



ESTATE OFFICE

PROPERTY CONSULTANTS



Commercial Track Record
TRUSTED. PROVEN. EXPERIENCED.



Estate Office are well established as leading advisors in the investment and development markets for residential and commercial property in the United Kingdom.

Founded in 1983, with over 35 years of experience and longevity in business, we have helped private and institutional clients from around the world to 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 hard work. Our dedicated and personal approach combined with our experience, data management, attention to detail and entrepreneurial style makes us the agency of choice for both local and international clients.

Our Strengths

Commercial Investment

Our specialist commercial investment team brings a wealth of experience and knowledge to the 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 over 35 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 continue to dedicate significant effort and resources to 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.

Advisory Services

Being able to provide expert advice comes from experience, and our experience comes from over three decades in business.

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 calmness.

Our track record speaks for itself and we have learnt that standing still is not an option.

Trophy Properties 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.



HSBC, Pall Mall, London SW1

Prime Central London bank investment fully let to HSBC, acquired on behalf of an overseas investor.

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 per sq ft. Acquired on behalf of one of Europe's largest insurance companies.



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.

London Properties 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 nine flats. Sold on behalf of a European private client.



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.



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.



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.



Camden Island, London NW1

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



Wardour Street, London W1

Prime Central London restaurant investment with residential upper parts, located in Soho.



Bell Street, London NW1

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



Centre Heights, London NW3

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



Shaftesbury Avenue, London W1

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



Wigmore Street, London W1U

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



Notting Hill Gate, London W11

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



Praed Street, London W2

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

Income Properties Sold & Acquired

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.



Travelodge, Leeds LS1

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



B&M, Newcastle

Well located retail warehouse, single let to B&M with approximately 10 years unexpired term certain. Acquired for a private UK investor from an institutional vendor.



Fort Box, London NW8

Storage facility in an affluent London location. Sale and leaseback 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.



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.

Retail Properties Sold & Acquired



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



FCUK, Long Acre, London WC2
Prime retail unit in Covent Garden, let to FCUK. Acquired for overseas investors from Receivers.



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 Extra, Victoria Street, Grimsby DN31
Modern food store investment. Acquired from an institutional vendor on behalf of a Local Authority client.



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.



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.



High Street, Burton-upon-Trent DE14
Freehold retail parade with residential upper parts. Sold on behalf of a UK family trust.



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



Sainsbury's, Fulham Road, London SW10
Let to Sainsbury's with inflation linked rent reviews. Acquired on behalf of overseas investors.



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.

Industrial Properties Sold & Acquired

Alternative Use Properties 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.

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 income industrial investment located in the North East's premier industrial & 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.



CASINO
Grosvenor Casino, Manchester M1
City centre freehold casino investment with value-add potential. Acquired for a UK investor.



HOTEL
Hilton Garden Inn, Luton LU2
157-bedroom hotel situated close to Luton Airport. Acquired for a private overseas client.



HOTEL
The Arch Hotel, London W1
82-bedroom hotel sold as a going concern for a UK private family to a Japanese purchaser.



PRS
Wilburn Basin, Salford M5
New residential investment with 106 apartments. Sold on behalf of a UK developer to an overseas fund.



STUDENT
Stockton on Tees TS18
Student block comprising 382-bed spaces. Acquired on behalf of an overseas investment fund.



STUDENT
Agnes Jones House, Liverpool L8
370 bed student scheme in Liverpool city centre. Acquired for an overseas client.



BINGO HALL
Mecca Bingo, Leeds LS15
Substantial building and site located close to Cross Gates Shopping Centre. Acquired on behalf of overseas clients.



GYM
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.



NIGHTCLUB
Greek Street, London W1
Nightclub with a valuable late-night licence, and two apartments. Sold to an overseas investor.

Global Reach



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.

Despite Covid-19 inward investment to the UK from overseas investors continues, and so too has our ability to deliver a personal service without time or distance interfering.

Many years of regular trips overseas means our connection with our international clients is 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, Greece, Germany, Portugal, UK and the USA’

Offices Sold & Acquired



Greyfriars House, Cardiff CF10

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



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.



Argo House, London NW6

Ground floor offices below a brand new residential development. Sold with vacant possession on behalf of a developer.



Essex Road, London N1

Freehold mixed-use property providing retail and offices above. Sold on behalf of private clients to special purchasers.



Black Horse Street, Bolton BL1

High yielding office building let to the Secretary of State. Acquired for a UK property company.



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.



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 client.



Barclays House, Cardiff CF14

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



Future House, Bradford BD4

Office building with substantial parking let to the 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.

Case Studies

The following case studies highlight our ability to provide excellent service and deliver value for our clients:



CASE STUDY 1 VUE CINEMA, BIRKENHEAD

Client & Mandate

Experienced residential investor looking for their first commercial property – they sought a safe investment with an attractive running yield.

The Property

The Vue Cinema in Birkenhead is occupied by a Dun & Bradstreet 5A 1 (top) rated tenant and was let with an unexpired term certain of 12 years. The rent reviews benefitted from inflation linked increases to provide a strong running yield.

Success

We advised the client on how best to structure their offer and present themselves to a UK institutional vendor in order to win a competitive bidding process. We then worked with their solicitors to facilitate a smooth and speedy exchange of contracts.

We subsequently sold the property 18 months later with a substantial profit for our client.



CASE STUDY 2 GARDEN HOUSE, CITY OF LONDON

Client & Mandate

Overseas private family looking for their first UK commercial property – they sought secure income with medium-long term value add potential.

The Property

Garden House forms part of Deutsche Bank's estate in the City of London. The property is let off a substantial discount to prime headline city rents and includes a large atrium – both characteristics which provide value enhancement angles in the future.

Success

We provided the client with a general overview and detailed sector analysis on the UK property market, ensured they fully understood the fundamentals of Long Leasehold properties and UK commercial [Full Repairing & Insuring] tenancies. We worked with the client to acquire the building from a UK Institutional vendor and beat an experienced investor without overpaying for the asset.



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