



Track Record

Market Leading Property Investment
& Development Consultants

Trusted. Proven. Experienced.


ESTATE OFFICE
PROPERTY CONSULTANTS



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

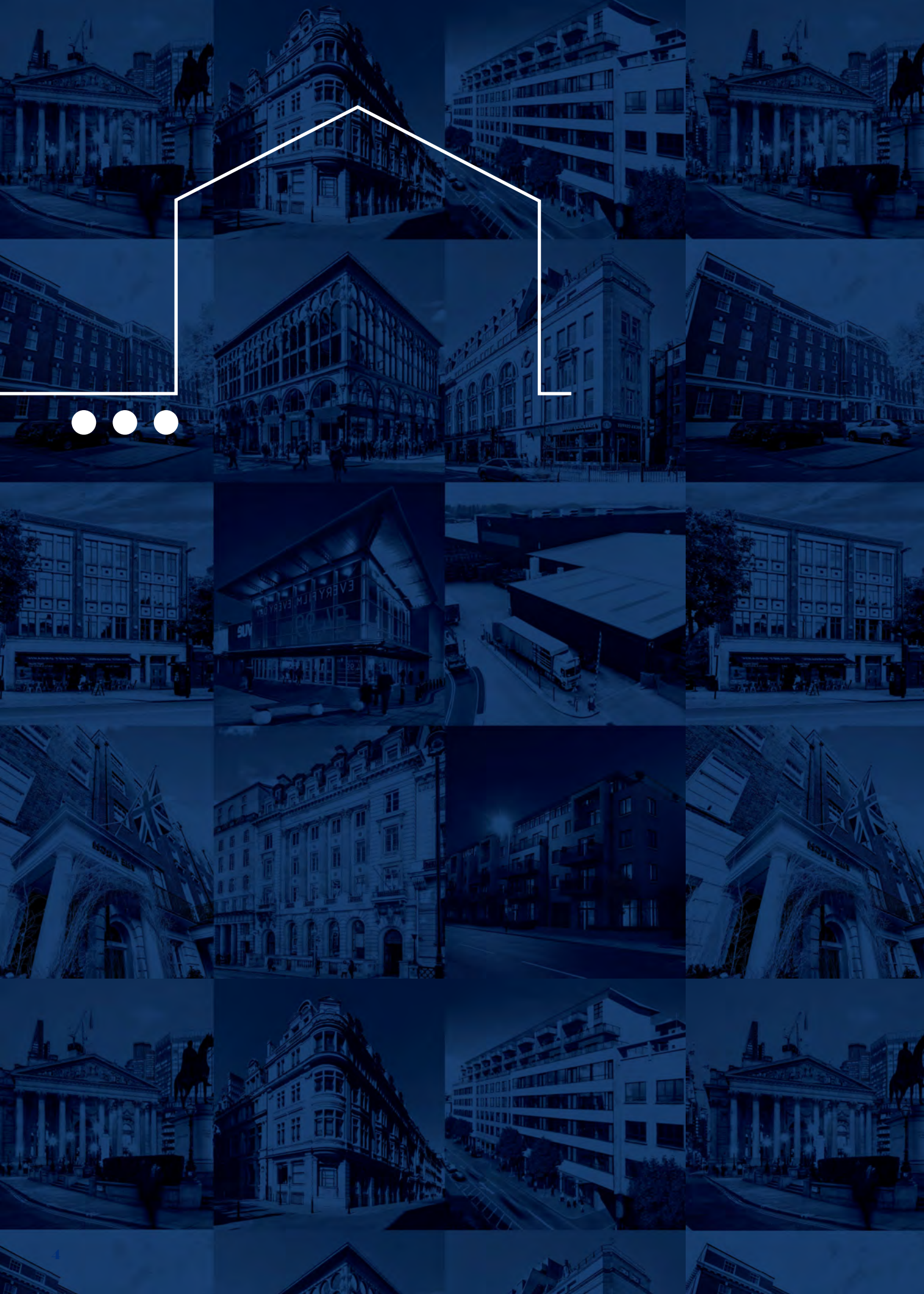
Estate Office has been operating at the heart of London's property market for nearly 40 years. Therefore, we are highly adept at identifying confidential opportunities through our relationships with property owners and developers both in the commercial and residential sectors, long before our competitors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



Contents

Residential Investment	6
Off-Plan Investment	18
Commercial Investment	26
Mixed-Use Investment	42
Inward Investment Global Reach	50
Development	58
Professional Services	72



Residential 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.



