

INVESTMENT OPPORTUNITY
OFFICE BUILDINGS FOR IMMEDIATE
OCCUPATION, AND WITH DEVELOPMENT
AND REFURBISHMENT POTENTIAL

QUEENSGATE
HOUSE &
PHOENIX
HOUSE

BRACKNELL
RG12 1RB



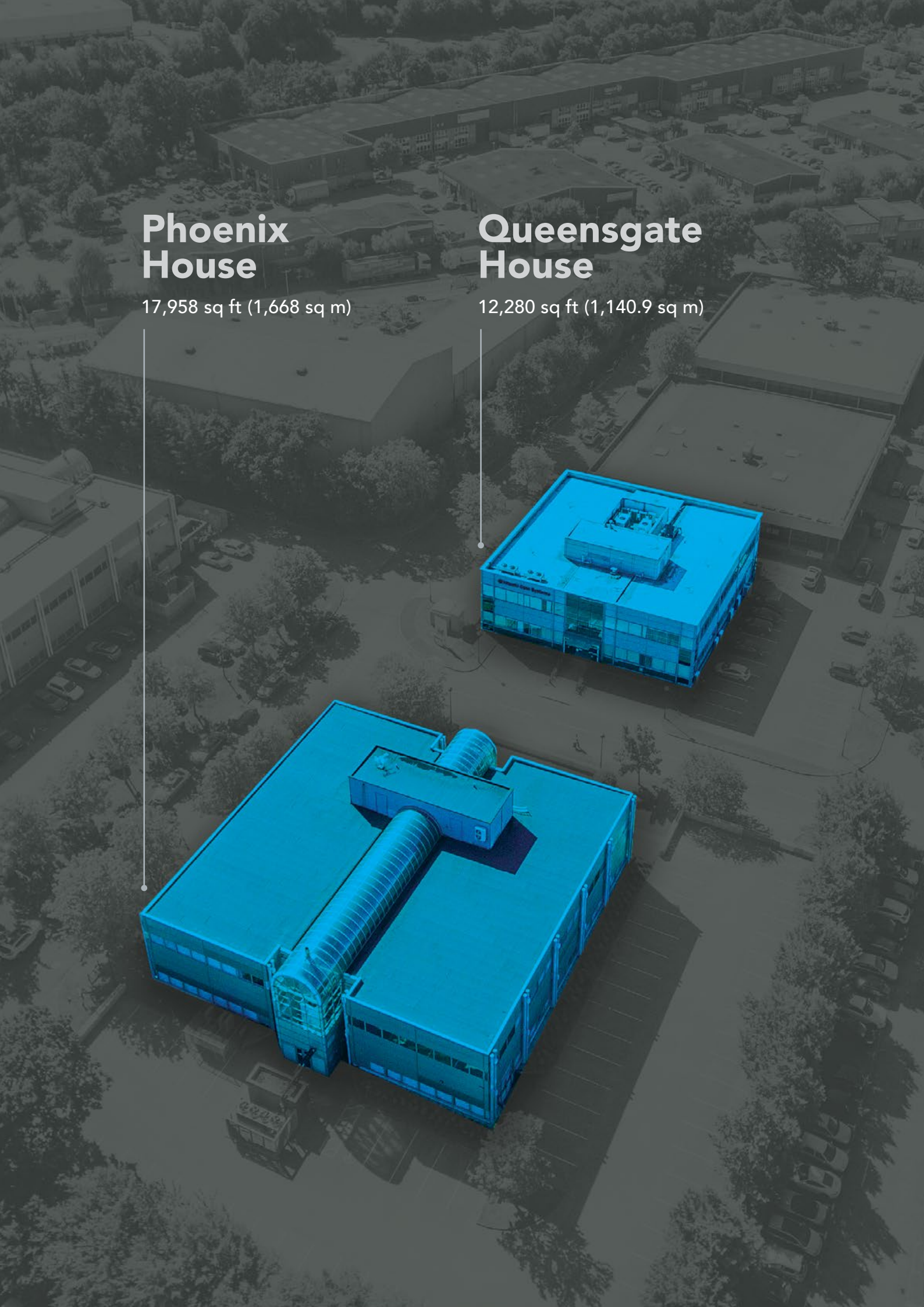
Phoenix House

17,958 sq ft (1,668 sq m)



