

WHITE WIRE

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



BEAVERING AWAY' IN NORTHAMPTONSHIRE WITH SALE OF MULTI-LET INDUSTRIAL ESTATE

White Commercial Surveyors have successfully sold another multi-let industrial estate, the 14 unit fully-let 'Beaver Centre' at Woodford Halse, between Daventry (M1) and Banbury (M40). The estate, totalling 19,882 sq ft, provided a rental income (at the date of purchase) equating to £77,400 pa and available at a quoting price of £1.4 million.

White Commercial conducted a 4-week marketing campaign in December 2021 generating substantial and nationwide interest, resulting in over 10 offers in excess of the asking price!

The estate was subsequently sold in January 2022 to Charlton Haynes Ltd, www.charltonhaynes.com, based

in the South West and specialising in the acquisition, development and improvement of UK property and land, ably advised by Stephen Moore of Sampson Moore www.sampsonmoore.co.uk.

Chris White of White Commercial comments: "This is an excellent purchase for Charlton Haynes. White Commercial have a substantial and active database of regional and national investors actively seeking to purchase income producing investments in the region – and our proactive marketing efforts created strong demand for this property resulting in an excellent result for both the vendor and the purchaser."

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'TROOPING THE COLOURS' IN BANBURY

The well-renowned former army surplus supply store 'Troopers' in Banbury (otherwise known as 5a & 5b George Street) has attracted a huge amount of interest since the expiry of the long standing lease held by 'Troopers', and since coming to market freehold in October 2021. White Commercial conducted upwards of 25+ inspections with interested parties and received a multitude of offers for the building. Troopers owner Mike Dean ceased trading upon expiry of his lease, enjoying nearly 40 years trading from the location; situated within the heart of Banbury Town Centre.



The premises comprise a two-storey semi-detached retailing unit; which was previously two single units that have since been combined at both ground and first floors. Offers were invited in excess of £115,000.

Harvey White of White Commercial said "Almost all of the interest received in this premises has been from local occupiers/investors, each who have known or who have benefitted from the services previously provided from this location. I look forward to seeing the building back in good use asap".

BOROUGH HOUSE IN BANBURY WINS GOLD FOR LOCKDOWN JEWELLERY DESIGNER

'Jewellery By E Boutique' have taken space at local landmark Borough House in Banbury; an imposing Victorian building, built in 1893 as a municipal technical college and renovated in 2005 to provide 15 high-quality office suites. Situated at the heart of Banbury, the building is full of character & is well-suited for creative businesses.

Jaime Dodson, owner of 'Jewellery By E Boutique' explains "It all started with my daughter, 12 at the time, wanting to make earrings during the first lockdown; so we bought her a starter kit. We started to sell to friends and family first and word got around, so I opened an Etsy Shop and we just went viral. We out grew the living room very quickly and I made the decision to quit my full time job so I could concentrate on taking our business to the next level, which has led to us taking a studio space at Borough House."



Harvey White of White Commercial comments "Despite great challenges created by the pandemic, crisis is also a strong driver for creativity and innovation. The 'Jewellery by E Boutique' story is yet another fine example of the emerging trend toward valuing passion and work-family balances in a profession, that has been spurred on by such times".

WHITE COMMERCIAL WINS IN THE UK COSTAR AWARDS!



White Commercial Surveyors are proud to announce two wins in the CoStar awards. The CoStar Group track over 5.7m commercial properties in their database and every change in their status is recorded; from space becoming available, to then being let or sold, tenants moving in, leases expiring or the buildings being demolished.

CoStar gathers and updates its data on an ongoing basis and has developed a state-of-the-art research centre dedicated to monitoring the market. Each year CoStar recognises the top commercial property agencies in the UK, through a thorough analysis of their market activity, which CoStar tracks in its 'available properties and deals' database.

During 2020 White Commercial won the Q3 South East Industrial top leasing deal, as well as most recently having won the 2021 Office Award for Most Active Single branch Agency Acquisitions & Disposals in Northamptonshire.

Despite the pandemic, White Commercial have continued to successfully lease and sell property, with a record October 2021 where over 450,000 sq. ft. of production and warehouse facilities were successfully let, all in just one week!

- Property site development and appraisal advice
- Commercial property investment
- Specialist automotive advice

- Business rates advice
- Occupational costs advice
- RICS regulation

CATESBY INNOVATION CENTRE – DEVELOPMENT UPDATE

The 'Catesby Innovation Centre' forms part of the new 5-acre Catesby Automotive Aero Research and Facility www.catesbytunnel.com based in the village of Charwelton, near Daventry in Northamptonshire.

Situated within a private and secure countryside location within the heart of the UK's 'Motorsport Valley', the new state-of-the-art development provides a new hub for automotive testing and collaboration. The key to the sites success will be the multi-millionpound re-development of the Catesby Railway Tunnel offering a 2.7km long straight road-test track, affording an extensive range of vehicle assessment studies to be carried out.

Alongside the tunnel, the new Catesby Innovation offices are complete and ready for occupation; providing fantastic modern and flexible office accommodations, catering to those automotive connected professionals in the region. If you would like further information and financial details in this connection, please contact either:

chris@whitecommercial.co.uk or harvey@whitecommercial.co.uk



NATIONAL RETAILERS COSTA COFFEE, REXEL, SCREWFIX AND TOOLSTATION 'RACE' TO OCCUPY 'TUNGSTEN PARK' IN BRACKLEY NORTHANTS

White Commercial announce that multiple pre-lets have been agreed at the brand new two-acre development site 'Tungsten Trade Park, Brackley'.

