

THE LOCATER

s|b|h
Page & Read

WINTER 2022



HANDS ON EXPERIENCE

PROFESSIONAL PROPERTY ADVICE

We are pleased to forward the latest edition of our Locater Newsletter setting out some of our current instructions and recent deals. Over the last 6 months we have let units for Valor Real Estate Partners at new levels for Barking, we successfully disposed of 50,000 sq ft for Reiss in Beckton and let 32,000 sq ft on behalf of Lasalle Investment Management to Volta Trucks at Tottenham.

As I write this note we await the Chancellors Autumn statement, albeit it has been well trailed that we should not expect much, if any, good news, with predictions of economic gloom affecting the entire country.

However, at sbh Page Read I would have to say that this is not currently our experience, talking with the many diverse businesses we interact with on a day to day basis.

Yes, there has been some reduction in market activity over the last 6 months, but it is far from the depressing situation advocated by some economists and politicians.

The industrial property letting and sale market throughout London and the south east has experienced unprecedented levels of occupier demand over the last 5 years. This in turn has sent rental and capital values to new heights. It was therefore inevitable that the market would at some point plateau, as demand levels return to a more 'normal' level and rental growth subsides.

The rise in interest rates and inflationary pressures will undoubtedly cause some occupiers to review their space requirements in the near term.

Our experienced team have seen more than a few recessions in the past four decades but throughout these the London economy has remained extraordinarily robust.

The availability of good quality warehouse space within our core east and north London region remains limited. We are acting for Valor, Henry Boot and Capital Industrial on a number of new developments, which will reach practical completion in 2023 providing the market with much needed stock.

Our rent review and lease renewal department has also had a busy 6 months advising both landlords and tenants. Our unrivalled market knowledge enables us to offer sound evidenced backed advice to ensure a satisfactory conclusion to negotiations.

ENFIELD

T: 020 8342 2700

DOCKLANDS

T: 020 7474 9898

HARLOW

T: 01279 626555



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RICS

LOCAL KNOWLEDGE. REGIONAL COVERAGE



TO LET
Bounds Green Ind Est,
N11 2UD
Unit C1U - 2,429 sq ft
Unit C1D - 2,344 sq ft
Unit A2U - 1,900 sq ft - **U/O**

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TO LET
Edmonton Industrial Park,
Nobel Road, N18
Unit B1 - 27,317 sq ft
Units B2 - 35,125 sq ft

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TO LET
Unit B8D,
Bounds Green Ind Est,
N11 2UL
2,584 sq ft

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TO LET
Unit A3, Edmonton
Industrial Park, Nobel Road,
N18 3BH
9,597 sq ft

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TO LET
Unit 13, Watermill Business
Centre, Edison Road, EN3 7XF
1,835 sq ft

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TO LET
Workstown, Montagu Road,
Edmonton, N18 3PR
Unit 2A - 4,101 sq ft
Unit 2B - 4,101 sq ft
Unit 2E - 7,352 sq ft

UNDER OFFER
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TO LET
Unit 16, Watermill Business
Centre, Edison Road, EN3 7XF
3,920 sq ft

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TO LET
37 Humber Road, Staples
Corner, NW2 6EN
8,745 sq ft plus
mezzanine of 2,159 sq ft

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TO LET
Unit 10, Watermill Business
Centre, Edison Road, EN3 7XF
3,430 sq ft

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TO LET
Unit 3, White Hart Works,
White Hart Lane, London,
N17 7RQ
Can split from 12,232 - 25,000
Total 37,232 sq ft

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TO LET
The Grid, Lockfield Avenue,
EN3 7PX
Unit 90 - 6,521 sq ft

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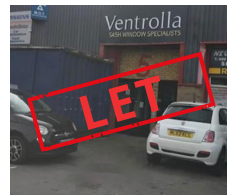
TO LET
Unit 2, White Hart Works,
550, White Hart Lane,
London, N17 7RQ
31,633 sq ft

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TO LET
Unit 3, Redburn Industrial Estate,
14 Woodall Road, Ponders End,
Enfield, EN3 4LE
7,703 sq ft

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TO LET
Unit 5, Peacock Industrial Estate,
White Hart Lane, London,
N17 8DT
2,583 sq ft

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TO LET
63, Garman Road,
Tottenham, London, N17 OUL
12,462 sq ft plus
mezzanine of 3,800 sq ft

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TO LET
Unit 8, Abbey Mead Estate,
EN9 1HU
5,178 sq ft

