

WHITE WIRE

Development and Investment News From the most effective
Commercial Property Consultants along the London
to Birmingham M40 Motorway



WHITE COMMERCIAL IS FLYING HIGH AT HEYFORD PARK



White Commercial Surveyors have recently been selected to advise the Dorchester Group and their team on Heyford Park just off Junction 10 of the London to Birmingham M40.

Heyford Park Comprises 1,231 acres and provides a mixed use settlement in the heart of the Oxfordshire countryside and is situated 16 miles north of Oxford, 6 miles northwest of Bicester and 3.5 miles to the southwest of Junction 10 of the London to Birmingham M40 motorway.

The majority of the commercial accommodation- totalling over a 1 million square feet is currently let.

Heyford Park has drawn up plans for a new Business and Technology Park which will total up to circa 60 acres:

- 15 acres at Heyford Park J10 M40
- Phase 1- 250,000 sq feet of New Commercial
- Technology/Business Park
- Build to suit –Industrial/ Distribution/Offices
- Available in 2018



FURTHER ARTICLES INCLUDED IN THIS ISSUE.....

- **BAN 15 – Development site of 30 acres at J11 M40**
- **235,000 Sq Ft Warehouse Unit at J11 of M40 - LET**
- **Project Sunshine – Lights Up New Facilities in East Midlands**
- **Kärcher's New HQ**
- **Balliol House – Dematic move in**
- **Longford Park – exciting new development in the heart of Banbury**
- **More Industrial Lettings in Banbury**

BAN15 AT J11 OF THE LONDON TO BIRMINGHAM M40



White Commercial Surveyors have been instructed jointly to sell on behalf of the landowners Banbury's recently allocated/identified commercial development site to the east of Junction 11 of the London to Birmingham M40.

The site recently allocated in Cherwell District Council's adopted local development framework totals over 30 acres of land which is likely to accommodate over 500,000 square feet of offices, light industrial and warehouse & distribution uses.

The site immediately adjacent to Banbury's new retail Gateway Shopping Centre located on the western side of the M40 (on Prodrive's former site) will be marketed to a number of known development/occupier organisations.

Chris White confirms "This is an excellent site at the junction of the motorway and its development will add greatly to employment generation and provide significant economic benefits for the region.

BANBURY BUSINESS PARK ACTIVITY

White Commercial Surveyors and Colliers International have agreed a simultaneous surrender for their clients Vodafone to Dematic Ltd www.dematic.com.

Dematic Ltd are to take the 43,000 sq ft Balliol House office building on the ex-Church Commissioners/Oxford and Cambridge Estates Development at Banbury Business Park – developed in 1988.

White Commercial Surveyors and Colliers are also acting for XLB Properties, the owners of Pembroke House, (Vodafone Retail previous UK Headquarters) – a 40,000 sq ft standalone office building. A new letting has just taken place to Bibby Financial on the first floor with the ground floor to be refurbished and providing quality office suites of 6,000 – 18,000 sq ft.

Chris White comments: "There are few large quality office buildings along this strategic section of the London to Birmingham M40 motorway".

White Commercial are also instructed by the Church Commissioners and JLL on the sale of the last 5.8 acres of the Business Park - which is suitable for office, industrial or technology style occupiers.



'PROJECT SUNSHINE' ACQUISITION LIGHTS UP NEW WAREHOUSE / DISTRIBUTION FACILITIES FOR WHITE COMMERCIAL SURVEYORS CLIENTS

White Commercial Surveyors have successfully acquired a new circa 70,000 sq ft warehouse/manufacturing facility in East Northamptonshire for one of their retained clients.

Chris White confirms : "Acquisition work for clients includes a 'Search and Find' exercise and this particular client required a new facility between Bicester, Coventry and Wellingborough.

After shortlisting options based on our client's specific operational requirements and valuable contributions from White Commercial regarding the building and specification, White Commercial Surveyors were then able to assess the various options.

Our duty for the client is to negotiate both the best economic and legal terms to secure a cost effective and flexible solution to accommodate the business occupational needs for the building.

As there is a shortage of Industrial/Warehousing stock our knowledge and expertise together with our contact provides a valuable acquisition service for clients".

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

- Business rates advice
- Occupational costs advice
- RICS regulation

LONGFORD PARK

White Commercial Surveyors have been instructed by the JV Consortium of TW Barr (Taylor Wimpey, Barretts and Bovis Homes) to sell 5 commercial sites on the JV's 1,500 housing development in North Oxfordshire at Longford Park Development and southern urban Expansion of Banbury situated at Junction 11 of the M40.

Chris White of White Commercial Surveyors confirms the development providing approximately 200 houses per annum is well underway.

