



ESTATE OFFICE

PROPERTY CONSULTANTS

TRACK RECORD

Trusted. Proven. Experienced.



Estate Office

Estate Office is well established as a leading player in the investment and development markets for residential and commercial property in the United Kingdom.

Founded in 1983, with almost 40 years' experience and longevity in business, we have helped private and institutional clients complete transactions with a total value in excess of ten billion pounds.

We have built up an envied reputation for our strategic advice, deal making expertise and attention to detail which together with our dedicated and personal approach makes us the agency of choice for both local and international clients.

Our Strengths

Investment

Our specialist investment department brings a wealth of experience and knowledge to the entire property investment process; identifying the best opportunities to match our clients' investment criteria through to executing our clients' business plans and strategies from acquisition to disposal.

Our UK and international clients benefit equally from our distinctive hands on approach. We are available at any time to assist them regardless of time zone and regularly make trips abroad to meet our overseas client base. The relationships we have formed with these clients is a testament to our proactive attitude and professional advice.

Development

Estate Office has been operating at the heart of London's property market for nearly 40 years. Therefore, we are highly adept at identifying confidential opportunities through our relationships with property owners and developers both in the commercial and residential sectors, long before our competitors become aware.

Inward Investment

We have dedicated significant effort and resources in building key relationships with many overseas investors and are now their advisor of choice for securing opportunities on their behalf in London and across the UK.

Professional Services

Being able to provide expert advice comes from experience, and our experience comes from nearly four decades in business. Our track record speaks for itself and we have learnt that standing still is not an option. Markets are constantly changing and evolving, revealing different challenges which must be identified, understood and navigated through precise and clear thought processes, with both speed and composure.



Investment

Invest with confidence.

We identify investment opportunities throughout the UK. Including off-market opportunities you won't find elsewhere.

Inward Investment

A team advising clients from across the globe, identifying the greatest opportunities from across the UK, before anyone else.

Prime, Central London & UK Wide

Working on instructions across the spectrum of London and national property sectors, drawing on almost four decades of deal-making expertise.

Innovative Disposal Strategies

Our role doesn't end with acquisition. We maximise return on investment through the development of intelligent disposal.

Residential Investments.

Sold & Acquired



Canterbury House, Canterbury Road, London NW6

Acquired off-plan, a selection of 20 luxury apartments in a part conversion, part new build boutique development.



Portnall Road, London W9

Attractive unmodernised period 9 Unit HMO with potential for extensions at rear of ground, first and loft.



Seaside, Eastbourne BN22

A parade of 3 HMOs consisting of 14 units and a commercial unit totalling 6,628 sq ft (GIA).



Blake House, Bishops Road, Slough SL1

Portfolio of 13 newly built apartments in Slough town centre totalling 8,620 sq ft.



Portobello Road, Notting Hill, London W11

A mid-terrace townhouse hotel investment in prime Notting Hill comprising 1,620 sq ft (GIA).



Poland Street, Soho, London W1F

Unbroken prestigious residential block of 9 apartments within a new development finished to a high specification in one of central London's best locations. Acquired on behalf of a private overseas client.

Residential Investments.

Sold & Acquired



Kensington Mansions, London SW5

Four long leasehold self-contained apartments in a period mansion block.



Allied Place, Abbey Street, Leicester LE1

Block of 44 apartments sold for clients with potential to convert second floor office into 11 apartments.



The Aspal Portfolio, Suffolk IP28

Income producing portfolio of 67 houses with additional development land.



Camden Road, London NW1

An income producing freehold unbroken residential block comprising 6 units.



Bishton Fletcher Building, Legge Lane, Birmingham B1

Three-storey Grade II listed building converted to a residential development providing 12 modern luxury apartments within the heart of Birmingham's famous Jewellery Quarter. Sold on behalf of a private investor.



Rothsay Street, London SE1

A portfolio of buy-to-let apartments in a development within the Tower Bridge area.



The Queensmead Portfolio, Hampshire GU14

A portfolio of 25 refurbished maisonettes providing 75 beds with communal kitchens and bathrooms across 19,095 sq ft. Sold on behalf of receivers.



Foundry (Maxet House), Luton LU1

Brand new development of 66 apartments in the heart of Luton comprising ground and two upper floors across 23,495 sq ft NSA.



Birchett Road, Aldershot, Hampshire GU11

Town centre development for 58 new build apartments over ground and 4 upper floors across 40,354 sq ft.

Residential Investments.

Sold & Acquired

Riverside Crescent, Waterside Way, Nottingham NG2

Landmark 129 unit unbroken residential block located on the banks of the River Trent in Nottingham. Acquired on behalf of private overseas client.



Residential Investments.

Sold & Acquired



Spectrum Building, Chadwell Heath RM8

Development comprising 2 commercial units and 60 residential apartments with development potential for 16 additional apartments in car park site.



Mazenod Avenue, London NW6

A vacant residential investment opportunity in the heart of highly sought-after West Hampstead.



Ladbrooke Crescent, London W11

Residential investment comprising a block of 9 apartments.



Park House, Pinner HA1

Serviced apartment of 25 self-contained apartments plus a self-contained 1 bed flat.



