

WHITE WIRE

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



ROBORACE ELECTRIFIES BANBURY & THE M40 CORRIDOR

White Commercial in yet a further transaction exemplifying their expertise in the Automotive Sector have just let on behalf of their clients Prodrive, the ex-Manor F1 Premises in Banbury to cutting edge technology business Roborace - the creators of the world's first driverless electric racing platform.

The platform will see teams competing using their autonomous software in Robocar - designed by Daniel Simon, the automotive futurist who has previously created vehicles for Tron Legacy and Oblivion. Simon, Roborace Chief Design Officer, commented "Roborace opens a new dimension where motorsport as we know it meets the unstoppable rise of artificial intelligence".

The car uses a number of technologies to "drive" itself including radar, lidar, ultrasonic sensors, AI cameras and GNSS.

Roborace partner with Formula E and have run demonstrations of autonomous technology on city street circuits around the world using their development 'DevBot' cars.

The ex-Manor F1 Building, a 39,000 sq ft building incorporating over 9,000 sq ft of offices and situated on the new Central M40 development in Banbury, will act as Roborace's new HQ.



MORE FROM THIS ISSUE:

- Albion land develops along the M40 at Bicester
- British Bakels expand into Link 9 at Bicester
- Appletree Estate provides industrial space in Chipping Warden
- Aldermore 'banking on success' at Blenheim Court
- New services and mixed use scheme at J11 of the M40 Motorway
- High Street full of development opportunities
- The Old Malthouse sold for residential development
- The Ratings Team create substantial savings for companies
- Rockspring hits the target at Arrow Park
- Explosive news in Northamptonshire

ALBION LAND – ANOTHER SPECULATIVE DEVELOPMENT ALONG THE M40 AT BICESTER

Albion Land is to develop 7 brand new units totalling 146,000 sq ft (units available from 13,000 sq ft to 32,000 sq ft) as Network@Link9. Units will be available in late summer 2018.

Albion's site can accommodate a further 300,000 sq ft of industrial/distribution accommodation and will develop units to suit companies particular requirements.

Bicester, well known for Bicester Village, is subject to substantial commercial and residential development with its population looking to double by 2031.

TASTY EXPANSION BY INTERNATIONAL BAKING GROUP BAKELS AT BICESTER!

British Bakels - the bakery specialists, with nearly 40 operations on five continents, has pre purchased the first 80,000 sq ft of industrial/ warehousing accommodation at Albion Land's Link 9 Development in Bicester www.link9.co.uk.

The building is to be completed by October 2018 on Albion's 30 acre site which is capable of accommodating 500,000 sq ft of accommodation.

Bakels, first registered in Amsterdam in 1904, will expand its existing facilities in Bicester which currently employs over 200 people at their Bicester site, having ambitious growth plans.



APPLETREE AT CHIPPING WARDEN PROVIDES INDUSTRIAL SPACE

White Commercial have been appointed by Ramac to market the Appletree Industrial Estate in Chipping Warden – midway between the M1 and M40.

The site provides a number of good standard Industrial Units and yard areas with current occupiers on site including Hella Manufacturing XP Auto and On Time Delivery. White Commercial are currently marketing over 170,000 sq ft in units ranging in size from 8,000 sq ft.

ALDERMORE BANKING ON SUCCESS IN BANBURY'S BLENHEIM COURT SITUATED ON THE M40 CORRIDOR!

Aldermore Group Plc, a UK bank providing financial products to small and medium sized companies, homeowners, landlords and savers, have taken new offices at the prestigious Blenheim Court building www.blenheim-court.co.uk in Banbury.

The company, together with the building's owner Threadneedle Property Investments Ltd have transformed the office suite to provide new quality facilities.

The 'Landmark Building' built in 1990 comprises circa 30,000 sq ft of offices - current tenants already include Hodder Education, OCS Group Ltd and WRAP (Waste & Resources Action Programme). Blenheim Court is situated in the Town Centre, close to the London to Birmingham railway and with excellent access to the M40 at junction 11 and the rest of the national motorway network. Only 2 Suites are now available comprising 3,410 and 5,260 sq ft.



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- Occupational costs advice
- RICS regulation

NEW MOTORWAY SERVICE AREA AND MIXED USE DEVELOPMENT AT J11 (BANBURY) OF THE LONDON-BIRMINGHAM M40

White Commercial Surveyors are now actively marketing the brand new 30 acre mixed use development scheme at Banbury 40.

The site is to include a new motorway service area wholly operated by Euro Garages comprising petrol filling station with convenience store and Food to Go outlets.