The commercial sites for sale at Longford Park comprise the following:

1. Office Developments – 5,300 – 23,500 sq ft
2. Neighbourhood retail centre – already under offer
3. Pub / restaurant site
4. Canal basin site

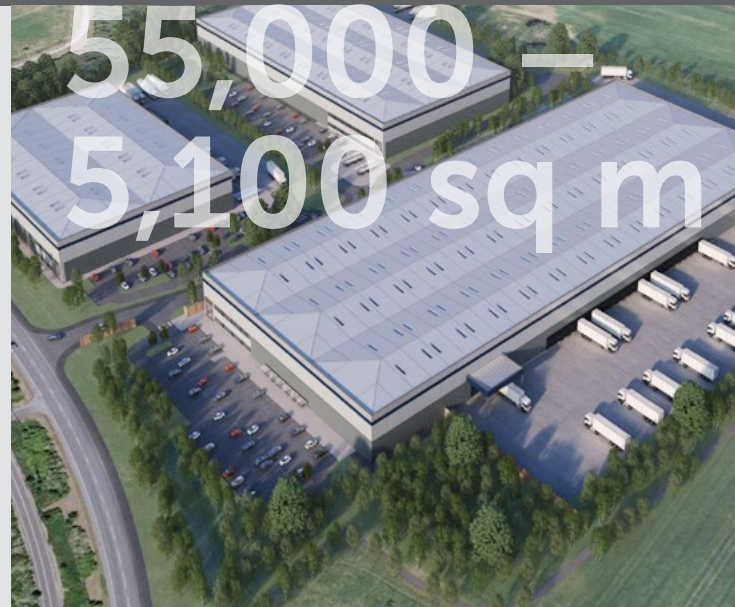
Further details on the above are available from White Commercial Surveyors.

LINK 9 – BICESTER

LINK 9 Bicester provides an exciting new design and build industrial and warehouse development.

The only immediately deliverable site in Bicester and the first large scheme in the area for over 15 years. The site totals approximately 35.70 acres (14.45 hectares) and has outline planning consent from Cherwell District Council (15/01012/OUT) for up to 520,000 sq ft (48,308 sq m) of employment floor space (Class B1c, B2, B8 and ancillary B1a uses). It is anticipated that a completed turnkey building could be provided for an occupier by Spring 2017.

Design to suit buildings are available on a leasehold or freehold 'build to suit' arrangement. Units from 55,000 sq ft (5,110 sq m) will be considered.



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235,000 SQ FT WAREHOUSE/DISTRIBUTION LANDMARK BUILDING - OVERLOOKING THE M40 - LET TO HELLO FRESH



White Commercial Surveyors and their joint agents on behalf of db Symmetry and British Airways Pension Fund have LET a brand new 235,000 sq ft warehousing unit fronting the London to Birmingham M40 motorway on the 1.3 million sq ft Central M40 development. An estimated 600,000 vehicles pass the building on the M40 every week.

The unit has been let to Hello Fresh – 'Order HelloFresh and we'll deliver fresh ingredients and healthy recipes straight to your doorstep each week' – www.hellofresh.co.uk

On the success of this letting the developer is submitting tenders to build two new speculative industrial buildings (Units 7 & 8) of 75,000 – 170,000 sq ft which will be available in the third quarter of 2017.

Further design and build opportunities are available from 50,000 sq ft to 700,000 sq ft. Quoting rents are currently £6.25 per sq ft with leases in excess of 10 years with a 'fit out' incentive also available. White Commercial Surveyors joint agents include CBRE and Colliers offices in London and Birmingham. www.centralm40.co.uk

KÄRCHER UPDATE

Kärcher – www.karcher.co.uk advised by White Commercial Surveyors have taken occupation of their new statement building and UK Headquarters comprising 85,000 sq ft offices, an academy, a retail centre and training facilities including a 20,000 sq ft warehouse and workshop section to allow for expansion - all located at J11 of the London to Birmingham M40.

The building (which will have taken a total of 4 years from search to completion) is nearing completion and can be seen from Junction 11 of the M40 in the company's corporate colours.

The building has been constructed by AC LLOYD contractors who have been appointed to complete the facility for occupation.



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BUSINESS RATES – A TAXING AND COSTLY AFFAIR FOR BUSINESSES

White Commercial Surveyors provide a 'pro-active' approach to business rates matters, the complex requirements of the Rating Legislation and the new Business Rates Revaluation 2017.

There are significant opportunities for many ratepayers to benefit from reduced Business Rate Payments.

Please Call Andrew Fairbairn FRICS LLM to discuss and benefit from our performance only fee basis!

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White Commercial Surveyors and GVA are jointly instructed to sell the former Cooper Callas building at Bicester Park. The premises comprise a 55,475 prominent industrial / distribution unit with high quality office accommodation – situated on a prominent landscaped site of 2.86 acres fronting Charbridge Lane, Bicester and located within 3 miles of Junction 9 of the London to Birmingham M40 motorway.



CUBE

Cube Interior Solutions' specialist industrial and logistics dedicated team, focusing on the design and delivery of facilities for the sector, has gone from strength to strength.

We have recently undertaken a number of projects in this sector, including Pharmaceutical packaging company Xerimis who appointed Cube to design and fit-out their first European warehouse.



Cube provide bespoke, tailored facilities for high-profile clients, providing the detailed and specific features required, for example, fully air conditioned spaces, integrated mechanical and electrical systems for engineering equipment, temperature controlled warehousing, cold rooms and mezzanine floors whether for storage or extending office requirements.



To find out more, visit cubeinteriorsolutions.co.uk, email info@cubeinteriorsolutions.co.uk or call 01784 274 074



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commercial.co.uk

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 or visit our website: www.whitecommercial.co.uk