Dennington Park Road, London NW6

An unmodernised HMO arranged as 11 units with shared facilities in prime West Hampstead.



Palace Court, London W2

Unbroken block of seven residential apartments ideally located in Bayswater. Sold to an overseas investor.



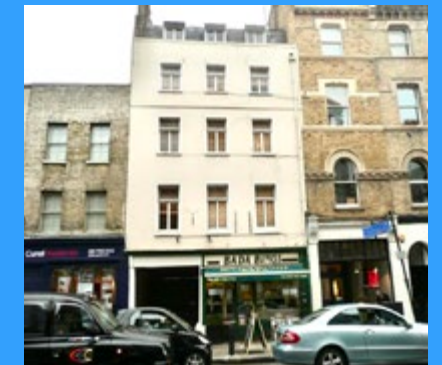
The Henson, London NW1

A selection of newly built apartments sold on behalf of London & Newcastle PLC.



Leigh Street, London WC1

Newly refurbished prime central London freehold HMO investment comprising 10 units.



St John Street, London EC1V

Mixed use property with consent to create 5 storey rear extension with brand new self-contained units.



Ridley Road, London E8

A residential investment comprising 33 studio apartments let to a housing association with an additional vacant car park.



Camden Park Road, London NW1

Mid terrace block consisting of 8 residential units arranged over lower ground, ground and two upper floors across 1,665 sq ft NIA.



Templeton Place, London SW5

A portfolio of newly built luxury apartments arranged over 7 floors. Sold on behalf of a client.

Residential Investments.

Sold & Acquired



Warwick Road, London SW5

Located in prime Kensington. Two unmodernised Victorian terraced houses, arranged as 23 letting units. Sold to a private international fund.



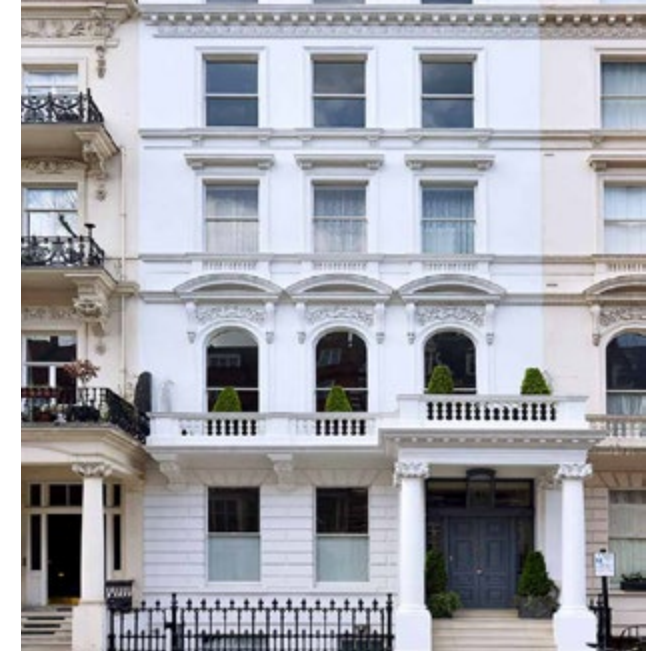
Emperor's Gate, London SW7

Unmodernised 6 storey building located in prime South Kensington. Acquired for redevelopment.



Barrett's Grove, London N16

Unbroken block of 14 self-contained apartments. Sold to investors.



Queen's Gate, London SW7

Period terraced house on one of South Kensington's premier roads. Sold to a high-net-worth owner-occupier.



Lambeth Walk, London SE11

105 bed hotel over 6,098 sq ft with potential to extend. Acquired on behalf of overseas client.



Sutherland Avenue, London W9

A selection of buy-to-let apartments sold with vacant possession.



Nottingham Place & Bingham Place, London W1

Existing 5 storey unmodernised HMO with development potential.



Gleneldon Road, London SW16

A 30 unit residential investment with break-up potential.

Off-Plan Investments.

Sold & Acquired



Well Street, London E9

17 new-build apartments sold off-plan on behalf of clients.



The Harland, London W9

A premium development of 8 x 1, 2 and 3 bedroom apartments in prime Maida Vale.



Union Place, Stoke Road, Slough SL2

Entire block of 79 apartments acquired off-plan on behalf of a family office.



St Edmund's Terrace, London NW8

28 new-build luxury apartments sold off-plan. Located in the heart of upmarket St John's Wood, close to Regent's Park.



Bromley Road, London SE6

A selection of newly built apartments sold off-plan on a forward purchase basis.



Bedford Road, London SW4

An entire new-build development in Clapham, sold off-plan to overseas investors.



Argo House, Kilburn Park Road, London NW6

65 private apartments forward purchased for an overseas investor.



Fitzrovia Portfolio, London W1

10 apartments in a sought-after central London location. Acquired for overseas investors as a refurbishment opportunity.



Castlebar Park, London W5

11 new-build apartments sold off-plan on a forward purchase basis. Ideally located close to Crossrail at Ealing Broadway.



Maddox Street, London W1

7 luxury apartments in an office conversion sold off-plan to overseas investors.



