

WE'RE HERE TO HELP

Providing Commercial Property Surveying Services throughout Greater London and the Home Counties.

SEARCH
ONLINE,
ANYTIME

www.sbhpageread.co.uk



FREEHOLD VALUES CONTINUE TO CLIMB

sbh Page & Read have conducted a succession of freehold sales on behalf of landlords and owner occupiers of both industrial and office buildings across a range of sizes throughout North London, East London, Herts and Essex.

With a shortage of freehold property and an excess of demand from both occupiers and investors, prices have continued to climb to record levels. Businesses with cash and the availability of relatively cheap finance has clearly helped to fuel demand. Cliff Bonnett, Director at our Enfield office comments, the concept of owning your own building remains the objective for many businesses as part of a long-term strategy and for an owner occupier it can be a tax efficient way to release cash from a business if structured in the right way.

We continue to see strong demand for both freehold office and industrial property across our region and with the future looking less than certain, a number of property owners are taking advantage of the current market conditions and selling a property to release equity.

Owner occupiers also have the option of selling the freehold and entering into a lease with the purchaser thus releasing the equity but not disrupting the business. Such sale and lease-back arrangements require careful negotiation to satisfy the aspirations of both parties.



RENT REVIEW – TIMELY ADVICE

Five years ago the commercial property market was in the depths of one of the longest downturns of recent times. There was a surplus of space throughout all sectors and very little occupier demand to speak of. Developers had put new scheme on long term hold and Landlords with empty buildings were keen to offer any potential occupier a package of incentives to take their space.

If you were a tenant looking for space at that time, there was no shortage of buildings and some very attractive deals on offer.

How times have changed... 5 years on the market has experienced a boom in demand over the last 3 years. Rents have risen above their 2007 peak and, especially in the industrial market, there is an acute shortage of supply.

So come rent review time, 5 years after taking that lease in 2012, if you're a tenant you are going to face a substantial increase and if you're a Landlord at long last you will see some real



improvement in income and value. But whether Landlord or Tenant, the need for sound straightforward advice is key to protecting your interests.

sbh Page Read's lease advisory service is backed by strong market knowledge through doing deals. We know where the rental evidence is and how to use it in acting either for Landlord or Tenant.

We know where the market trends are moving and how that may impact on rental value at review time and we have a clear understanding of commercial leases and rent review negotiations.

Whether Landlord or Tenant if you need some advice on a forthcoming rent review, call us, we'd be happy to help.

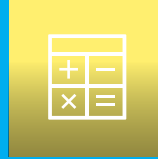


LETTINGS, SALES AND ACQUISITIONS

sbh Page & Read has an outstanding track record in the leasing, sale and acquisition of business space in our region.

Our expertise in the industrial and office markets is highly regarded by property funds, developers, investors, companies (large and small) and private individuals.

You can have total confidence in our ability and the good news is... we do deals!



RENT REVIEWS AND LEASE RENEWALS

sbh Page & Read's lease advisory team come from a background of doing deals in the market. They understand the market trends and have strong negotiating skills.

A sound knowledge of property transactions is essential and our team are at the forefront of what's happening with rent and lease terms.

We have a full understanding of the legal and procedural issues related to lease renewal and rent review and undertake a regular appraisal of the latest law and precedence affecting these matters.



INVESTMENT AND DEVELOPMENT

sbh Page & Read provide unrivalled geographical expertise in advising property developers and investors.

Only by being 'in the market' can you truly understand what's happening to supply and demand; key factors in the proper assessment of rent and yield for development and investment opportunities.

Whether buying or selling we provide clear advice taking into account well researched market conditions.



PROPERTY MANAGEMENT

sbh Page & Read understand the importance of maintaining asset value. Our Property Management team provide advice on the full range of services from rent collection and service charge administration to maintenance and repair works.

We ensure a close liaison with tenants and look to address problems before they arise.

We provide strategic advice to ensure maximum performance and return from your asset.



VALUATIONS

Nick Haywood and Cliff Bonnett are qualified Chartered Surveyors and Registered RICS Valuers. They provide valuation reports for Company Accounts, Individuals and Private Pension Plans.

As market leaders in their respective geographical areas they have the knowledge and expertise to provide valuations you can rely on.



LEARN MORE ABOUT HOW WE CAN HELP YOU

Our new website contains all the information you need to know about us and how we can help you and your business.

We have also included a range of Case Studies that demonstrate how we deliver results for our clients of all sizes.

WE'RE BUSY WORKING HARD SELLING AND LETTING PROPERTIES FOR OUR CLIENTS

▶ We are very proud to work with such a diverse range of clients, providing businesses of all sizes a service standard and success rate that brings them back time and again.

Whilst our current list of properties is ever changing, below are some examples of what we are working on.

PROPERTY SEARCH

We have a wide range of property listings currently available on our new website.

www.sbhpageread.co.uk



TO LET ENFIELD

INDUSTRIAL / WAREHOUSE UNIT

8,362 sq ft
Unit 5 Trafalgar Trading Estate
Prominent industrial/warehouse unit of steel portal frame construction with an eaves height of 6.25m.



TO LET ENFIELD

OFFICE

3,610 – 22,860 sq ft
Innova Park, Kinetic Crescent
Modern stylish offices with air-conditioning, 25 allocated car parking spaces and 24/7 access.



TO LET BARKING

INDUSTRIAL / WAREHOUSE UNIT

10,441 sq ft
Unit 2, The io Centre, 59-71 River Road
Warehouse/industrial space with first floor office approached by a separate personnel entrance.