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TO LET
44-48, Garman Road,
Tottenham, London, N17 OUL
18,106 sq ft

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TO LET
Unit 3, Bittern Place,
London, N22 6TP
6,600 sq ft

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TO LET
Unit 5, Alpine Way, London
Industrial Park, Beckton, E6 6LW
11,450 sq ft

Docklands
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FOR SALE
Unit 7, The io Centre,
59-71 River Road, IG11 0DR
4,097 sq ft



TO LET
Unit 84 London Industrial Park,
Beckton, E6 6LS
5,914 sq ft

Docklands
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TO LET
24 River Road, IG11 0DG
5,881 sq ft on 0.7 acre site



TO LET
Units 10, 11, 12, 14 & 15
London Industrial Park,
Beckton, E6 6LW
Unit 10 - 10,984 Unit 14 - 7,359
Unit 11 - 10,873 Unit 15 - 7,401
Unit 12 - 10,968

Docklands
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TO LET
72 - 76 River Road, IG11 0DS
5,881 sq ft



TO LET
Stansfeld Road, E6 5LT
1.3 Acres

Docklands
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FOR SALE
13 Bridge Close, RM7 0AU
7,584 sq ft



TO LET
Valor Park, Leyton,
24 Staffa Road, E10 7QX
24,596 sq ft

Docklands
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TO LET / FOR SALE
4 Reef Street, RM6 6RJ
4,843 sq ft plus
fenced / gated yard



TO LET
Unit A, 1B North Crescent,
E16 4TG
8,834 sq ft

Docklands
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TO LET
Open Storage Site,
Mudlands Ind Estate, Manor
Way, Rainham, RM13 8RH
0.75 acres



TO LET
Forest Road, Hainault,
IG6 3HX
8,703 sq ft
(inc. 4,101 sq ft mezzanine)

UNDER OFFER
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TO LET
Unit 6, Mudlands Ind Estate,
Manor Way, Rainham,
RM13 8RH
15,100 sq ft

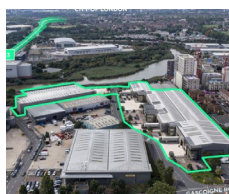


TO LET
Unit 2, Alfred's Way Ind Estate,
IG11 0AS
6,476 sq ft

Docklands
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TO LET
Unit 4, Mudlands Ind Estate,
Manor Way, Rainham,
RM13 8RH
20,120 sq ft



TO LET
Unit 6, Valor Park, East Circular,
Gascoigne Rd, IG11 7NZ
45,046 sq ft

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TO LET
Unit 4, Falcon Business Centre,
Ashton Road, Harold Hill,
Romford, Essex, RM3 8UR
1,985 sq ft



TO LET
Jupiter House,
Warley Business Park,
The Drive, Brentwood,
CM13 3BE
7,085 sq ft

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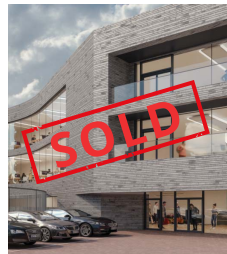


TO LET
16A Urban Hive,
Theydon Road, E5 9BQ
1,292 sq ft



TO LET
Juniper House,
Warley Business Park,
The Drive, Brentwood,
CM13 3BE
5,250 sq ft

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FOR SALE
The Pump House, Seagull
Lane, Royal Victoria Docks,
E16 1AZ
11,957 sq ft



TO LET
The Boathouse, Court
Road, Maidenhead,
Berkshire, SL6 8LQ
7,300 sq ft

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TO LET
Abercrombie House,
Bulls Cross, Enfield,
EN2 9HG
3,232 sq ft



TO LET
Cumbrian House,
217 Marsh Wall, E14 9FJ
Unit K1 - 617 sq ft

Enfield
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TO LET
The Grange, 100 High Street
3/F Rear 5,230 sq ft
4/F Front 6,858 sq ft
Available Immediately



TO LET
Cumbrian House,
217 Marsh Wall, E14 9FJ
Unit K6 - 1,327 sq ft

Enfield
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TO LET
Ramsay House,
18 Vera Avenue,
Grange Park, N21 1RA
2,174 sq ft



TO LET
1/F East, Moorfoot House,
Meridian Gate,
221 Marsh Wall, E14 9FH
1,835 sq ft

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TO LET
Suite 6, 12 Pepper Street,
E14 9RP
1,068 sq ft



TO LET
Suite 2, Beatty House,
Admirals Way, E14 9UF
755 sq ft

UNDER OFFER

Docklands
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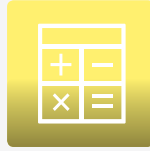
SERVICES



LETTINGS, SALES AND
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INVESTMENT AND
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LEASE RENEWALS



VALUATIONS



PROPERTY
MANAGEMENT

TESTIMONIALS

We value what our clients think and say about us. Here's just a handful of comments that we've received from happy customers.