Wilburn Basin, Salford M5

Residential investment of 106 new luxury waterside apartments within a large development complex.



Sutherland Avenue, London W9

A block of 13 luxury apartments sold off-plan.



Tottenham Place, London W1

A warehouse property, sold as an off-plan development of 7 luxury apartments and a penthouse.

Off-Plan Investments.

Sold & Acquired



Forum House, Wembley City HA9

A selection of newly built apartments within the Wembley City development surrounding Wembley Stadium.



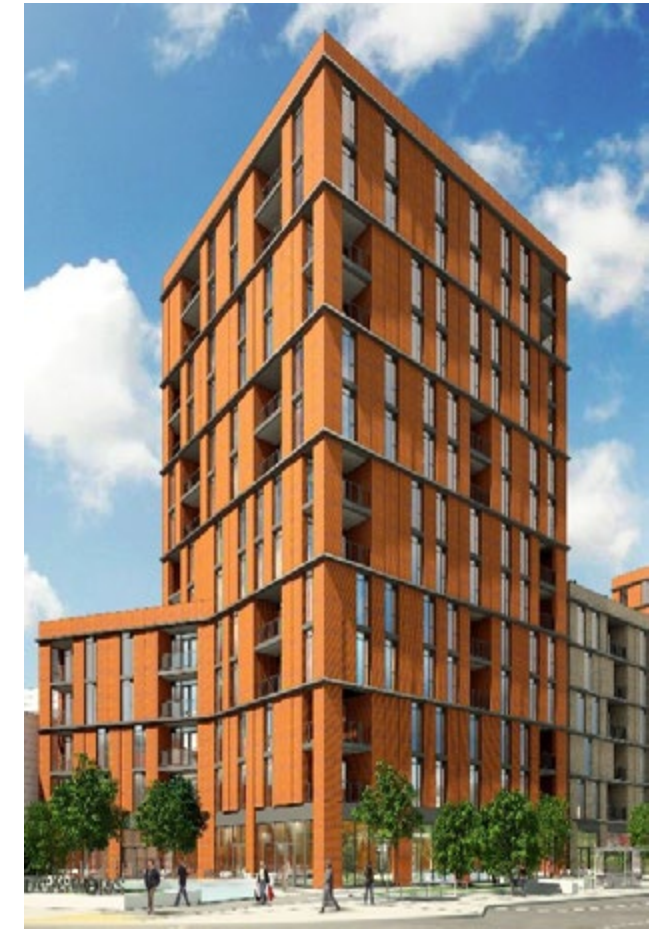
Green Lanes, London N16

30 new-build apartments sold off-plan.



Royal Victoria Residences, London E16

Luxury 24 storey new build apartment block offering 1, 2 and 3 bed apartments in the heart of Royal Victoria Dock.



The Old Gas Works, Sutton SM1

Multiple units forward sold in a brand new development.



Gateway House, Cavell Street, London E1

A stylish development of 9 apartments, perfectly located close to the regeneration taking place in Aldgate. Sold off-plan on behalf of clients.



Eastcastle Street, London W1

Seven luxury apartments ideally located just off Oxford Street, sold off-plan to overseas investors.



Hiltons Wharf, Greenwich SE10

Entire private element of a new-build waterfront development in Greenwich, comprising 64 new-build apartments acquired off-plan on a forward purchase basis for overseas investors.

Off-Plan Investments.

Sold & Acquired



River Wandle Apartments, Wallington SM6

New development with a collection of high spec studios, 1 and 2 bedroom apartments.



Willow Court, Kingston Upon Thames KT1

Freehold residential block comprising 17 apartments and 15 parking spaces. Sold off-plan on behalf of clients.



Boatman's House, London E14

Redevelopment of existing 50,000 sq ft waterside office building to provide 108 residential dwellings. Sold on behalf of a client.



Herschel Street, Slough SL1

Brand new development consisting of 50 self-contained high specification residential units, 32 affordable and 18 in shared ownership. Built as part of a larger scheme with an additional 181 private apartments.



Commercial

Challenges. Success. Growth.

Our specialist commercial investment team bring a wealth of experience and knowledge to the property acquisition and disposal process, providing both our UK and international clients in equal measure, with a distinctive and dedicated approach to meeting their needs.

Deal Making Expertise

We utilise our wealth of experience to get you the best deal.

Strategic Advice

We tailor our approach to your unique requirements.

Long Term Relationships

You are at the centre of what we do so building strong and lasting relationships is important to us.

Commercial Investments.

Sold & Acquired



Smithson Plaza, St James's Street, London SW1

The tallest building in St James's totalling c. 80,000 sq ft with record office rents in excess of £200 psf. Acquired on behalf of one of Europe's largest insurance companies.