Queensgate House

12,280 sq ft (1,140.9 sq m)





EXECUTIVE SUMMARY

BRACKNELL IS A TOP TIER M4 BUSINESS LOCATION
DOMINATED BY THE TECH SECTOR

THE PROPERTIES ARE LOCATED AT THE HEART OF THE
WESTERN BUSINESS DISTRICT OF THE TOWN

TWO SELF-CONTAINED BUILDINGS OF 17,958 SQ FT AND
12,280 SQ FT

EXCELLENT CAR PARKING AT A RATIO OF 1:267 SQ FT

TOTAL SITE AREA OF 1.5 ACRES AND A LOW SITE COVER

OPPORTUNITY FOR IMMEDIATE OCCUPATION,
REFURBISHMENT OR ALTERNATIVE USE
(SUBJECT TO PLANNING)

PRELIMINARY DESIGNS HAVE BEEN PREPARED FOR THE
REFURBISHMENT OF QUEENSGATE HOUSE, WITH AN
EXPOSED SERVICES STYLE SPECIFICATION, APPEALING TO
THE TECH SECTOR WHICH DOMINATES THE TOWN

PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF
£3,800,000 FOR THE FREEHOLD INTEREST, SUBJECT TO
CONTRACT AND EXCLUSIVE OF VAT, WHICH REPRESENTS
AN ATTRACTIVE CAPITAL VALUE OF £125 PER SQ FT.
CONSIDERATION WILL BE GIVEN TO SELLING EACH
BUILDING SEPARATELY



**QUEENSGATE
HOUSE**





**PHOENIX
HOUSE**



LOCATION

Bracknell is strategically positioned at the central core of the Thames Valley. As a result the town has grown and prospered by being able to attract companies and staff from a wide catchment area. It is the only town in the area which has direct access to the M4 and M3 motorways both within approximately 5 miles, enabling quick links to other business centers such as Reading and Camberley. London Waterloo is a 64 minute train journey from Bracknell. The location also affords good access to Heathrow International Airport.

These dynamics have ensured the success of the town, which is being further enhanced by a new shopping and leisure district, The Lexicon, which opens in 2017 and is anchored by Fenwicks, M&S and a lively restaurant quarter including operators such as Carluccio's, Zizzi, Gourmet Burger Kitchen and Pizza Express.

There are currently 3,000 businesses located in Bracknell, including 50 global organisations of which many are situated neighbouring the subject properties, including Vodafone, Dell, HP, 3M and Honda.



mitie

**MORGAN
SINDALL**



HONDA



QUEENSGATE HOUSE



PHOENIX HOUSE



**WINCOR
NIXDORF**

TECHNOGYM

vodafone

Honeywell



Waitrose



AVIS

DELL

**THE
LEXICON**
Shopping Centre

**The Peel
Centre**
Shopping Centre

BRACKNELL



M4 (4 miles)

THE LEXICON IS A GAME CHANGER FOR BRACKNELL

Bracknell is currently undergoing a major £200 million regeneration programme which will transform the town centre into a mature, vibrant and truly mixed use centre, hosting a wide range of shopping and leisure activities. The plans comprise 580,000 sq ft of new retail and leisure space with a 1,300 space multi storey car park and landscaped areas. The regenerated town centre will provide one of the best amenity offerings in the Thames Valley when it opens in 2017.





Town Square



Restaurant Lane



Bull Square



The Retail Avenue

COMMUNICATIONS

Bracknell is located within the heart of the Thames Valley and is a major South East office location that benefits from its close proximity to Heathrow Airport and Central London. Bracknell is the only Thames Valley office market that has direct access to both the M4 & M3 motorways. The town lies only 33 miles west of Central London, 12 miles east of Reading, 10 miles north of Maidenhead and 13 miles west of Staines.

