire & South Warwickshire and White Commercial are looking forward to raising money for this great local charity.

The initiatives staff will be using to raise money include a cake sale, donating instead of birthday gifts and an office etiquette list!

### KEEP IN TOUCH



Don't forget to sign up to our mailing list to ensure you receive our Commercial Property Flyers and latest news

[whitecommercial.co.uk/contact-us](http://whitecommercial.co.uk/contact-us)

You can also keep up to date with latest property news and find out what our team are up to over on our Twitter page

[twitter.com/CommercialWhite](https://twitter.com/CommercialWhite)



If you would like to talk to us about a new development scheme or any of the projects in this newsletter, please contact Chris White, Managing Director, BSc, MRICS, MCI (Arb): [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk) or visit our website: [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk)