

### WELCOME

Welcome to the first edition of the Logistics and Industrial Newsletter. This quarterly newsletter aims to keep you up to date with new deals, events, pitches and team movement from across the Logistics and Industrial UK team.



### MILLBROOK TECHNOLOGY PARK MILLBROOK

Knight Frank are delighted to be instructed by Rutland Capital and Millbrook Proving Ground Limited to advise on this prestigious development.

Millbrook is one of Europe's leading centres for the design, engineering, test and development of a wide range of vehicles and vehicle systems. Highly skilled staff provide virtually every test, validation and homologation service necessary for today's demanding vehicle development programmes. Millbrook Technology Park, will further enhance Millbrook's position in the market with the ability to provide upto 24,900 sq m (267,700 sq ft) of purpose built R&D/ Workshop space with direct access to Millbrook's extensive track and testing facilities, experienced engineers, all within a secure and confidential working environment.

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

For further information please contact **Andy Hall** or **Charles Binks**.

### AWARDS

Knight Frank was officially 2014's 'most active' industrial agent across the whole of Yorkshire, challenging PPH to their longstanding title.

[Click here](#) to view the full set of results.



discover fashion online

### ASOS, BERLIN, GERMANY

The Logistics and Industrial team in London, working in conjunction with our Frankfurt office, have assisted online retailer ASOS in securing land under option to safeguard their future warehousing needs in support of their European growth strategy.



MORRISONS

### FLOWERWORLD, DERBY

Acting on behalf of Morrisons' subsidiary Flowerworld, Knight Frank have advised on the freehold purchase of their existing premises at Sinfin Lane, Derby.

The acquisition included the purchase of Units 1-5 totalling in excess of 500,000 sq ft, part of which is let to Ceva Logistics providing Flowerworld with a significant income.

### WEST LONDON DEAL

West London have completed their first deal! Gus Haslam and James Maskey have worked with joint agent Veritas Real Estate on a 29,183 sq ft unit. Units 1-3 Britannia Way, Park Royal, London NW10 7PW has been sold to Pentide Ltd on behalf of Landlord Amaryllis Development within 3 months of coming to market.

### DEAL LIST



#### Farmfoods New Facility, Central Park, Severnside

Acting on behalf of Delta Properties and Roxhill Developments, Knight Frank's

Bristol Office advised the JV on the marketing of the 16 acre site and secured the 176,000 sq ft built-to-suit. We identified the requirement and secured a commitment for delivery inside 7 months of the first meeting. The chill store has room for expansion and represents the largest pre-sale/pre-let in the South West in 2014.



#### Manton 110, Worksop

Acting on behalf of Stainton International, Knight Frank's Sheffield Office were successful in letting

110,000 sq ft industrial / warehouse property. Stainton International acquired the property as part of a portfolio of industrial and distribution premises throughout the UK. This particular property was vacant on acquisition.

The property is situated at Manton Wood, a former Enterprise Zone within Worksop. Knight Frank were instrumental in securing a letting of the premises to Greencore, for a new food production facility. Terms were agreed on the basis of a 12 year, unbroken lease at a rental of £3.50 per sq ft.



#### Methley Road, Castleford

Acting on behalf of Techeid Facilities and Fastcentral, Knight Frank Leeds Office advised in respect of the

marketing and sub-division of the 55,000 sq ft warehouse premises. We persuaded the supply chain management specialist Norbert Dentressangle UK to opt for the Red Rose at Methley Road Industrial Estate to facilitate their LPR pallet storage and repairs contract. We negotiated terms on behalf of the landlord in securing the 5 year lease at a record rental level for the estate.



#### Elizabeth Industrial Estate, Halifax

Knight Frank's Leeds Office advised the York-based Wernick Group on

the acquisition of a 200,000 sq ft industrial unit in Halifax for in excess of £1 million.

David Wernick, chairman of the Wernick Group, commented: "I would like to thank Knight Frank and in particular their industrial property specialist Tom Lamb, for finding these premises for us. They are as near perfect as can be. Tom's diligence was exemplary."



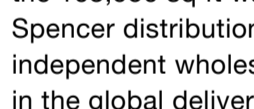
#### Regents Trade Park, Cardiff

Acting on behalf of CBRE Global Investors, Knight Frank's Cardiff Office advised on the transaction.

The 4,950 sq ft unit has been leased to the Travis Perkins Group on a 10 year lease. Modfix has acquired Unit 11 on the estate on a similar basis. Other occupiers include Euro Car Parts Ltd, Greggs, Tool Station and The Word.

Neil Francis, who heads the Knight Frank Industrial agency team in Cardiff, said: "Unit 6 has been fully refurbished by the landlord and its quality glazed frontage, roadside prominence and excellent location were all factors in the deal.

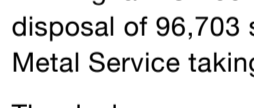
"The investment program by the landlord is enabling headline rents to be achieved at Regent Trade Park – among the highest industrial rents in Cardiff."



#### Tyne Tunnel Estate, North Shields

Acting on behalf of UK Land Estates, Knight Frank's Newcastle Office has let

the 103,950 sq ft warehouse, a former Marks & Spencer distribution warehouse to Kitwave Ltd, the independent wholesale centre which specialises in the global delivery of confectionery, soft drinks, snacks, beers, wines, groceries, frozen and tobacco on a 15 year lease.