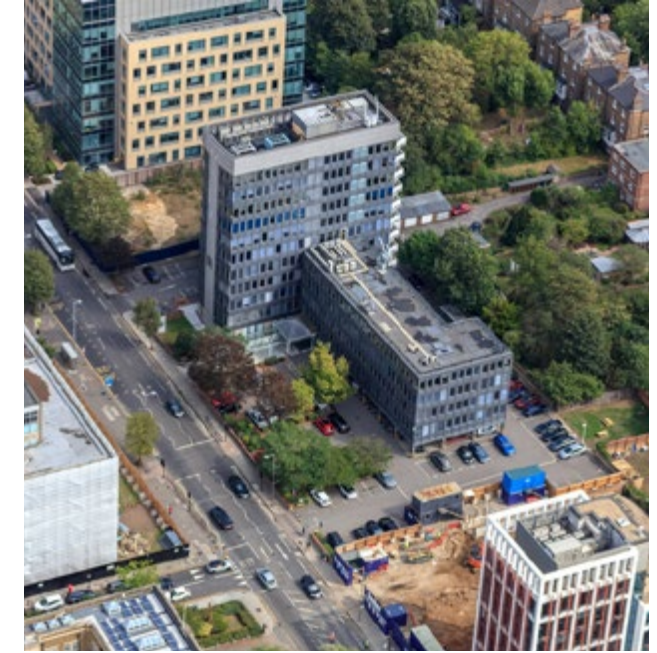
Garden House, Throgmorton Avenue, London EC2

Trophy acquisition of a prime office in the heart of the City of London on behalf of a Hong Kong-based private family office from a UK Institutional vendor.



St John's Wood High Street, London NW8

Unbroken parade of retail shops, with residential upper parts. Located in one of London's most affluent neighbourhoods. Acquired on behalf of private clients.



CP House, Uxbridge Road, Ealing W5

Prominent self-contained Greater London office investment with numerous unrealised asset management opportunities across 69,678 sq ft (GIA).



Lloyds Bank Plc, Grey Street, Newcastle-upon-Tyne NE99

Prime landmark city centre bank investment secured to Lloyds Bank Plc. Acquired on behalf of an overseas investor.



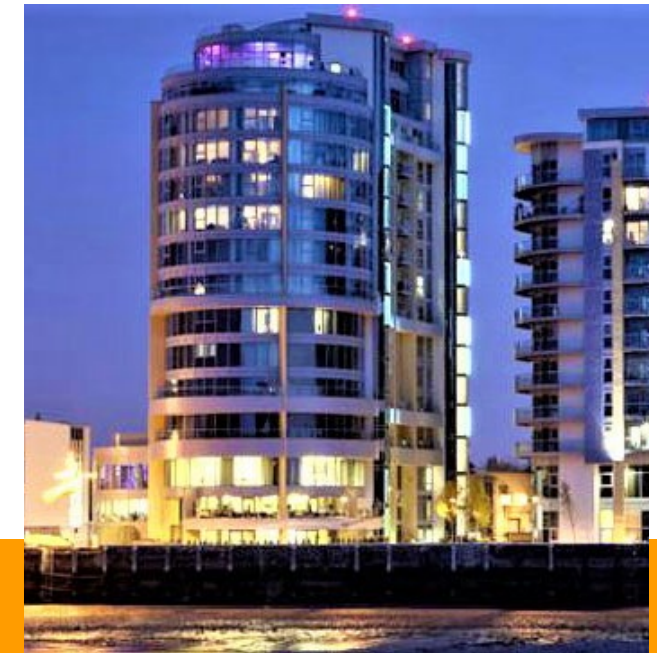
Tesco Express, Wandsworth High Street, London SW18

Over 10 years' income from Tesco with consent for massing. Sold on behalf of a UK Property Company.



Pizza Express, Dean Street, London W1

Prime freehold investment property located in Soho. Bought and sold (with a substantial profit) for a Singaporean private client.



Hotel Verta, London SW11

Landmark luxury 70 room hotel located on the banks of the River Thames in Battersea. Acquired for private investors from receivers.

Commercial Investments.

Sold & Acquired



Royal Exchange, London EC3

Iconic, Grade I listed, multi-let offices situated opposite the Bank of England. Acquired on behalf of a UK property company.

Commercial Investments.

Sold & Acquired



Wigmore Street, London W1U

Prime freehold investment with income from two retail showrooms, located close to Selfridges. Acquired for an overseas private client.



Equiniti, Crawley RH10

Acquisition of a freehold office investment let for 15 years to a FTSE 250 company. Acquired on behalf of an overseas investor.



Greyfriars House, Cardiff CF10

High quality refurbished office building acquired on behalf of client.



Shaftesbury Avenue, London W1

Restaurant investment with residential upper parts in the heart of the West End, acquired for private overseas clients.



The Forge, London E14

Vacant listed building close to Canary Wharf with planning for B1 (office) use.



Albion House, Newcastle NE1

56 unit student accommodation investment in Newcastle city centre, let to Newcastle University. Sold on behalf of a private investor.



Sainsbury's, Fulham Road, London SW10

Let to Sainsbury's with inflation linked rent reviews. Acquired on behalf of overseas investors.



Boots and Natwest, Stoke-on-Trent ST1

Retail investment property let to Boots and NatWest with a WAULT of 20 years. Acquired for an AIM listed plc real estate investment company.



Notting Hill Gate, London W11

Existing commercial upper parts with planning permission to convert and extend. Bought and sold for a UK property company.