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.



Balls Pond Road, Islington, London N1

A freehold unbroken predominantly residential accommodation located in the heart of North London.



Poland Street, Soho, London W1F

Unbroken prestigious residential block of nine 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



Royal College Street, Camden, London NW1

An unbroken block of 4 x 1 bed flats across 1,888 sq ft NIA. Sold on behalf of a client.



Allied Place, Abbey Street, Leicester LE1

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



Rothsay Street, London SE1

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



Camden Road, London NW1

An income producing freehold unbroken residential block comprising six units.



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).



Seaside, Eastbourne BN22

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



Emperor's Gate, London SW7

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



Finchley Road, Golders Green, London NW11

Unbroken adjoining residential properties totalling 4,417 sq ft NIA. Sold on behalf of a client.



The Aspal Portfolio, Suffolk IP28

Income producing portfolio of 67 houses with additional development land.

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 two commercial units and 60 residential apartments with development potential for 16 additional apartments in the car park site.



Mazenod Avenue, London NW6

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



Ladbroke Crescent, London W11

Residential investment comprising a block of nine apartments.



Park House, Pinner HA1

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



Dennington Park Road, London NW6

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



Portnall Road, London W9

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



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 five storey rear extension with brand new self-contained units.



Woodchurch Road, London NW6

An attractive double fronted building situated on one of West Hampstead's premier roads.



Camden Park Road, London NW1

Mid terrace block consisting of eight 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 seven floors. Sold on behalf of a client.

Residential Investments.

Sold & Acquired



Albion Grove, Stoke Newington N16

Mid-terraced building located in the heart of Stoke Newington, refurbished to a high standard, comprising three flats across 2,016 sq ft NIA. Sold on behalf of a client.



St Peter's Portfolio, Croydon CR0

A portfolio of three unbroken income producing buildings located in the heart of South Croydon, with asset management and break up potential.



North London Portfolio, London NW5, N4, N6, N8, N19

A portfolio of seven fully let buildings located in prime North London.



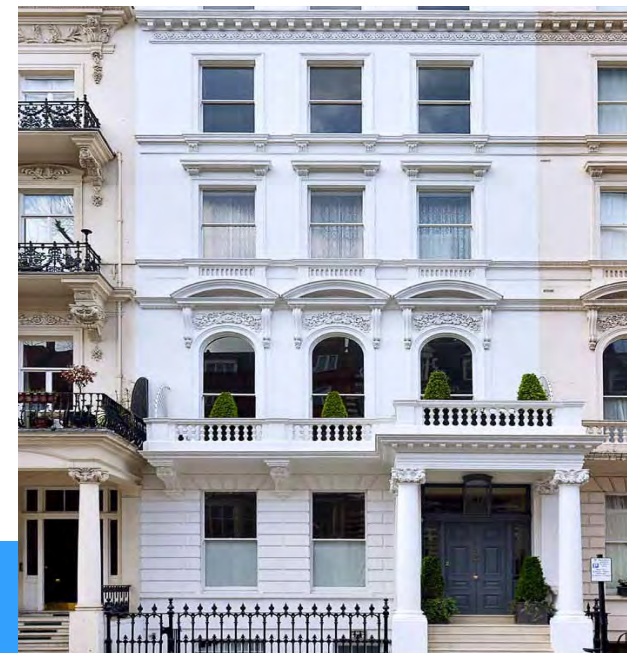
Warwick Road, London SW5

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



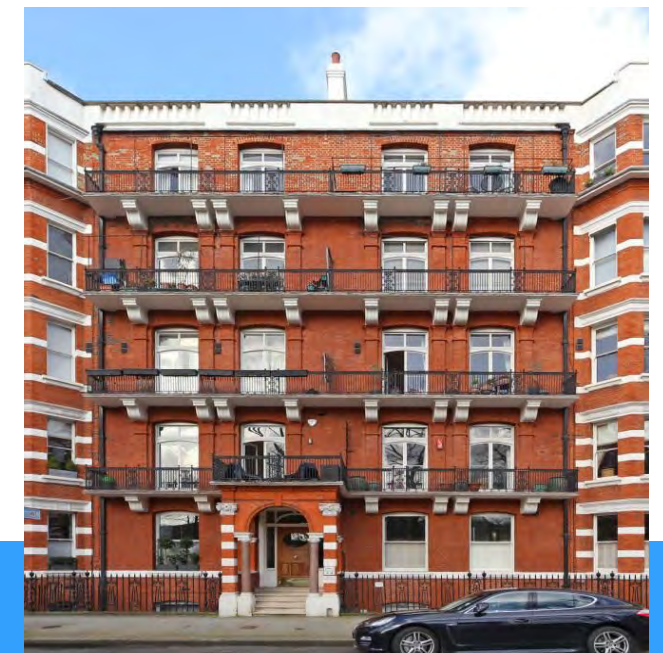
Sutherland Avenue, London W9

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



Queen's Gate, London SW7

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



Kensington Mansions, London SW5

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



Off-Plan 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.

