

# Commercial property news, views and more!



**Your guide to what is happening in the commercial property world in and around your area with news, views, deals and gossip!**

**DB Real Estate** are leading commercial property advisers in Camberley and Woking active across Surrey, Hampshire, Berkshire. Our core business is advising landlords, tenants and occupiers regarding commercial premises, providing the right advice at the right time.



#### **Units 10 & 11 Trafalgar Way Camberley GU15 3BN**

Prominent industrial/warehouses to be refurbished. Offices, parking and private yard area.

**11,780 – 26,382 sq ft**



#### **Unit 8 Grafton Way Basingstoke RG22 6HY**

Great value business unit offered on all inclusive flexible terms from 6 months upwards.

**4,575 sq ft**



#### **Unit 15 Goldsworth Park Trading Estate Woking GU21 3BA**

Prominent trade counter/warehouse/industrial unit at the entrance to the estate with offices and parking.

**8,120 sq ft**



#### **Unit 1 Lawrence Way Camberley GU15 3DL**

Trade counter/warehouse/industrial unit, prominent location and next door to Screwfix.

**8,230 sq ft**

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**dbre.co.uk**



## **Screwfix snap up industrial unit**

### **DEALS DONE – INDUSTRIAL**



Screwfix Direct Ltd, part of Kingfisher, has taken Unit 2 Lawrence Way, Camberley and completed a new 10 year lease on the property which provides approx. 6,600 sq ft.

This is great news for Camberley and the Yorktown Business Park, where Lawrence Way is located, and Screwfix's presence on the business park will attract further occupiers, creating more jobs for the local area.

DB Real Estate is also marketing the adjoining Unit 1 Lawrence Way and a larger unit of 26,500 sq ft and both are generating a lot of interest.

DB Real Estate act for the landlords. For further information please contact the Camberley office of DB Real Estate.

## **4 new tenants in Woking – so far!**

### **DEALS DONE – INDUSTRIAL**



Goldsworth Park Trading Estate, Woking has notched up 4 lettings in the last 6 months totalling 44,750 sq ft. Semmco Ltd has taken Unit 9; Greenjackets Roofing Services Ltd has taken Unit 5, Geo Amey PECS Ltd has taken Unit 8 and Peachy Productions Ltd has taken Unit 14.

This is huge vote of confidence for the Goldsworth Park Trading Estate which is continuing to attract occupiers even in this difficult economic climate. To add to this another unit is under offer and discussions are on-going on two further units so watch this space!

DB Real Estate act for the landlords. For further information please contact the Woking office of DB Real Estate.

**Delivering real estate solutions**

**Camberley office: 01276 538300 Woking office: 01483 340000 E info@dbre.co.uk**

## Boeing touch down in Fleet!

### DEALS DONE – OFFICES



Boeing Defence UK Ltd has taken Integration House, Rye Close, Ancells Business Park, Fleet a 12,000 sq ft detached, refurbished, headquarters office. The building has been sub-let by Gleeson Group plc until June 2017 and the rent was agreed at £16.50 per sq ft plus a rent free period.

Boeing is the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft and employs over 1,000 people across the UK supporting Ministry of Defence and U.S. military programmes.

DB Real Estate acted for Gleeson Group plc. For further information please contact the Camberley office of DB Real Estate.

## Hat-trick in Camberley

### DEALS DONE – OFFICES



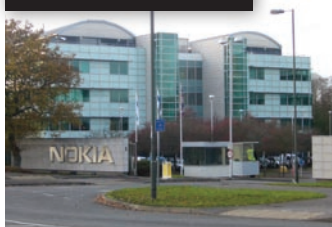
DB Real Estate can announce 3 new lettings at Norwich House; Sharps Bedrooms Ltd has taken 6,000 sq ft on the ground floor, eteach has also taken 6,000 sq ft on the ground floor and finally First Payment have taken 3,400 sq ft on the third floor.

The letting to Sharps Bedrooms happened with only 4 months to go until the lease to the outgoing tenant ran out! DB Real Estate identified Sharps Bedrooms, agreed a short term sub-letting and a simultaneous new lease direct from the landlord. The leases were completed in double quick time and Symyx (the outgoing tenant), the landlord and Sharps Bedrooms are all delighted. Symex made savings they were never expecting, the landlord has a new occupier and Sharps Bedrooms have great new office space. It just goes to show, never give up!

DB Real Estate acted for Symex, eteach and for Zurich Insurance, the outgoing tenant of the third floor. All in all a great outcome for everyone! For further information please contact the Camberley office of DB Real Estate.