Commercial Investments.

Sold & Acquired



Travelodge, Leeds LS1

127 bedroom hotel let to Travelodge with a term certain of 23 years and rent reviews linked to inflation.



Bell Street, London NW1

Four retail units with planning permission to reconfigure and refurbish upper parts to provide 8 x 2 bedroom apartments.



Fort Box, London NW8

Storage facility in an affluent London location. Sale and leased back for 25 years with RPI linked rent reviews. Acquired and sold with a significant profit on behalf of a UK property company.



Vue Cinema, Birkenhead CH41

Acquisition of a freehold leisure investment providing 12 years income and fixed rental uplifts. Bought for an overseas fund and sold 18 months later for a substantial profit.



Grosvenor Casino, Manchester M1

City centre freehold casino investment with value-add potential. Acquired for a UK investor.



Hilton Garden Inn, Luton LU2

157-bedroom hotel situated close to Luton Airport. Acquired for a private overseas client.



The Arch Hotel, London W1

82-bedroom hotel sold as a going concern for a UK private family to a Japanese purchaser.



Wilburn Basin, Salford M5

New residential investment with 106 apartments. Sold on behalf of a UK developer to an overseas fund.



Stockton on Tees TS18

Student block comprising 382-bed spaces. Acquired on behalf of an overseas investment fund.



Agnes Jones House, Liverpool L8

370 bed student scheme in Liverpool city centre. Acquired for an overseas client.



Mecca Bingo, Leeds LS15

Substantial building and site located close to Cross Gates Shopping Centre. Acquired on behalf of overseas clients.



PureGym, Croydon CR1

New leisure investment let for 15 years to PureGym with RPI rent reviews. Sold to a private investor on behalf of a developer.



Greek Street, London W1

Nightclub with a valuable late-night licence, and two apartments. Sold to an overseas investor.

Commercial Investments.

Sold & Acquired



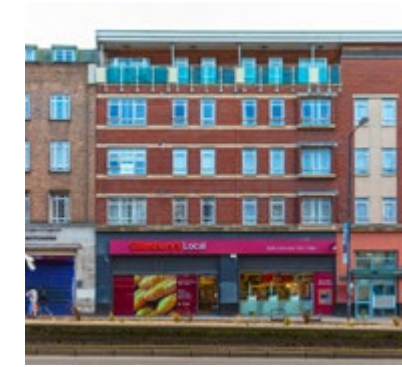
Judd Street, London WC1H

King's Cross restaurant and two shops with an outstanding frontage along Judd Street totalling 3,034 sq ft NIA. Sold on behalf of clients.



Castle Street, Hinckley LE10

Prime retail parade with offices and residential accommodation above. Sold for a private UK investor.



Sainsbury's, Streatham Hill, London SW2

Secure income from Sainsbury's with low rent. Acquired for a UK private investor.



Crown Hill, Croydon CRO

Retail investment in central Croydon. Sold to an overseas investor.



High Street, Burton-upon-Trent DE14

Freehold retail parade with residential upper parts. Sold on behalf of a UK family trust.



Tesco Extra, Grimsby DN31

Modern food store investment. Acquired from an institutional vendor on behalf of a Local Authority client.



The Original Factory Shop, Bellgrove Road, Welling DA16

Retail investment comprising retail shop at ground floor and 2 x new 1 bedroom apartments at first floor.



Poundland, Green Lanes, London N13

Retail unit let to Poundland for 10 years with residential above. Sold on behalf of a UK private investor.



Matalan, St Thomas Street, Scarborough YO11

Modern purpose-built retail unit constructed in 2005. Let for 14 years to Matalan. Acquired for private overseas clients.



McDonald's, High Street, Southend-on-Sea SS1

100% prime location fronting the High Street. Let to McDonalds for 7.5 years. Bought for a private UK client.

“From suburban shops to prime central London hotels, our investment opportunities cover the length and breadth of the market. This depth of investment range includes many off-market opportunities that you won't find elsewhere; often because we've seen value in them that our competitors haven't.”

Commercial Investments.

Sold & Acquired



Aycliffe Industrial Estate, Newton Aycliffe DL5

Well located industrial warehouse in the North East, adjacent to the A1(M). Single let for 23 years with RPI uplifts every 5 years. Acquired for an overseas private client.



B&M, Newcastle Upon Tyne NE2

Retail warehouse construction extending to c. 34,524 sq ft with an additional 1,492 sq ft of amenity space. Acquired on behalf of a UK private investor.



Opsec Security Group, Crowther Industrial Estate, Washington NE38

Strategically located industrial investment on a large site let to a long-standing tenant. Acquired on behalf of an overseas investor.



TDX, Team Valley Trading Estate, Gateshead NE11

A long let industrial investment located in the North East's premier industrial and logistics location. Acquired on behalf of a UK property company.



Century Wharf, Dartford DA1

Recycling plant and yard in Dartford with substantial reversionary potential. Acquired for a UK property company.



Wickes, Oldham OL8

Substantial retail unit in a prominent position just outside Oldham town centre. Acquired on behalf of client.