Construction of the trade scheme started in September 2021 and comprises seven high-spec trade and warehouse units, ranging from 4,000 sq ft to 28,275 sq ft. With four units already pre-let and one unit now under offer to another national trade occupier, three further quality units remain available at the scheme.

The site is part of the new 25-acre development to the north east of Brackley and includes a new Sainsbury's superstore, and is also home to a Marston's Hotel & Pub, Howdens, Multimatic, EPAC, BTC Racing and a new five-acre 'Brackley Health Campus'. Brackley, being well located and close to Silverstone race circuit; has excellent connectivity.

Ashleigh Hayes, associate development director at Tungsten Properties comments: "Brackley is a thriving town which has experienced much residential and commercial development in recent years.

There is a high demand from businesses needing trade and warehouse space, which makes it an excellent location for our investment; which in turn helps to create local jobs. This has been proven by the first four of our seven units being pre-let to such well-known names, with one more currently under offer."

Chris White Managing Director comments "This development is proving a great success; ideally located with over 300,000 vehicles passing Brackley every week via the A43 and located close to the iconic Silverstone Circuit between Oxford and Northampton. The area has and is undergoing substantial commercial and residential development and the region known as Motorsport Valley continues to see rapid Growth".



OXFORDSHIRE'S 'VARNEY'S GARAGE' SITE SOLD FOR RESIDENTIAL DEVELOPMENT

'Varneys Garage', is a 0.89 acre garage site situated in Hornton, close to the National Trusts Upton House, to the west of Banbury has been sold for residential development. The site, comprising two industrial units and a self-contained yard has historically been used for the maintenance and repair of motor vehicles, as well as a scrap yard.

White Commercial Surveyors received substantial interest and a number of financial proposals for the site from potential occupiers and developers, with the site selling well in excess of the quoting level of £600,000.

R J R Freeman Homes Ltd, a local property development company has purchased the site.

Harvey White of White Commercial comments: "It was interesting to oversee the sale of this site and to note the varying types of interests expressed; mainly from industrial developers, existing garage users and via residential developers. The purchaser's plans for the site, once carried out, will in my eyes compliment the surrounding area well; as well as being constructed to a high standard."



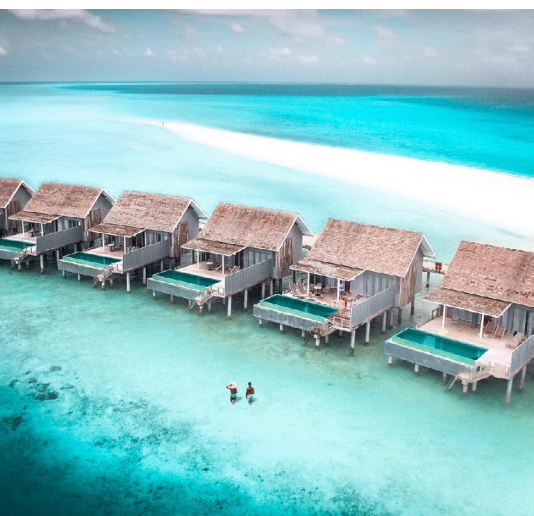
THE INFLUENCE OF REAL ESTATE

Having worked part time for my dad's firm; White Commercial; studying Real Estate at University and dipping my toes into the property management world of London eight years ago, I couldn't have predicted how I would utilise my degree today.

I now dip my toes 'into the blue' of The Maldives, The Bahamas and reside in Bali as a social media travel influencer. I travel the globe photographing some of the best resorts, hotels and unique spaces in the world, promoting to a large following to inspire future bookings.

A real estate background has equipped me with an ability to identify particular features, fixtures and fittings, flora and fauna that may not be so appreciated by an untrained eye, as well as negotiate and communicate a creative brief.

Our objective is to help the audience envisage how they will use their spaces, recognise the potential and experience the location.



Marketing experts are increasingly recognising the value of an influencers skill set. Through photographs, 'Reels' and Instagram story features, we aim to inject life into marketing campaigns and provide a human connection directly to the target market.

Having worked part time for my dad's firm, his passion for property inspired my degree choice, with my brother Harvey also working alongside him too. Although my office looks slightly different to theirs nowadays, it's safe to say that the real estate influence runs throughout the family!

Instagram handle: @thewanderlovers
Get in touch: wanderlovers@outlook.com

OTHER SERVICES

White Commercial Surveyors extensive commercial property services include:

Rent Reviews and Lease Renewals:

Negotiation of new and existing rental and lease terms and advice on lease covenants.

Formal Property Valuations:

Formal commercial property valuations for inheritance tax and accounts/financial statement purposes.

Property Search and Find:

Acquiring office/industrial buildings for occupiers, advising inter-alia on the best economic and legal terms, and working environment.

Commercial Property Development:

Comprehensive advice on planning and development of large scale sites for commercial and mixed-use schemes.

Investment Sales:

The purchase or disposal of income producing commercial property including office/retail or industrial buildings, estates and portfolios.

Contact Chris White for further info

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KEEP IN TOUCH

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



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