The site will also provide new build to suit distribution and industrial/office buildings from 30,000 – 250,000 sq ft for occupier's specific requirements. Banbury 40 offers occupiers an unrivalled location adjacent to J11 of the M40 motorway where over 600,000 vehicles pass every week. The area is home to major national occupiers including The Entertainer, Amazon, DHL, Bidvest, Kärcher, Hello Fresh, Jacobs Douwe Egberts Manufacturing and Prodrive.

Chris White says:

"Euro Garages, in conjunction with Cherwell District Council (CDC), have planned an exciting scheme on this significant and strategically

located site on the London to Birmingham M40 corridor. This development fulfils CDC's ambitions ensuring the regions' strength of Banbury in high performance engineering/manufacturing and logistics".



HIGH STREET FULL OF INVESTMENT OPPORTUNITIES

White Commercial is currently involved in the sale of a number of High Street and Industrial Investments including the following:

Retail – 2b/c Burgess Square in Brackley, Northamptonshire. The premises, currently leased to The Co Op at a rental of £65,977, is currently under offer close to the quoting price of £830,000.

Retail – 46, 47 and 48 High Street Banbury, 3 retail units currently let to Wigwam Estate Agents, Walford and Round Opticians and Master Kebabs Takeaway.

Industrial – Two Industrial investments at Windover Court in Huntingdon totalling over £1.7 million – and both under offer.

The lack of investment opportunities generally, whether these be property, shares, equities etc. and the substantial cash funds being generated by insurance companies, pension funds, private property companies and trusts, continues to see a very buoyant Commercial Property investment market.

THE OLD MALTHOUSE 'HOPS' OFF THE MARKET

The Old Malthouse, a Grade II listed building which was built by the Austin Brewery Company as a malting house in c. 1830 and converted to offices and let to Alcatel Telecom by Chris White in the 1990's has recently sold to a local property development company.

The property, most recently used as offices has been purchased with the purpose of converting the space into residential accommodation.

White Commercial has sold over 160,000 sq ft of office accommodation just in Banbury Town Centre in the past 3 years the majority of which is for conversion to residential living.

WHITE COMMERCIAL TENANT AND OCCUPIER GUIDES

White Commercial now have a dedicated 'Information for Occupiers' page on our web site which includes easy to read guides on the subjects of Use Classes, Rates Relief and Business Rates along with our own Jargon Buster and Tenant Information Guides!

whitecommercial.co.uk/advice-for-occupiers/



ROCKSPRING HITS THE TARGET AT ARROW PARK BRACKLEY

White Commercial, acting for developer Albion Land, has sold the former Network 401 development in Brackley now known as Arrow Park to Rockspring Property Investment Managers LLP (Rockspring). The €7.8 Billion Euro Property Investment Company has acquired the new 8 unit warehouse and industrial development for a reported £14 million.

The new industrial/distribution units, due for completion in January 2018, range in size from 10,000 - 30,000 sq. ft. and are prominently situated fronting the Silverstone A43 dual carriageway with fast access to J10 and 11 of the London to Birmingham M40 and J15A of the M1. The site already has over 300,000 vehicles passing it every week and will form part of a larger mixed use estate comprising a Sainsbury's superstore, hotel and healthcare centre.

White Commercial are retained to lease the completed units and already have 2 units under offer with serious interest in a number of the other units.



EXPLOSIVE NEWS FOR NORTHAMPTONSHIRE

White Commercial have sold the 7.7 acre 1816 walled Magazine Stores Depot at Weedon, Northamptonshire to a private developer.

The site comprising close to 25,000 sq ft of buildings, originally part of the 150 acre Royal Military Depot in Weedon, was originally acquired by an Act of Parliament in 1803 and consists of a collection of specially designed brick buildings built in 1816 and used as magazines to store over 1000 tonnes of gunpowder and explosives.

Over its 200 year life, the Royal Military Depot performed a wide variety of military functions, until its closure in 1965. In 1815, Napoleon was defeated at the Battle of Waterloo and the depot was responsible for the maintenance and storage of muskets, field ordnance and gunpowder. The onset of World War II saw the upgrading of the facilities at Weedon and it was designated as an intermediate ammunition depot, supplying anti-aircraft ammunition to anti-aircraft guns in the area. Parts of the 150 acre site were sold off for residential accommodation following its closure in 1965.

The developer is looking to provide storage and distribution facilities at the site which is located just a stone's throw from the new Daventry Link Road providing excellent access to the newly configured Junction 16 of the M1.



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WHITE COMMERCIAL RATINGS TEAM

The business rates appeal system has recently been radically overhauled with a new requirement for pre-application measures that have to be complied before any appeal will be considered. Opportunities to reduce rates bills still remain available. White Commercial has obtained substantial savings for a number of ratepayers in recent months including manufacturers and a number of our coveted motorsport clients. This has been actioned using targeted appeals which have been properly researched prior to submission and fully substantiated thereafter.



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