TO LET CANNING TOWN

INDUSTRIAL / WAREHOUSE UNIT

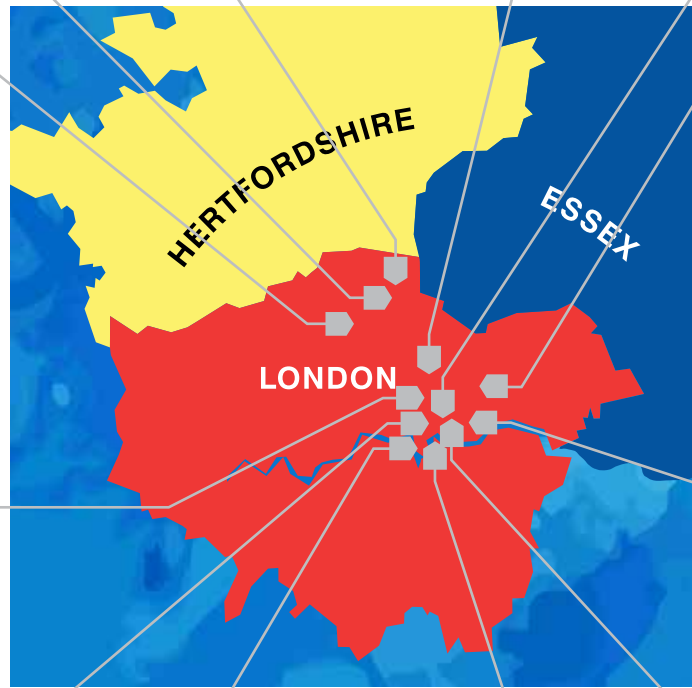
6,362 sq ft
Unit 3, Europa Trade Park, Cody Road
A single storey mid terrace unit of steel frame construction with 5.8m internal eaves height and first floor offices.



TO LET HARRINGAY

INDUSTRIAL / WAREHOUSE UNIT

11,308 sq ft
Unit 4 & 5B Crusader, Hermitage Road
Ground floor open plan accommodation with a clear height of 4.1m. Parking for 7 cars to the side of the building.



TO LET BARKING

INDUSTRIAL / WAREHOUSE UNIT

13,499 sq ft
Units 1 & 2, 75 River Road
A modern industrial warehouse unit of portal frame construction with 7m internal eaves height.



TO LET HODDESDON

WAREHOUSE & OFFICES

48,424 sq ft
H48 Belcon Industrial Estate, Geddings Road
Warehouse with an eaves height of 7.34m and level access loading doors.



TO LET BECKTON

INDUSTRIAL / WAREHOUSE

17,587 to 35,283 sq ft
19-20 Alpine Way, London Industrial Park
2 adjoining industrial units with secure forecourt area. Trade counter potential.



FOR SALE/TO LET ROYAL DOCKS

COMMERCIAL BUILDING

10,50 sq ft
Block B, The Pump House, Seagull Lane, London
Detached building with three levels. Suitable for office, hotel or leisure use.



TO LET DOCKLANDS

OPEN PLAN OFFICE SUITE

2,278 sq ft
6 Lanark Square, Glengall Bridge
Self contained office suite on the second floor, with ground floor lobby and lift.



TO LET DOCKLANDS

SELF CONTAINED OFFICE SUITE

1,950 sq ft
Suite 10, Ensign House, Admirals Way, London
Refurbished self contained office suite on the third floor with entry phone systems.



TO LET ROYAL DOCKS

OFFICE SPACE

3,410 to 33,867 sq ft
Suites 2-10 Warehouse K, ExCel
A Grade II listed converted Tobacco warehouse providing three floors of 8 fully refurbished, self-contained suites.

GOING FROM STRENGTH TO STRENGTH

▶ Through a multi-branch network sbh Page & Read has become a leading regional commercial property specialist. Employing experienced staff with a successful track record within their respective markets.

We combine formidable local knowledge gained from a strong transactional presence in each of the markets in which we operate with expansive regional coverage from our 6 strategically located offices.

We operate primarily in the office and industrial/warehouse sectors where we act for both landlords and occupiers including developers, institutional investors, private investors and corporate occupiers.

By working closely with our clients we understand their business needs allowing the development of a clearly defined strategy to fulfil the client's objectives.

As a service-driven business our ethos is based on providing our clients with the best professional advice by taking a personal approach and always focusing on the details.

We're not just here to sell or find your next property. We build relationships that last and the sbh Page & Read team are available to answer your questions when you need us.

Visit our website at www.sbhpageread.co.uk to find out more.

OCCUPIERS BENEFIT FROM BESPOKE ACQUISITION SERVICE

▶ As a result of a continuing shortage of industrial space, occupiers have come to sbh Page & Read to take advantage of their bespoke acquisition service.

A local hospital trust contacted the firm earlier in the year with an urgent requirement for a building to which they could relocate crucial operations from their existing site which is being redeveloped.

"We quickly identified the Trust's requirements and were able to identify several options within North London"

says Cliff Bonnett, Director at the Enfield office.

The Trust had particular infrastructure requirements and the building needed to be accessible to staff. The former Carplan Warehouse, Chalkmill Drive within Enfield Retail Park was identified and negotiations for a lease on circa. 64,000 sq ft was negotiated with the landlord. The Trust are now fitting out the building and will be fully operational by summer 2018.

MEET THE TEAM

Our team has become a leading regional property specialist, providing commercial property surveying services to landlords and occupiers throughout Greater London and the Home Counties. sbh Page & Read employs qualified and experienced staff with a successful track record within their respective markets.



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