Mecca Bingo, Chesterfield S40

Well secured freehold leisure investment close to the town centre comprising 35,481 sq ft. Acquired on behalf of client.

Commercial Investments.

Sold & Acquired



Black Horse Street, Bolton BL1
High yielding office building let to the Secretary of State. Acquired for a UK property company.



Barclays Bank plc, Leeds LS1
Flagship banking hall on Albion Street, one of Leeds' prime retail locations let to Barclays. Acquired on behalf of overseas investors.



Kensington Rooms Hotel, London SW7
Prime freehold hotel with planning permission to increase the number of bedrooms from 88 to 126.



Argo House, London NW6
Ground floor offices below a brand new residential development. Sold with vacant possession on behalf of a developer.



Red Lion Square, London WC1
Offices with potential to convert to residential use. Acquired for a UK developer.



The Forge, London E14
Vacant listed building close to Canary Wharf with planning for B1 (office) use.



Greyfriars House, Cardiff CF10
Multi-let, high quality refurbished office. Acquired on behalf of an overseas client.



House of Fraser, Paragon Square, Hull HU1
Freehold department store in the heart of Hull. Acquired for client.



Long Lane, London EC1
Retail and office investment building with development and asset management opportunities in the heart of the City of London.



Aspect Court, Sheffield S1
Multi-let, regional city centre office building. Acquired for private investors.



Shildon House, Gateshead NE8
High yielding office building let to the Secretary of State. Acquired for a UK property company.



Barclays House, Cardiff CF14
High yielding office building let to Barclays bank. Bought and sold on behalf of a private client.



High Street, Harrow HA3
Newly developed retail unit let to Poundland on an FRI lease until 2025 with no breaks.



Essex Road, London N1
Freehold mixed-use property providing retail and offices above. Sold on behalf of private clients.



Bridge House, Dudley DY
Modern office building close to the Merry Hill Shopping Centre. Acquired for a UK property company client.



Future House, Bradford BD4
Office building with substantial parking let to Local Government for 10 years with 202 car parking spaces. Bought and sold on behalf of an overseas investor.



Princes Court, Leicester LE1
Office building, single let to the Secretary of State. Acquired for an AIM listed plc real estate investment company.



Brenchley House, Maidstone ME14
Substantial office and retail building with permitted development rights to convert to over 100 units. Acquired for a UK private client.

Mixed Use Investments.

Sold & Acquired



New Oxford Street, London WC1

Prime central London location. Mixed-use building with vacant office space above retail with planning to extend and convert into 9 apartments. Sold on behalf of a European private client.



Camden Island, London NW1

Office-led Art Deco property with offices as well as retail and residential space. Sold to a UK Institutional purchaser.



Praed Street, London W2

Former public house close to Paddington Basin with A3 use and residential upper parts. Bought for a private European client.



Greek Street, London W1D

Nightclub with valuable late night licence, and two recently refurbished vacant apartments. Sold to an overseas investor.



Wardour Street, London W1

Prime central London restaurant investment with residential upper parts, located in London's Soho district.



Shaftesbury Avenue, London W1

Restaurant investment with residential upper parts in the heart of the West End, acquired for overseas clients.



Hall Road, London NW8

Storage facility at ground level with 86 residential units above. Acquired on behalf of clients.



Gloucester Place, London W1

Offices, first floor embassy, and upper residential unit. Sold with opportunity to convert into residential.



Costa, Harrow Road, London W9

Mixed-use investment comprising retail and six apartments. Sold for private clients.



Centre Heights, London NW3

Mixed-use investment comprising ground floor retail space, offices and 28 residential apartments. Bought and sold for a private European client.



Jubilee Street, London E1

Forward sale of corner development building in the heart of Whitechapel. Sold on behalf of client.



Ealing New Broadway, London W5

Income producing prime unbroken retail parade with residential uppers.

Mixed Use Investments.

Sold & Acquired

Panorama Building, Park Street, Ashford TN24

Landmark building in Ashford town centre comprising 241 apartments and two commercial spaces totalling 17,572 sq ft. Acquired on behalf of a private investor.



Global Reach



UK Based. Internationally Connected.

As inward investment to the UK from overseas investors continues to grow, so too has our ability to deliver a personal service without time or distance interfering.

We have advised clients from across the globe as far afield as Hong Kong, China and Australia, and our ability to identify suitable opportunities has been paramount to our success.

We take pride in our ability to deliver up to date market research, impart our knowledge and offer advice on a spectrum of sectors and locations through our dedicated commercial investment team.

Regular trips overseas mean our connection with our international clients remain strong, which is one of the reasons we have previously been listed as one of the Top 20 Investment Agencies for Inward Investment into the UK.

“Over the last few years we have concluded deals with buyers and sellers from Australia, Japan, Hong Kong, Singapore, India, Russia, Saudi Arabia, Dubai, Israel, South Africa, Turkey, Cyprus, Portugal, Greece, Germany, UK and the USA.”

Global Reach.

Sold & Acquired



The Ca'D'oro Building, Glasgow G1

Striking multi-let mixed-use city centre investment. The property provides high quality office and retail accommodation over six floors. Acquired on behalf of an overseas client from a UK Opportunity Fund.