Off-Plan Investments.

Sold & Acquired



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.



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.



Willow Court, Kingston Upon Thames KT1

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



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

Seven 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 seven 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 nine 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



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.



River Wandle Apartments, Wallington SM6

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



Bromley Road, London SE6

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



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.



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.



Commercial Investment.



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.



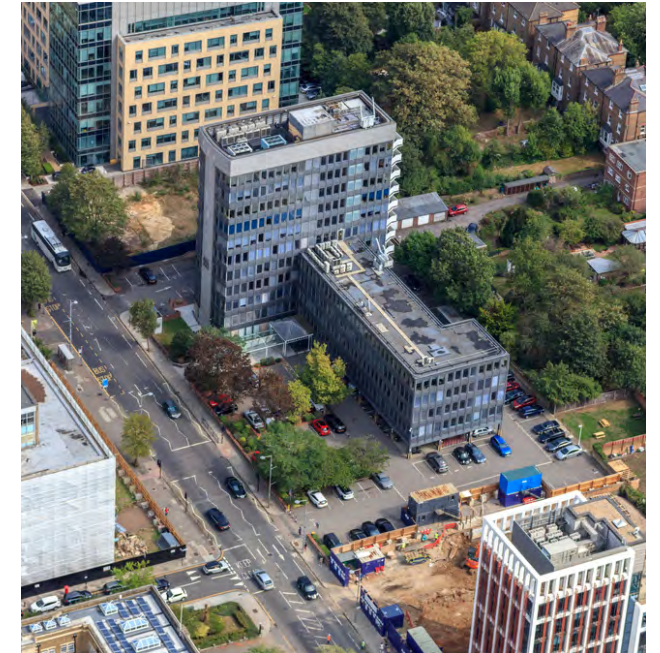
Garden House, Throgmorton Avenue, London EC2

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 a client.



Shaftesbury Avenue, London W1

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



Sainsbury's, Fulham Road, London SW10

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



Viewpoint, Basing View, Basingstoke RG21

Reversionary office refurbishment or residential redevelopment opportunity.



Albion House, Newcastle NE1

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



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.



Fraser House, Ipswich IP1

A multi-let centre office investment opportunity in a prominent town centre location.



Chiswick Lane South, London W4

A former public house with residential upper parts ideally located in Chiswick, with prominent frontage to the Great West Road (A4) on the Hogarth Roundabout.



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.



Castle Street, Hinckley LE10

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



Stockton on Tees TS18

Student block comprising 382-beds. 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.

Commercial Investments.

Sold & Acquired



Standard Bank House, Douglas, Isle of Man IM1

Prominent headquarters building in the heart of Douglas let to Standark Bank, occupying a prominent position on a prime office pitch. Acquired for an UHNW private 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.**



Iceland, Rochdale Road, Bury, Greater Manchester BL9

Secure investment let to Iceland, comprising a retail warehouse totalling 30,129 sq ft with future asset management angles and potential for conversion. Sold on behalf of a client.



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.

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.



Nissan, Bristol BS34

Prime car showroom investment located in Bristol.



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 House, Cardiff CF14

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



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.



Kensington Rooms Hotel, London SW7

Prime freehold hotel with planning permission to increase the number of bedrooms from 88 to 126.



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.



Princes Court, Leicester LE1

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



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.



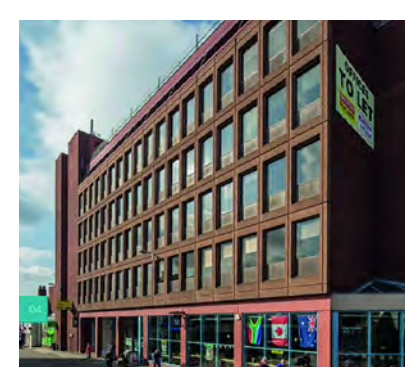
Bridge House, Dudley DY

Modern office building close to the Merry Hill Shopping Centre. Acquired for a UK property company client.