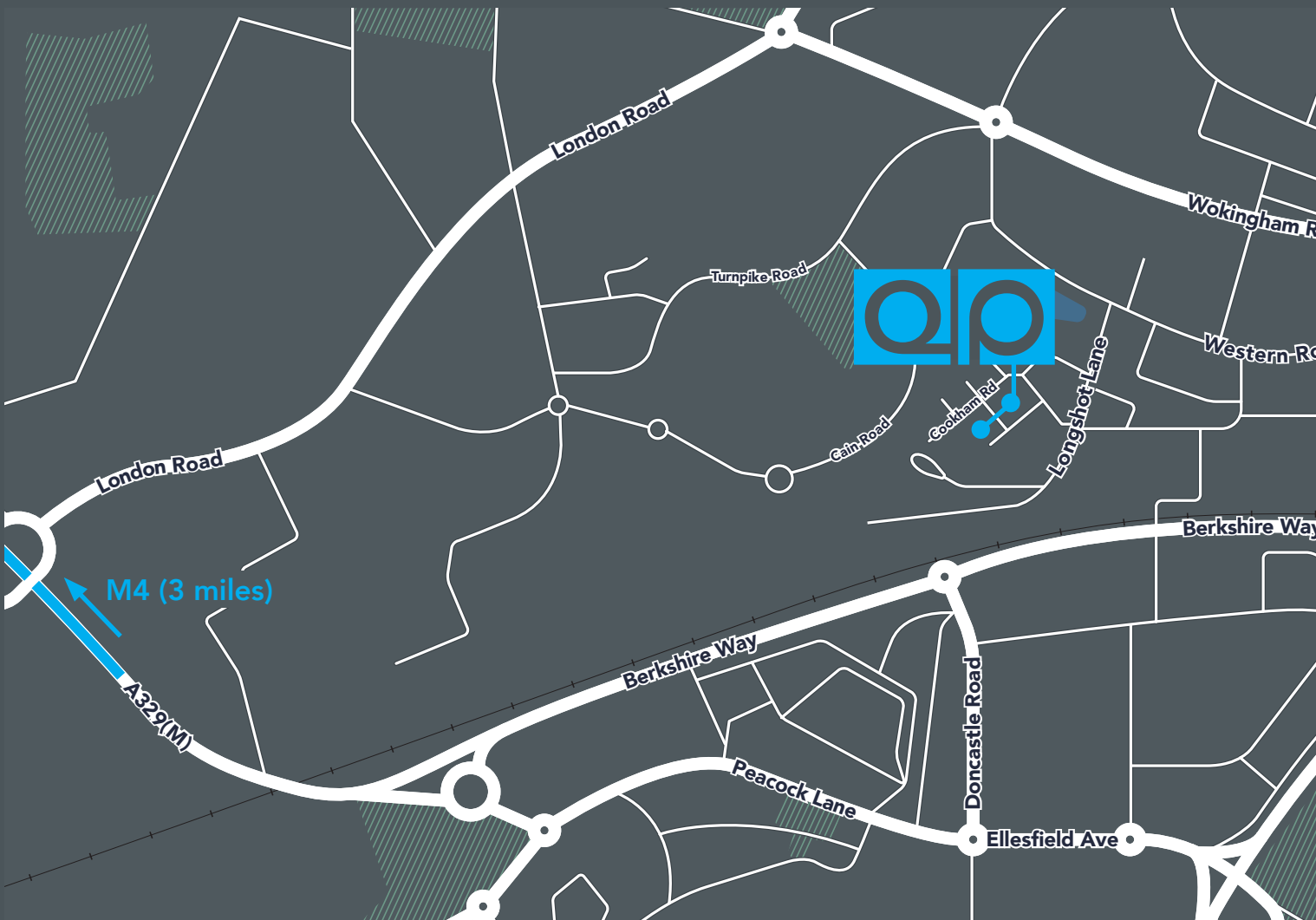
Bracknell's excellent communications and highly skilled and qualified workforce, has made it an attractive and well established office/employment location populated with both national and international occupiers. More than 3,000 businesses including 50 global organisations are hosted in the town.