"IPIF consider sbh Page Read a trusted advisor and their principal letting agent on their industrial properties within north and east London. Nick and Cliff consistently deliver excellent results for the Fund on units to let and are always available to provide strategic advice as and when required."

Liz Dunsmore Head of Leasing / Director IPIF



"Identifying a new HQ warehouse and office building was key to the growth of the business. sbh Page & Read identified a suitable property, negotiated favourable terms and their advice throughout the leasing process proved invaluable."

Brian Young – Tazaki Foods

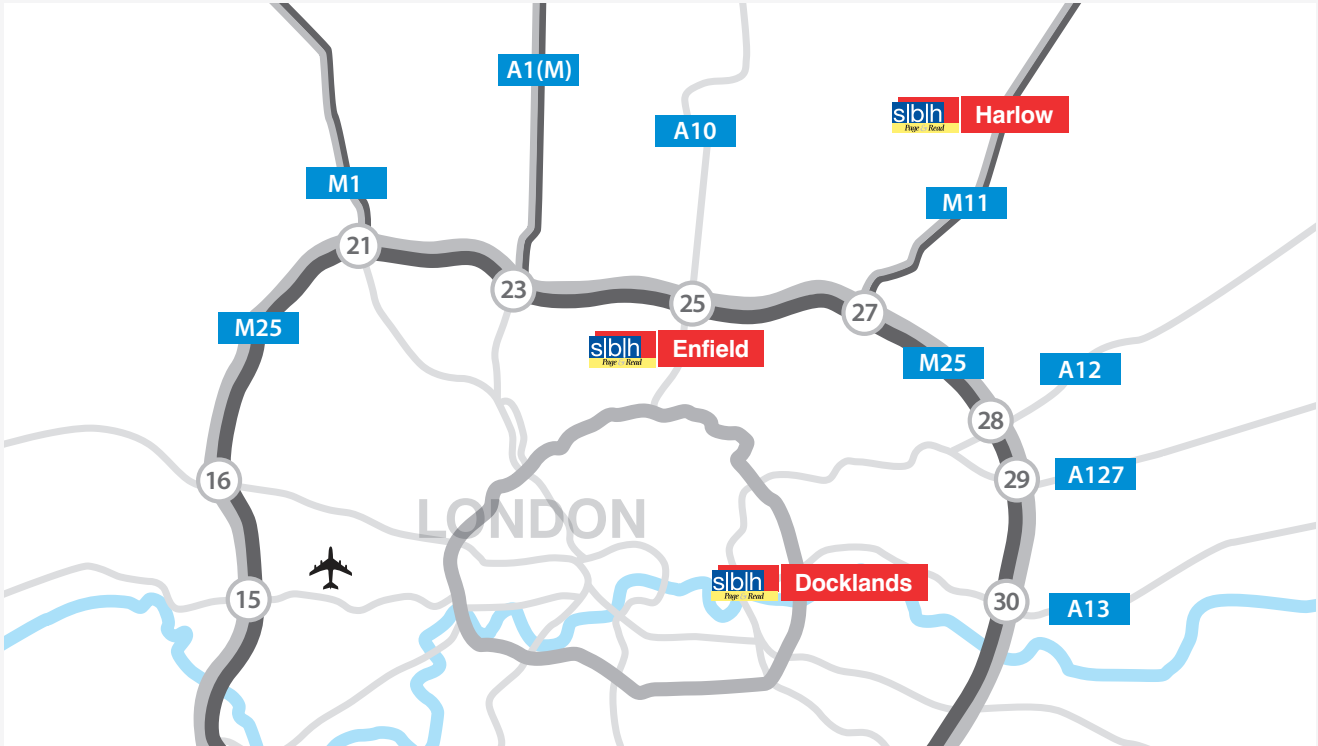
"The sale of our building was conducted very efficiently and we were kept informed of progress at every stage."

Frank Salmon CEO – CMS Distribution Ltd



COMMERCIAL PROPERTY SPECIALISTS

sbh Page & Read provides commercial property services to landlords and occupiers throughout Greater London and the Home Counties.



APPROACHABLE, DEPENDABLE

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.



ENFIELD

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DOCKLANDS

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