

# White Wire

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[www.centralM40.co.uk](http://www.centralM40.co.uk)

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White Commercial Surveyors Clients lead the way in Expansion and Investment along the London to Birmingham M40



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[www.uniqueopportunity.org](http://www.uniqueopportunity.org)

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Motorsport Clients Racing Ahead in 2012

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## White Commercial in the Fast Lane with Motorsport Expertise



White Commercial Surveyors are probably unique in providing a specialist advisory service in the specialist automotive and motorsport sector.

Situated in the 'Horse Power Highway' – the London to Birmingham M40 Corridor and being close to Silverstone – 'The home of the British Grand Prix'

The company have an enviable reputation dealing with companies such as Mercedes Petronas AMG, Red Bull Technology, Prodrive (World Rally Championship), Triple Eight Racing (British Touring Car Champions), 22 Motorsport and Arden Motorsport (Formula 3000).

Chris White comments: "Understanding our clients business, its operational activities and strategies is key whilst applying a flexible and proactive property and property management plan combining both short medium and long term objectives".

"Motorsport and the automotive technology sector require a great deal of property advice due to the fast moving nature of their business (no pun intended!). The complexity and legal framework surrounding the leasing or ownership of operational property creates a relatively slow process in comparison."

We are involved with all aspects of the specialist automotive sector involving test tracks, wind tunnels etc. Our work for these businesses requires an efficient "hands on" attitude in a pressurised and sometimes stressful business environment. We are forever meeting the challenges set by our automotive clients requirements – that's what makes this area of business demanding and interesting".



## Barwood and British Airways Pension Fund to create 1,000 New Jobs for Banbury at their Central M40 Development

Banbury will benefit from more than 1,000 new jobs and £100m of investment as Barwood and British Airways Pension Fund (BAPF) are to fund and develop 'state of the art' Production and Warehouse buildings fronting the London to Birmingham M40 at Central M40 [www.centralm40.co.uk](http://www.centralm40.co.uk)

Buildings from 100,000 sq. ft. up to 1,250,000 sq. ft. are to be designed and built by Barwood and BAPF to suit companies' specific accommodation requirements and will provide new employment opportunities and substantial investment into the region. Over 600,000 vehicles pass the site every week on the M40!!

White Commercial Surveyors having acted for the landowner, Thames Water, in the disposal of 60 acres to Barwood and BAPF and are now advising the new development team alongside CBRE.

Barwood Director, Henry Chapman, said, "We are delighted to bring forward this major development along the M40 which will provide an excellent opportunity for occupiers looking for large scale modern quality buildings in the centre of England at Junction 11 of the excellent 'fast running' M40 motorway".

White Commercial Surveyors, disposed of the first 13 acres of development land on the site to Albion Land Developers, who have already built and handed over new facilities of 130,000 sq. ft. to First Line Distribution Ltd and over 140,000 sq. ft. to Goodrich CTG providing a high quality office and a production building for their UK Composite Centre of Excellence.



## The 'Unique Opportunity' at Greenway Park - 100,000 - 1 million sq ft

"Unlock one of the most significant commercial property opportunities in Buckinghamshire."

White Commercial Surveyors and international property consultants Jones Lang LaSalle have recently been instructed to locate large corporate businesses who wish to occupy newly constructed buildings in a new '300 acre Parkland' development scheme to be situated in a secure site in Buckinghamshire close to Milton Keynes.

The site provides opportunities for substantial corporate headquarters, campus style development, which could ideally accommodate the automotive technology, IT or research and development sectors.

Our clients control a substantial area of land and buildings can be developed to suit companies' specific requirements within substantial areas of landscaping all set within an existing greenfield environment.

Our clients can provide buildings from 100,000 sq. ft. up to 1m sq. ft. for a low rise and low density development in a superb environment. Land and/or buildings can be purchased or leased subject to occupier's preference and the relevant planning consents.



Visit the website – [www.uniqueopportunity.org](http://www.uniqueopportunity.org)

## What a happy start to 2013!...

### 23,000 sq ft office investment sold!

Beaumont House, Banbury - a six storey prominently located office building with views towards Junction 11 of the London to Birmingham M40 motorway and adjacent to Tesco's - is sold.

White Commercial have dealt with the letting of the building for over 10 years and their clients – joint LPA receivers RS Morgan and RJ Good – have received a good level of interest for the freehold.

The property currently produces a total rent of over £173,000 per annum and is occupied by five tenants including Weatherbeeta Ltd, Plymovent Ltd and Novelis Automotive.



- Formal Commercial Valuations
- Property management
- Rent reviews and lease renewals
- Property acquisitions and disposals

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

- Business rates advice
- Occupational costs advice
- RICS regulation

## Albion Land Bring Forward Major Mixed Use Development at the Heart of the 'Horsepower Highway'

Leading commercial property developer Albion Land has announced exciting plans for a new £55 million mixed use development that will create many hundreds of jobs, including a new Sainsbury superstore.

The new development known as Network 401 [www.network401.co.uk](http://www.network401.co.uk) is located at the heart of the area known as the 'The Horsepower Highway' fronting the A43 dual carriageway at Brackley. Network 401 is highly prominent and the A43 provides an excellent dual carriageway link between J10 of the M40 the Silverstone by pass and J15a of the M1.

The development is to comprise Brackley's new healthcare campus, a Sainsbury's superstore and petrol filling station, a 70 bed Hotel and up to 190,000 sq ft of high quality employment buildings.

Simon Parsons, director of Albion Land, said: "Network 401 will be a high quality mixed-use development as befits the location and the growth plans for Brackley and the region. The project will have many benefits for Brackley bringing a new healthcare centre, more shopping choice, significant inward investment and many jobs."