## Nokia all set to leave

### NEWS – FARNBOROUGH



DB Real Estate can confirm that Nokia are vacating the whole of their headquarters facility in Farnborough which provides 305,000 sq ft approx of office and R&D space and relocate to London in a fraction of the space they currently occupy.

This is bad news for the Blackwater Valley area, especially as it follows so closely the loss of Sun Microsystems after their take over by Oracle and the area can ill afford to keep losing its best and most high profile corporate occupiers.

Nokia is cutting 4,000 jobs globally and as part of the restructuring it will close the head office in Farnborough and relocate to 60,000 sq ft of office space near Paddington in central London.

Work has already started on the sale of the Farnborough head office and CBRE have been appointed to offer the whole site of 9.4 acres for sale.

For further information about commercial property in the area please contact the Camberley office of DB Real Estate.

For a full list of our available properties, please visit:  
**dbre.co.uk**



### Unit 5/6 Lawrence Way Camberley

Prominent trade counter/industrial/warehouse unit next to the A331 dual carriageway with yard and 50+ parking spaces.

**17,495 – 26,550 sq ft**



### Unit 4, J4, Doman Road Camberley

High quality, virtually new industrial/warehouse unit with offices, parking etc.

**7,650 sq ft**



### Units 6 & 10 Wintonlea Industrial Estate Woking GU12 5EN

Modern self contained industrial/warehouse units with parking.

**2,000 sq ft each**



### Unit 23 Nelson Way Camberley GU15 3DH

Existing trade counter unit adjacent to Grahams, Topps Tiles, PTS, etc, with private yard area.

**7,900 sq ft**



### Evolution Hawley Lane, Farnborough GU14 8EH

Design and build opportunities with up to 12m eaves height all on 3.6 acres.

**20,000 – 85,000 sq ft**



### Units 2 & 3 Fairfax Industrial Estate Eastern Road, Aldershot GU12 4TU

Self contained industrial/warehouse units with good loading and parking.

**2,000 – 5,000 sq ft**





## Geneva House

**Farnborough Aerospace Centre, Farnborough GU14 6GB**

High quality, business park office with air conditioning and up to 234 parking spaces.

**4,090 – 41,895 sq ft**



## 61 London Road Bagshot GU19 5DT

Income producing investment for sale, let until Sept 2015.

**1,623 sq ft**



## Victoria House

**Victoria Road, Farnborough GU14 7PG**

Fully refurbished town centre offices with parking and air conditioning.

**3,000 – 4,935 sq ft**



## Oak House

**Ancells Business Park, Fleet GU51 2QW**

Self-contained and detached office/business unit with 77 parking spaces.

**23,350 sq ft**



## 22/24 Park Street Camberley GU15 3PL

Modern, town centre offices which are to be refurbished.

**1,750 – 3,500 sq ft**

## CostCo planning granted at Farnborough Business Park for 140,000 sq ft and 609 parking spaces!

### NEWS – FARNBOROUGH

Rushmore Borough Council has granted planning consent to CostCo for a huge new warehouse club totalling 140,000 sq ft of floor space and 609 parking spaces on the Farnborough Business Park. The proposed development forms part of the recent sale of the entire Farnborough Business Park for £90.1M by SEGRO earlier this year.

This is a massive development, all on approximately 10 acres and will be located on Templer Avenue. The warehouse club concept has been run successfully by CostCo and similar organisations for many years but it is a new concept for the Farnborough area although there is no reason why it should not be a great success.

For further information please contact the Camberley office of DB Real Estate.

## The day Hollywood came to Camberley!

### DEALS DONE – INDUSTRIAL



DB Real Estate can confirm that filming of one of the latest Hollywood blockbuster movies, Rush, has just finished and nearly all the filming was in Camberley! The film, directed by Ron Howard, depicts the rivalry between Formula 1 racers, Niki Lauda and James Hunt.

Much of the filming was done at Blackbushe Airport, Yateley, Camberley but at the same DB Real Estate also arranged for Rush Films Ltd to take a short term lease at Unit 11 Trafalgar Way, Camberley where a temporary set was constructed. Rush Films also re-branded one of the existing industrial units in Doman Road, Camberley and turned into McLaren's first factory from the 1960's!

Short term requirements such as this are often dismissed as not being worth the aggravation but with some careful planning, just such a short term letting can generate both valuable income and significant business rates savings. DB Real Estate acted for the landlords.