Rialto Court, Stockton TS18

Acquisition of a 132,000 sq ft student block on behalf of an overseas investment fund.



FCUK, Long Acre, London WC2

Prime retail unit in Covent Garden, let to FCUK. Acquired for overseas investors from Receivers.



Eastbrook Hall, Bradford BD1

Unbroken block of over 50 apartments acquired on behalf of an overseas investment fund.



Pall Mall, London SW1

Prime central London commercial investment fully let to HSBC. Acquired on behalf of an overseas investor.



Hilton Hyde Park, London W2

Prominent hotel overlooking Hyde park let to Hilton with 21 years unexpired lease term. Acquired on behalf of an overseas client.



Humber Portfolio, Hull

158 student let houses in Hull with a total of 751 beds, acquired on behalf of overseas clients.

Global Reach.

Sold & Acquired

**Garden House,
Throgmorton Avenue,
London EC2N**

Trophy acquisition of a prime 43,382 sq ft office in the heart of the City of London on behalf of a Hong Kong private family office.





Development

Developing the future.

Whatever the scale and scope, we have a proven track record of working with private and public sector developers and landowners, tailoring our advice to bring forward strategic and complex commercial, residential and mixed-use development projects.

Site Identification

Combining reliable data with the latest technology, we're able to identify land and development prospects at the earliest opportunity, allowing us to present them to clients pre-market.

Development Appraisals

No matter the size or scope of the project, we provide plain-speaking development appraisals and valuations which assess viability across all essential criteria.

Permitted Development

Whilst bringing previously unattainable value to offices, legal constraints can restrict a change of use project. We guide you through the red tape and help unlock the additional value for building owners.

Development.

Sold & Acquired



City Road, London EC1

Planning permission for roof extension to create three modern rooftop penthouses all with outdoor space. Sold on behalf of a client.



Park Road, London NW1

Former petrol station site acquired for a client with the benefit of planning for redevelopment into a new-build residential building with 27 luxury apartments. Overlooking Regent's Park.



Thurloe Square, London SW7

Former embassy that had been enfranchised with use changed to residential and potential to extend.



Zenith House, London NW9

Headquarters building sold for a residential and social mixed-use scheme.



Downshire Hill, London NW3

Site with planning permission for a new-build detached house in a prime Hampstead location.



Edgware Road, London NW2

Freehold office building with planning permission for redevelopment to provide 42 apartments.



Dingley Road, London EC1

Vacant former public house with planning consent to redevelop into a portfolio of self-contained apartments.



Cardiff Road, Luton LU1

Vacant mixed-use office and residential property sold for redevelopment.

Development.

Sold & Acquired



Catford Hill, London SE6

Stunning period building arranged as one single dwelling totalling 2,335 sq ft with value add options to refurbish, convert and extend.



Former Salthouse Mills, Barrow-in-Furness LA13

Approximately 16.80 acres of potential development land, subject to planning. Situated on a strategic site adjacent to Barrow's Docks.



Land & Buildings on North East Side of Coronation Road, Basingstoke RG21

Terrace of offices acquired with Permitted Development Rights.



Clifton Road, Kingston upon Thames KT2

An existing end of terrace mixed use building with potential to convert and extend to provide up to 5 apartments with an NIA of 2,406 sq ft.



Netherway, St. Albans AL3

Opportunity to demolish existing dwelling and construct 4 x 4 bedroom detached houses each consisting of 2,020 sq ft.



Spencer Road, Harrow HA3

Freehold building on a 0.22 acre site currently arranged as a 20 unit HMO with planning permission granted to extend to 22 units.



Nassington Road, London NW3

A mid terrace townhouse next to Hampstead Heath with development potential.



Car Park, Pharmacia House, Hounslow TW3

A car park next to Pharmacia house with a full planning consent for a new build scheme of 9 units totalling an NIA of 8,206 sq ft.



King Street, Maidstone ME14

Substantial Grade II listed period town centre offices with potential to convert to residential.

Development.

Sold & Acquired



(Adjacent sites) St Cross Road, Winchester SO23

Site with planning permission to build 5 luxury town houses.



(Adjacent sites) St Cross Road, Winchester SO23

Grade II listed office building with planning permission to convert to 7 luxury apartments.



Stoneways, Tenterden Grove, Hendon NW4

An existing house with planning permission for 7 luxury apartments - 2 x 2 bed and 5 x 3 bed.



Stonehills, Welwyn Garden City AL8

A prominent former department store across 33,874 sq ft, with consent for conversion plus new build to provide 27 residential apartments.



Golders Green Road, London NW11

Entire new build block of 37 studios sold to a healthcare fund.



Goldington Road, Bedford MK40

Office to residential conversion with planning granted under permitted development for 31 apartments.



London House, New Kings Road, London SW6

Vacant office building sold for future redevelopment, ideally located in Fulham.



Maiden Lane, London WC2

Prime Covent Garden development site sold with planning for a mixed-use scheme comprising 14 luxury apartments, offices and a restaurant.



James Butcher House, High Street, Reading RG7

Vacant office with permitted development rights to convert into 23 residential units with a proposed NIA of 8,600 sq ft.