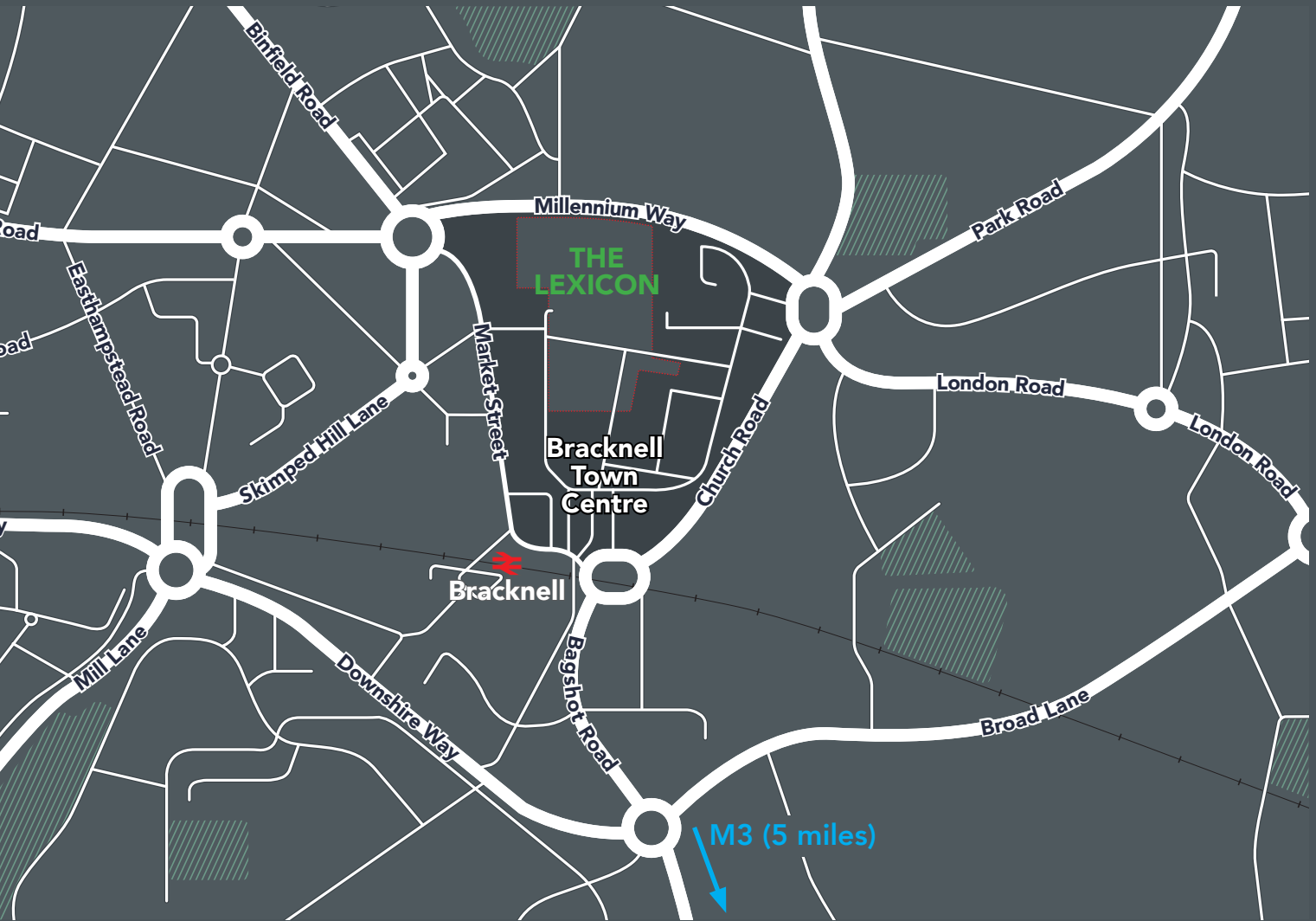
