

WHITE WIRE

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



LOOK WHAT'S 'ARRIVED' AND ON 'THE MENU' IN BICESTER, CENTRAL ENGLAND OXFORDSHIRE!

The Menu www.the-menu.co.uk and Arrival www.arrival.com have both significantly expanded their operations in central England, Bicester, Oxfordshire, taking space at the 530,000 sq ft Axis Junction 9 Business Park developed by Albion Land www.albionland.co.uk/. The two logistics and industrial buildings totalling 250,000 sq ft were forward purchased by Mirastar www.mirastar.eu for a price over £30 million in December 2020.

The Menu is the brainchild of the internationally experienced and enigmatic Nigel Harris of Absolute Taste www.absolutetaste.com, and Jason Tanner of Premier Fruits www.premierfruits.com.

Led by foodies and food developers at heart, 'The Menu' will source fresh fish, seasonal fruit & veg, ethically sourced meat, sauces and breads from artisanal suppliers to clients' specifications and deliver on one of The Menus multi-temperature vehicles. As Nigel says – "one order, one invoice, one delivery...this is the future of food-service."

Arrival, www.arrival.com/uk/en are a world renowned and bleeding-edge \$13 billion technology business, founded in 2015 with a mission 'to make air clean' by replacing all vehicles with affordable electric solutions.

Unit 14 totalling 90,000 sq ft has been let to The Menu and Unit 13, totalling 160,000 sq ft has been let to Arrival.

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PARMAR PROPERTIES TO 'STAND AND DELIVER'

White Commercial have sold a 12-acre site including office buildings and investments, as well as the 5,000 sq ft 18th century Grade II listed Harwoods House, which has been bought by a Warwickshire based private investor/developer; Parmar Properties.



The site and buildings are situated on the ancient Roman Fosse Way, which is mid-way between Warwick and Gaydon, home to the Headquarters of Aston Martin and one of Jaguar Land Rovers main sites.

Harwoods House has long been linked with Dick Turpin, with local speculation that the infamous highwayman (who was hanged for his crimes in York in 1739) hid some of the proceeds of his robberies on some land there.

Parmar are to develop new quality offices on the site up to 14,000 sq ft.

17.5 ACRE MIXED USE INDUSTRIAL INVESTMENT FOR SALE IN OXFORDSHIRE

White Commercial are instructed to sell a significant 17.5 acre site in Central England comprising a diverse mix of industrial, open storage and developable sites. All the property is fully let and comprises over 300,000 sq ft, with current tenants including Amazon and Volvo.

Buildings only cover 20% of the site, which produces a current rent of £994,858 per annum exclusive (reflecting a low £3.30 per sq ft). Offers are expected in excess of £12 million, providing a rental return of 7.8%.

Chris White, Managing Director, comments "We have already received significant interest in this investment. There is a shortage of income producing mixed use industrial premises in the south east and this is an ideal opportunity for asset management and where we have been involved for over 20 years in leasing various premises". Further information can be found at www.whitecommercial.co.uk/property/



40 ACRE VEHICLE STORAGE/ PROCESSING SITE, CENTRAL UK, OXFORDSHIRE

With a lack of supply of vehicle processing and storage site in the UK, White Commercial have been instructed to lease close to 40 acres and over 140,000 sq ft of workshops, stores and offices for vehicle storage and processing in Oxfordshire.

The site is significant and strategically located 16 miles to the north of Oxford and ten minutes' drive from J10 of the London to Birmingham M40 Motorway.

White Commercial are expecting substantial demand from a number of the regional and national dealership groups, together with the commercial vehicle sector and third party logistics operators who may require extensive hardstanding and storage. The self-contained storage facility is provided with excellent security and the current landlords will consider some sub-division of the site.



OXFORDSHIRE - A GOOD FINANCIAL INVESTMENT: 10-13%!

White Commercial are offering for sale a 2.13 acre site, comprising two prominent office buildings totalling 41,803 sq ft, which are multi-let to 13 tenants, with a guaranteed rent of £451,403 per annum. The buildings, known as Beaumont House and Finance House, are prominently located adjacent to the popular Tesco Superstore and Banbury Cross Retail Park, within sight of Junction 11 of the M40 off Beaumont Road and Southam Road.

White Commercial have advised various landlords on both buildings over the past 15 years.

Chris White "The current rents from both buildings are providing a return of 10.33% on the current income with potential income growth providing a 13.1% return. The value of the buildings at £4.1 million reflects a low capital value of £98 per sq ft."



ON THE OFFENSIVE ON THE M40: FORTRESS TAKES NEW PREMISES TRIPLING CAPACITY AND JOB OPPORTUNITIES'

White Commercial, acting for Banbury-based Fortress Technology Europe, have recently found premises for the company enabling it to expand and in fact triple its manufacturing capacity, moving into a new modern industrial facility and EMEA headquarters on Thorpe Way in Banbury.

White Commercial Surveyors acted for Fortress in their 'search and find' exercise, a specialist service offered by the company. White Commercial had previously leased the property to The F1 Mercedes Petronas Team whose HQ is close by, based in Brackley.

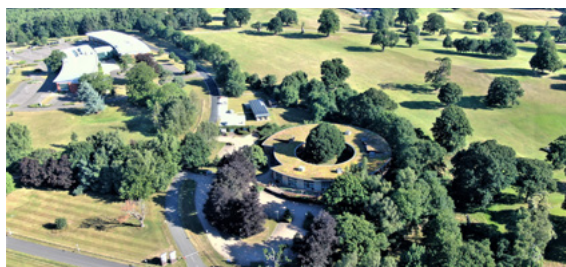
Having merged the 30,000 sq ft facility, aptly named Stealth House after the company's flagship food metal detector, marks the next milestone in the company's ambitious growth strategy.

www.whitecommercial.co.uk/wp-content/uploads



BRITISH HORSE SOCIETY LOOKING TO 'SADDLE UP' NEW TENANT IN ECO STATEMENT BUILDING IN WARWICKSHIRE

The British Horse Society are to lease some of their breath-taking office accommodation, based within their landmark designed 20,000 sq ft premises at the glorious Abbey Park in Warwickshire.



The annular building, opened by HRH Princess Royal in 2011, is of single storey design and was developed surrounding an oak tree. The façade is constructed from natural stone, with European Oak cladding and sedum used on the roof, the latter creating an eco system around the central tree.

The Headquarters employs the latest principles and technology to save energy, reduce running costs and minimise the premises impact on the countryside.

White Commercial are looking to lease 2,725 sq ft of the Building to one lucky occupier!

www.whitecommercial.co.uk/property/the-british-horse-society-offices-abbey-park-

£7.5 MILLION CYGNET 40 TAKES OFF IN BUCKINGHAMSHIRE

A new £7.5 million, 40,000 sq ft manufacturing and distribution facility is to be developed in Buckingham by the Deeley Group www.deeley.co.uk, which is forecasted to create 50 new jobs. White Commercial have already found an International occupier for the property. The building is expected to be ready for the company's occupation in mid-2023.

Andrew Brazier, development consultant at the Deeley Group, said: "This scheme will create a vital new employment opportunity for the manufacturing and logistics industry in Buckinghamshire. There is a growing need in the region for industrial units of this type."

Chris White MD of White Commercial Surveyors comments: "We secured the site from the landowner for the development. This scheme provides a quality building between the M1 and M40, in an area with significant shortages of quality industrial and warehousing accommodation. The availability of the unit 'for sale' also attracted the occupier with many companies unable to locate buildings they can own and occupy".



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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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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