Dukesbridge Chambers, Reading RG1

A prominent self-contained office investment centrally located in the heart of Reading town centre arranged over ground and four upper floors across 13,162 sq ft (GIA). Sold on behalf of clients.



Bath Street, London EC1

Office building acquired on behalf of a client for redevelopment as student accommodation.

Development.

Sold & Acquired



Edgware Constitutional Club, Manor Park Crescent, Edgware HA8

Existing social club with full planning permission to demolish and create 3 commercial units plus 8 apartments (3 x 1 bed and 5 x 2 bed).



High Street, Rickmansworth WD3

Freehold office benefiting from Permitted Development Rights for the conversion of 8 apartments. Sold on behalf of clients.



Birchett Road, Aldershot GU11

Town centre residential development opportunity with planning permission for 58 new-build apartments.



Queenstown Road, London SW8

Former commercial/residential building with potential to extend and convert, subject to necessary consents.



Elgin Avenue, London W9

Former public house with planning permission for new-build 14 luxury apartments in a sought-after location.

“We have an envied reputation for our unique combination of strategic advice and deal making expertise.”



Finchley Road, London NW3

Vacant freehold office building sold with planning permission for a mixed-use development.



The Pavement, London SW4

Unmodernised freehold and mixed-use upper parts (offices and residential). Sold for redevelopment.

Development.

Sold & Acquired



Royal Heights, Queens Road, Reading RG1

Residential development scheme with prior approval for 49 apartments with potential to add additional storeys and develop the car park.



Ashley House, Epsom KT18

Listed building with planning to convert to luxury apartments in town centre.



Tenfold, Woodside Grange Road, London N12

Vacant 4 bed house with planning permission for demolition of the existing building and construction of 6 apartments for private sale.



Circa House, Bracknell RG12

Prime town centre office with PD rights granted for the conversion of the existing offices to provide 70 plus apartments.



1-6 Pratt Mews, London NW1

Building with planning consent to demolish the existing property and build 8 residential units. Acquired for client.



The Fort, Grange Road, London SE1

Public house with the benefit of planning permission for 12 apartments. Sold for clients.



Brenchley House, Maidstone ME14

Office building over retail totalling 82,000 sq ft with PD consent to convert to 100+ units.

Development.

Sold & Acquired



Peterborough Road, Harrow HA1

Ground floor retail units with offices above, sold with planning permission for conversion to 3 retail units and 3 large maisonettes.



Riseley Business Park, Riseley RG7

Multi-let office business park comprising 42 units with Permitted Development Rights. Sold for clients.



Notting Hill Gate, London W11

Existing commercial upper parts with planning permission to convert and extend at first floor level to provide office and 5 apartments.



Roger Street, London WC1

Central London site with planning permission for residential conversion.



Willesden Lane, London NW6

Existing freehold property with planning consent to extend to create 9 self-contained apartments. Sold with vacant possession.



Seaford Industrial Estate, Salford M6

Multi-let industrial estate with development potential. Acquired on behalf of an overseas client.



Old Ford Road, London E3

Site with planning permission for partial demolition and construction to provide 14 self-contained apartments.



Basement & Upper Parts at Market Square, Bromley BR1

Four-storey commercial property with consent for the extension and conversion to 4 apartments - 2 x 1 bed and 2 x 2 bed.



Widmar Court, Hounslow TW3

Existing block of apartments with planning permission for the erection of a rear extension and front, rear and side roof extensions to create 3 x 2 bed apartments.



Solis and Luna, Field End Road, Eastcote HA4

Multi-let serviced office building acquired for clients with future residential development potential.



Professional Services

Strategic guidance to maximise your investment returns.

We advise on commercial valuations, rent reviews and lease renewals, swiftly navigating the process ensuring they fulfil their potential.

Rent Reviews

One of the most effective methods for a landlord to increase the value of a commercial property investment is to activate the various rent reviews as and when the lease allows. We ensure commercial, industrial, retail and office properties are performing to their maximum potential. We do this through our rent review negotiations to achieve rental increases for the current open market rental value.

Lease Renewals

When commercial leases expire, a lease renewal will occur and should a tenant wish to remain in their premises, our specialist team will negotiate and ensure the process is handled swiftly and professionally, achieving beneficial results for both the landlord and their investment. We will determine whether a lease is within the 1954 Landlord and Tenant Act and advise the landlord on their rights and how best to serve a Section 25 notice, should this be required.

Lease Advisory

Leases can be a minefield and with our expert analysis we can advise on various aspects of commercial leases such as rent reviews, lease renewals and the re-gearing of leases. A re-gearred lease can be to the advantage of both landlord and tenant. There are often disputes in relation to commercial leases and should these arise, we are always prepared to advise in confidence and without obligation.

London Based. Global Reach. Tailored to You.

Contact us:
+44 (0)20 7266 8500

property@estate-office.com
www.estate-office.com

1 Finchley Road, St John's Wood, London NW8 9TT





ESTATE OFFICE

PROPERTY CONSULTANTS

TRACK RECORD

Trusted. Proven. Experienced.