Sainsbury's, Streatham Hill, London SW2

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



Branchley 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 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.

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.



Jubilee Street, London E1

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



Shaftesbury Avenue, London W1

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

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.



Mixed-Use Investments.

Sold & Acquired



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.



Praed Street, London W2
Former public house close to Paddington Basin with A3 use and residential upper parts. Bought for a private European client.



Old Town, London SW4
Attractive freehold mixed-used investment in an affluent London location. Highly prominent corner property overlooking Clapham Common.



Costa, Harrow Road, London W9
Mixed-use investment comprising retail and six apartments. Sold for private clients.



Wardour Street, London W1
Prime central London restaurant investment with residential upper parts, located in London's Soho district.



Gloucester Place, London W1
Offices, first floor embassy, and upper residential unit. Sold with opportunity to convert into residential.



Ealing New Broadway, London W5
Income producing prime unbroken retail parade with residential uppers.



Inward Investment.



UK Based. Global Reach.

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 been listed as one of the Top 20 Investment Agencies for Inward Investment into the UK.

Inward Investment.

Global Reach Map



“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.”

Inward Investment.

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.



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.

Inward Investment.

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.



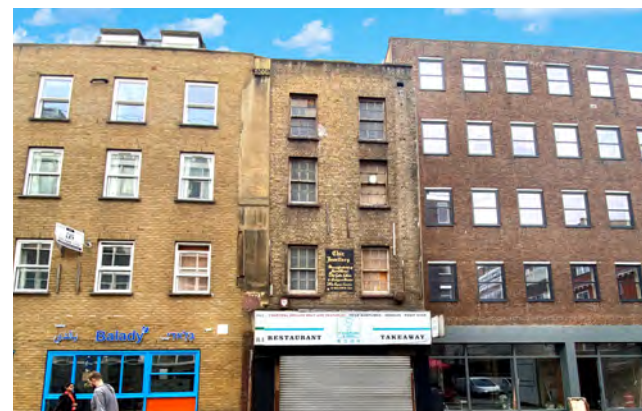
Park Road, London NW1

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.



North End Road, London W14

An opportunity to acquire a consented development opportunity in a prime central London location within Kensington Village.



Leather Lane, Hatton Garden, London EC1

A vacant commercial building with planning for a residential mixed property or a fully commercial property.



Thurloe Square, London SW7

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



DCK House, Radford Way, Essex CM12

Acquired for a client. Office with PDR for 35 units.

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.



Masons Avenue, London HA3
A consented residential led development opportunity with significant potential to add value through planning.



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 five apartments with an NIA of 2,406 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.



Car Park, Pharmacia House, Hounslow TW3
A car park next to Pharmacia house with a full planning consent for a new build scheme of nine units totalling an NIA of 8,206 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.



Nassington Road, London NW3
A mid terrace townhouse next to Hampstead Heath with development potential.



King Street, Maidstone ME14
Substantial Grade II listed period town centre offices with potential to convert to residential.

Development.

Sold & Acquired



St Cross Road, Winchester SO23

Site with planning permission to build five luxury town houses.



St Cross Road, Winchester SO23

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



Stoneways, Tenterden Grove, Hendon NW4

An existing house with planning permission for seven 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.



Finchley Road, London NW3

A fully consented residential led development opportunity at a low capital value per sq ft.



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 three commercial units plus eight 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.



Springfield Road, Essex CM2

Consented development opportunity ideally located within the town centre of Chelmsford.



Hillingdon Road, Uxbridge UB10

Vacant office building with redevelopment potential for 17 new apartments.



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 the town centre.



Tenfold, Woodside Grange Road, London N12

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



Circa House, Bracknell RG12

Prime town centre office with Permitted Development 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 eight residential units. Acquired for client.



Brenchley House, Maidstone ME14

Office building over retail totalling 82,000 sq ft with Permitted Development Rights to convert to 100+ units.

Development.

Sold & Acquired



Roger Street, London WC1
Central London site with planning permission for residential conversion.



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 five apartments.



Solis and Luna, Field End Road, Eastcote HA4
Multi-let serviced office building acquired for clients with future residential development potential.



Canfield Place, London NW6
Residential development opportunity in prime North London.



Hillfield Road and Land at Gondar Gardens, London NW6
Unique residential development opportunity.



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-gear 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