The employment element of Network 401 will be developed by Albion Land in response to specific occupier requirements. Simon Parsons said, "Strong interest in the site has already been received for a bespoke HQ style employment facility and it is also proving to be popular with motorsport associated occupiers. The employment element of Network 401 is very prominent and we expect it to be occupied by a high profile company."

Albion Land would be pleased to discuss occupier requirements with interested parties. [www.network401.co.uk](http://www.network401.co.uk)



## STOP PRESS >> More than 75,000 sq ft of office space currently 'under offer'

Chris White comments: "Banbury has a developed and thriving commercial centre driven by its location at Junction 11 of the M40 London to Birmingham motorway. Banbury's location is ideal for access to the national motorway network, providing good access to London, Birmingham, the north of England and the Midlands.

We are currently experiencing a substantial improvement in the take up of office accommodation with strong demand in the Banbury area and over 75,000 sq ft about to be leased /occupied to new and expanding companies."



## White Commercial Advising Chinas future Commercial Property Valuers

Andrew Fairbairn, Director of White Commercial Surveyors Limited, has been to China (Shanghai) for a weekend - Thursday to Monday – to be exact! - to provide advice to surveyors at a valuation workshop on behalf of Oxford Brookes University (OBU) on the invitation of RICS (Royal Institution of Chartered Surveyors) China. Having the second largest economy in the world (and growing), commercial property is an increasingly important investment and service (for businesses to operate from) in China. Hence the significance of being involved.

Andrew is hoping he will be returning in the autumn on a similar mission but this time briefing experienced professionals involved within the financial sector from all around the region (Shanghai, Kuala Lumpur, Singapore and Hong Kong) on property matters, again on behalf of OBU but also linking in with the Asia Pacific Real Estate Association.

If you would like to know more about the valuation workshop – please email [andrew@whitecommercial.co.uk](mailto:andrew@whitecommercial.co.uk)

## Norbar – The Torque of the London to Birmingham M40

Norbar Torque Tools, the world's leading torque specialist devoted exclusively to the design, development and production of torque tightening and measuring equipment has acquired a 170,000 sq. ft. (15,800 sq. m) premises on the Wildmere Road Industrial Estate, Banbury – from Hella UK Holdings.

The company was the first British business to commercially manufacture the pioneering torque wrench – vital to the development of the legendary Rolls Royce Merlin engine, the powerhouse behind iconic planes of World War Two such as the Spitfire, Hurricane and Lancaster.

Norbar, which has been trading in Banbury, Oxfordshire, since the 1940s and is still owned by the descendants of the founder, Bill Brodey has now become truly global with distribution facilities in Australia, USA, Singapore, New Zealand, India and China and a world-leading range of torque tightening and measuring equipment still manufactured in Banbury.

Managing Director Neill Brodey said: "Our move to the Wildmere site will see the business's manufacturing base expand to 170,000 sq. ft., underlining Norbar's commitment to Banbury. In the past ten years demand for our product has grown and grown. This amazing building gives us space to help us keep pace with the increasing demand."



Chris White, Managing Director of White Commercial confirmed: "We were aware that Hella had an additional facility in Banbury, which might meet the specific needs of our client. This is excellent news for the area with the company's expansion underlining and consolidating its position as a world leader in the specialist technological field."

Norbar currently employs over 260 staff and is still recruiting.

## White Commercial Surveyors assisting in expansion and investment along the London to Birmingham M40

Chris White MRICS Managing Director of White Commercial confirms: "We are seeing substantial investment in the area by successful and expanding occupiers. Importantly these substantial and expanding businesses all bring new employment opportunities; secure existing jobs and are wealth creating for the regional and national economy."

| Company                    | Size of premises             | Comments                       |
|----------------------------|------------------------------|--------------------------------|
| Prodrive/LXB               | 200,000 sq. ft. and 25 acres | For new Motorsport HQ          |
| Norbar Torque              | 200,000 sq. ft.              | New Manufacturing HQ           |
| Compton Technology Group   | 135,000 sq. ft.              | New HQ Building                |
| Firstline Distribution     | 137,000 sq. ft.              | New HQ Distribution Facility   |
| International Applications | 55,000 sq. ft.               | Manufacturing and Distribution |

In the past 12 months White Commercial have advised clients on a number of key expansions in the London to Birmingham M40 corridor.

"The above successes are also in addition to our recent successful involvement as advisers to Prodrive and LXB on their successful planning application for a 300,000 sq. ft. retail park (anchored by 100,000 sq. ft. M&S) on the M40 at junction 11 and the forthcoming development of up to 1,240,000 sq. ft. of industrial accommodation for British Airways Pension fund and Barwood also fronting junction 11 of the M40"



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)



# White Wire

On-Line



To read the following articles in full, scan the QR code with your phone or visit:

[www.whitecommercial.co.uk/whitewire](http://www.whitecommercial.co.uk/whitewire)

## International applications purchase new HQ in Central England

International Applications, a global distributor of automotive coatings and consumables and fast-moving consumer goods, has recently completed the purchase of a new national distribution centre.

## White Commercial finds a new 'home' for the Learning College at Lyndon Place Birmingham

White Commercial Surveyors has acquired 6,000 sq. ft. to 8,100 sq. ft. of quality office accommodation at Lyndon Place in Birmingham for the UK's largest provider of professional distance learning courses, the Home Learning College (HLC).

## Motorsport Clients Racing Ahead in 2012

White Commercial continue to provide Commercial property Services to the expanding 'Motorsport and Automotive technology Sectors'.