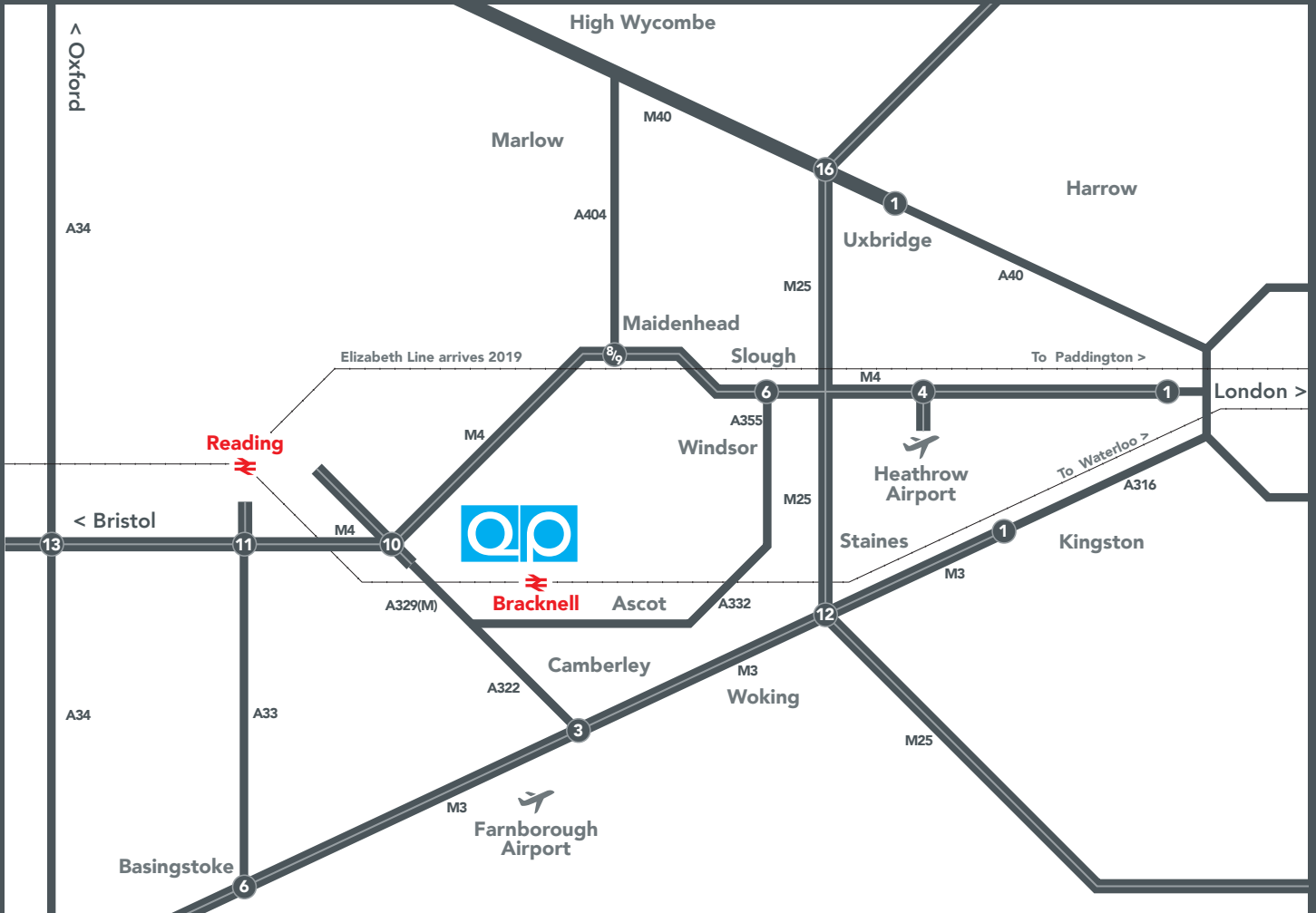
From Bracknell