#### Units 1-8, Hulbert Industrial Estate, Cinderbank, Dudley

Acting on behalf of Mechel Services Knight Frank's

Birmingham Office successfully completed a disposal of 96,703 sq ft in March 2015 with ASD Metal Service taking the new facility.

The deal was complex in that it involved a back-to-back surrender of a lease and sub-lease and the disposal of the long leasehold of the site by the landlord London & Cambridge Properties at a sale price of £4million.

The property attracted a high level of interest from specialist steel stockholders due to the cross-loading arrangement of the facility and the 15 overhead gantry cranes.

### INSTRUCTIONS



#### To Let

36 Cumberland Avenue  
Park Royal  
London  
NW10 7RQ

20,656 sq ft (1,919 sq m)

- Column free warehouse
- 7.5m clear height rising to 10.94m at the apex
- Large external yard
- First floor fitted offices
- 4 electric operated level loading doors

Client: Henry Smith Charity

Contact: Gus Haslam T +44 20 7861 5299



#### To Let

J4, Doman Road  
Yorktown Industrial Estate  
Camberley  
GU15 3LB

7,658 sq ft – 15,638 sq ft  
(710 sq m – 1,446 sq m)

- 2 modern units
- 6m clear height
- Ground floor office accommodation
- Units 5 and 6 can combine to provide 15,636 sq ft

Client: Orchard Street Investment Managers

Contact: Andy Hall T+44 20 7861 1154



#### To Let / May Sell

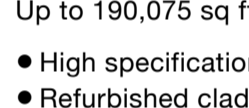
VDC Distribution Centre  
Fourth Way  
Wembley  
Middlesex  
HA9 0LH

62,969 sq ft (5,850 sq m)

- On a self-contained site
- 13m apex height
- Mezzanine production area
- Warehouse lighting and heating
- Goods lift
- 2 electric loading doors
- High quality offices

Client: Amaryllis Development Ltd

Contact: Gus Haslam T +44 20 7861 5299



#### To Let / May Sell

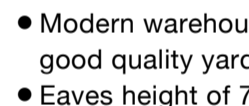
Talke 16  
Pit Lane  
Stoke on Trent  
ST7 1UH

Up to 190,075 sq ft (17,658 sq m)

- High specification distribution/warehouse facility
- Refurbished cladding and roof
- Warehouse lighting upgraded to 300 lux
- Structural steelwork and cladding panels
- Fully refurbished dock level loading doors
- Refurbished offices
- New air conditioning system to be installed to first floor offices

Client: Parabola

Contact: Jon Ryan-Gill T +44 121 233 6454



#### To Let / May Sell

Halebank Industrial Estate  
Foundry Lane  
Widnes  
Cheshire  
WA8 8TZ

49,189 sq ft (4,569.70 sq m)

- Modern warehouse/storage facility with good quality yard space
- Eaves height of 7.61m (25 ft)
- Good quality office accommodation
- Fully secure and self-contained site

Client: M&G Real Estate

Contact: Rob Taylor +44 161 833 7714

At Knight Frank Logistics and Industrial, we trade in innovative solutions, delivering marketing, leasing and acquisition strategies, development consultancy and investment advice in every major industrial and distribution market across the UK.

For further information on our services please visit; <http://www.knightfrank.co.uk/commercial/industrial/>

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### LOGIC: UK OVERVIEW - 2015



Knight Frank's online research tool providing a regional market assessment of the logistics & industrial sector across the UK.

[Click here](#) to view

### MULTI-LET BROCHURE



The 2015 Logistics & Industrial Track Record shows a collection of some of our recent deals. Click the image to download the most recent version of our track record.

[Click here](#) to view

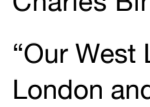
### TEAM MOVEMENT

The Industrial team are delighted to announce the establishment of a new West London Industrial Agency team, following the recruitment of market leading agents Gus Haslam from JLL and James Maskey from GVA.

On the back of the dynamic market, the team will cover both landlord and occupier clients covering North West, West and South West London as well as the Home Counties and Thames Valley. The team is spear headed by Gus who spent 17 years at King Sturge and JLL, providing industrial disposal, acquisition and development services for existing and new Knight Frank clients. In addition we welcome James Maskey, who recently joined having spent the last 5 years with GVA.



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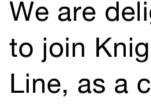
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Charles Binks, Head of Industrial agency, commented:

"Our West London presence will complement our East London and Thames Gateway team, to which under the leadership of Paul Mussi, we welcome Robert Haxby following his move from Commercial Valuations. The comprehensive London and South East coverage this provides will further enhance our service offering, adding to the established teams operating in London and through our network of 10 regional offices."



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**Tim Owrid**  
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We are delighted to confirm that Tim Owrid has agreed to join Knight Frank's Logistics and Industrial Service Line, as a consultant.

Tim brings over 30 years experience of operational logistics roles within a number of major UK retailers, having held senior supply chain positions at Marks & Spencer, SuperGroup, Waterstones/HMV, Woolworths and House of Fraser/Selfridges.

Tim's operational logistic knowledge will enhance the range of services we can offer our clients and we look forward to building a mutually beneficial relationship with Tim and enhance our business generation in the process.

For full details of all our team please [click here](#)

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