## Great news for Sheerwater and Woking

### NEWS – WOKING

A new access road for Sheerwater has got the go ahead providing much needed improved access to the area. This has been key in retaining 130 jobs and creating the opportunity for over 300 new jobs for the area.

Work starts in January 2013 and it should be open by October 2013. The road is an extension of Albert Drive meaning all traffic, and HGVs, will have better access to Sheerwater's business parks.

In addition, the Wandsworth Group Ltd, a long established existing Sheerwater occupier, is in the process of moving to new premises, securing the 130 existing jobs and triggering the redevelopment of their existing premises for a new 40,000 sq ft Asda superstore, creating a further 300 jobs for the local area. Subject to planning, works should start on the superstore in spring 2013 with completion planned Christmas 2013.

For further information please contact the Woking office of DB Real Estate.



## McLaren gets green light for huge Applied Technology Centre

### NEWS – WOKING

McLaren has been granted planning consent to develop a huge Applied Technology Centre at its Woking headquarters. The new facility will be in addition to the existing Production Centre and Technology Centre, which already make McLaren Woking's single largest and most high profile employer.

The new Applied Technology Centre will extend to 60,000 sq m or 650,000 sq ft!! and will provide, workshops, testing and R & D space, offices and innovation hubs plus spaces for teaching and training all of which will enable McLaren to play a significant role in developing new and advanced technical engineering skills in partnership with local schools and colleges.

Up to 300 construction workers will be employed at the site at any one time, 400 direct jobs will be created and 200 jobs will be created indirectly.

For further information please contact the Woking office of DB Real Estate.

## More news, views and gossip!

- Novartis has taken 60,000 sq ft of refurbished office space at Watchmoor Park, Camberley.
- Schroder's has sold Cedar House (13,000 sq ft), Ancells Business Park, Fleet for £1M to an owner occupier.
- The new Premier Inn in Park Street, Camberley has been completed and new shop/restaurant premises are available on the ground floor through DB Real Estate.
- Terms have been agreed for new leases on two 7,000 sq ft floors of Linea, a high quality modern office in Fleet, at just £12.50 per sq ft and 21 months rent free!
- Terms have also been agreed on 5,000 sq ft at Farnborough Business Park at a more healthy level of £19.00 per sq ft.
- The owners of Admiralty Park, Camberley are considering redeveloping all or part of the estate for retail uses and rumours persist that they are talking to Toys r Us!
- A recent town survey concluded that The Blackwater Valley had the highest amount of empty office space in the South East at 2.3M sq ft with the Thames Valley at 2.1M sq ft and Bracknell at 1.4M sq ft.
- Data centre operators, Sentrum, have been granted planning permission for a massive new data centre in Woking of some 360,000 sq ft.
- The Mall Fund, owners of Camberley's shopping centre, The Mall, are once again working up plans for an extension of The Mall on the 7 acre London Road block.
- McKay Securities has bought Pinehurst Park, Farnborough on 2.8 acres for £3.5M. The property is let to IBM until January 2016 at a rent of £1.29M.



**Canberra House**  
**82 Alexandra Road**  
**Farnborough GU14 6DD**

Quality, period style managed offices with onsite parking. Flexible terms.

**75 – 3,405 sq ft**



**Pembroke House**  
**Pembroke Broadway**  
**Camberley GU15 3XD**

Modern, town centre offices offered on attractive and flexible terms.

**6,355 – 31,980 sq ft**



**Pyramid House**  
**Solartron Road, Farnborough**  
**GU14 7QL**

Modern, good quality offices in a very prominent location. Great value.

**5,515 sq ft**



**Unit 6 Briarcliffe House**  
**66 Kingsmead, The Meads**  
**Farnborough GU14 7SL**

Great value, ground floor retail/A2 offices unit available on flexible terms.

**916 sq ft**



**35 High Street**  
**Camberley GU15 3RB**

Small, prime retail unit with first and second floors above. Next to Blacks and MossBros.

**611 sq ft**



**Park Row, 2-10 Park Street**  
**Camberley GU15 3SG**

Prime retail, A2, restaurant & bar premises in one of the most prominent positions in Camberley town centre.

**2,890 – 13,120 sq ft**

Whether you are looking to buy, lease or dispose of a property for your business, if you need advice on a rent review, a break clause or restructuring a lease, or need any other advice or guidance on any issues surrounding commercial property then **we are here to help.**

**For further information on how DB Real Estate can add value to your business please call us on 01276 538 300 or 01483 340 000 or visit [dbre.co.uk](http://dbre.co.uk)**

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