By Road	mins
M4 (J10)	5
M3 (J13)	6
Maidenhead	10
Reading	12
Staines	13
London	33

Rail Stations	mins
Reading	12
Staines	29
Richmond	44
Clapham Junction	54
London Waterloo	65
London Paddington	70

Airports	miles
Farnborough	11
Heathrow	15
Gatwick	44
Luton	48
Stansted	82
London City	83





QUEENSGATE HOUSE

Queensgate House is a modern two storey office building which has been refurbished to allow for immediate occupation. The internal parts present an open plan configuration around a central core. There are male and female toilet facilities on each floor along with disabled access facilities. A lift serves the 1st floor lobby from the ground floor reception area.

The premises benefit from an uprated power supply which was installed by the previous occupier.

There are 46 car spaces marked around the building at a ratio of 1:267 sq ft.



Ground floor

6,464 sq ft (600.5 sq m)

First floor

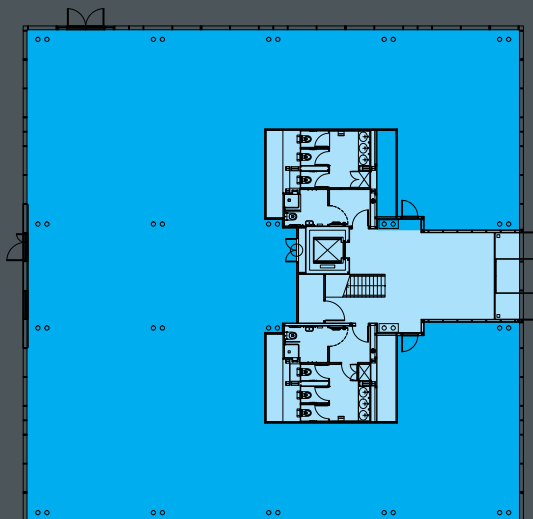
5,816 sq ft (540.3 sq m)

Total

12,280 sq ft (1,140.9 sq m)



TYPICAL FLOORPLATE



PHOENIX HOUSE

Phoenix House is a modern two storey office building which features metal suspended ceilings, four pipe fan coil air conditioning, existing partitioning and a café/break out area.

The building occupies a generous site with 67 car spaces providing a ratio of 1:268 sq ft.



Ground floor

9,267 sq ft (861 sq m)

First floor

8,691 sq ft (807 sq m)

Total

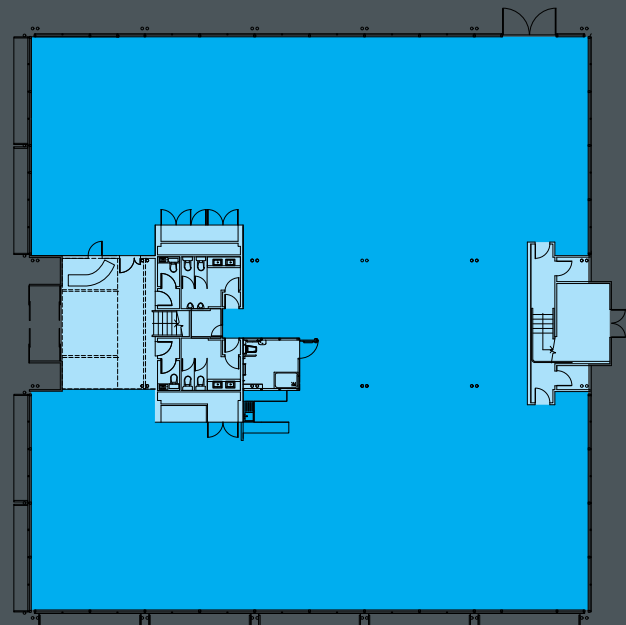
17,958 sqft (1,668 sqm)



Roadway Holding



TYPICAL FLOORPLATE





Indicative CGI

THE OPPORTUNITY

Indicative visuals have been prepared to show how the space at Queensgate House could be refurbished. An exposed services style arrangement is shown as this is increasingly an occupier preference, yet at present, is not widely available in the local market.

Specification might include:

Exposed services style

Four pipe fan coil air conditioning

Refurbished reception lobby

Refurbished WCs

Shower



Indicative CGI



OOO

Circle Communications Clubhouse

HELPER HAND

CONDUCT





MARKET OVERVIEW

The Bracknell office market is an established commercial centre which offers excellent value for money in comparison to other locations in the Thames Valley, providing significant savings in corporate real estate costs. Prime rents have increased in the last 12 months to £24.80 per sq ft, which remains significantly lower than their historic peak of £32 per sq ft and at a considerable discount to competing towns such as Reading and Maidenhead.

Total office supply is at its lowest level since 2008 and currently stands at 830,000 sq ft. Grade A stock accounts for 66% of the total, and as a result Grade A rents are rising and incentives shortening – a trend that is forecast to continue over the next few years.

There has been limited development over the last six years and there are no new office schemes scheduled for development over the next 12-18 months.

Long run average take up in Bracknell stands at 150,000 sq ft. Occupier activity remained buoyant throughout 2015, with take up being 28% ahead of the long run average at 192,000 sq ft. Bracknell has experienced the strongest and most sustained period of activity since 2001/02, with take up between 2013 and 2015 totaling in excess of 580,000 sq ft.

The strong growth that has been recorded on prime headline rents in Bracknell is expected to continue, boosted by the completion of The Lexicon, with values forecast to reach £25.00 per sq ft by the end of 2017 and £29.00 per sq ft by 2020. This represents a growth of 4.7% per annum over a five year period.

PRIME HEADLINE RENTAL FORECAST

Year	Rent (psf)	Growth on Previous Year (%)
2015	£23.00	9.5
2016	£24.00	4.4
2017 forecast	£25.00	4.2
2018 forecast	£26.00	4.0
2019 forecast	£27.50	5.8
2020 forecast	£29.00	5.5

Source: LSH, Thames Valley

BRACKNELL RECENT LETTING TRANSACTIONS

Property	Company	Size (sq ft)	Rent (per sq ft)	Term
Maxis 1	Mitie	9,240	£23.50	10 years 5 year break
1 Arlington Square	Arbor Networks	11,162	£23.00	6 years 4 year break
Columbia Centre	Tower Leasing	5,000	£22.50	10 years 5 year break
Inspired	Sally Hair & Beauty	25,379	£19.50	15 years 10 year break
Maxis 1	Heat Software	8,814	£23.00	10 years
Maxis 1	HiFX	15,885	£22.00	10 years 5 year break
One Thames Valley	Allegis	5,695	£19.00	5 years 2 year break
12-13 Bracknell Beeches	Northgate	11,900	£18.50	10 years 5 year break
Capitol	Show Software	13,110	£24.80	10 years 5 year break

INVESTMENT COMPARABLES

We highlight a number of recent transactions below showing investor/developer confidence in Bracknell;

Property	Date	Tenant	AWULT	Area (sq ft)	Price	Yield	Price (psf)	Purchaser
Brants Bridge	Sep 2016	Avnet and Countrywide	1.6 yrs to break 3.2 yrs to expiry	34,248	£5.25m	6.23%	£153	Private Investor
Octagon House	May 2016	4 Seasons Outdoor UK (ground floor only)	6 months mutual break clause	16,034	£2.35m	n/a	£147	n/a
Viewpoint One	Jan 2016	Fujitsu	Holding over – n/a	33,872	£5.0m	n/a	£148	Boulton Brooks
3 The Arena	Aug 2015	JDA Software	2.9	43,204	£12.40m	7.94%	£287	CCLA
Trinity Court	May 2015	Vacant	n/a	72,000	£7.0m	n/a	£103	CEG



VIEWPOINT ONE



OCTAGON HOUSE

TENURE

Freehold.

EPC

EPCs for both Queensgate House and Phoenix House are available upon request.

VAT

The property is elected for VAT.

PROPOSAL

We are instructed to seek offers in excess of £3,800,000 for the freehold interest, subject to contract and exclusive of vat, which represents an attractive capital value of £125 per sq ft. Consideration will be given to selling each building separately.



VIEWING

If you require any further information or would like to arrange an inspection please contact the joint sole agents below:



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