

# ALBION COURT

ALBION PLACE HAMMERSMITH LONDON W6 0QT

WEST LONDON COURTYARD OFFICE INVESTMENT AND DEVELOPMENT OPPORTUNITY  
WITH POTENTIAL FOR OFFICE UPGRADE OR RESIDENTIAL CONVERSION

FIRST TIME ON THE MARKET IN 20 YEARS









## INVESTMENT/DEVELOPMENT SUMMARY

- Rare Opportunity to Acquire Well Located Office Investment/Development Property with Numerous Growth Options.
- Excellent connectivity with Hammersmith Underground and Bus Stations within a few minutes walk.
- Superbly located immediately adjacent to Hammersmith's prime retail offering and major transport interchanges.
- 21,100 ft<sup>2</sup>/1,960 m<sup>2</sup> in seven individual buildings constructed in 1990 around a private courtyard.
- 11 car parking spaces.
- Freehold.
- 9,256 ft<sup>2</sup> vacant by August 2016 and 11,860 ft<sup>2</sup> multi-let to 5 tenants at an exceptionally low average rent of £22.80 per square foot compared to prime Hammersmith rents in excess of £55 per square foot. £60 per square foot is forecast for 2016.
- Numerous growth opportunities including comprehensive refurbishment/upgrade and extension with additional floor/s for office use, new leases, lease renewals or conversion to residential.
- Offers are invited in excess of £8.8 million reflecting a net initial yield of 3.55%, a yield of 7.37% when 1, 2 and 7 Albion Court are let and a yield of 10.12% on reversion. Buyers costs are calculated at 6.68%. This price represents a low capital value of £417 per square foot.





Hammersmith

Hammersmith  
Broadway Shopping  
Centre

Sovereign Court  
by St George

Landmark House  
& Thames Tower

ALBION  
COURT

The King Street Town Hall  
redevelopment by Helical  
Bar + Grainger

Ravenscourt Park

Great West Road



## HAMMERSMITH

Hammersmith is an internationally recognised, established and important commercial hub located in West London about 3.5 miles from Central London. It forms the western gateway into Central London from Heathrow Airport.

It is the largest office centre in West London and is home to numerous international corporations including GE, L'Oreal, Disney, Philip Morris, Virgin Media and Accor. It also has a thriving restaurant, bar and entertainment scene including the Eventim Apollo and Lyric Hammersmith Theatre.

London Borough of Hammersmith and Fulham is also home to over 10,000 businesses employing over 120,000 people.

It enjoys excellent access into the West End / Central London and via the A4/M4 out to Heathrow Airport and the M25 motorway.

Hammersmith has one of only eight London Underground stations served by four or more lines and so benefits from excellent connections to the rest of London via the Piccadilly, District, Circle and Hammersmith and City lines. London Heathrow International Airport is only 35 minutes via the Piccadilly line.

Hammersmith Broadway bus station is one of the largest and busiest bus interchanges in London with 17 bus routes passing through the main interchange providing access throughout London. Seven of the bus routes run 24 hours a day.

Major shopping facilities are available on King Street, immediately adjacent to Albion Court, and include Kings Mall which was extensively refurbished in 2013 with an attractive mix of shops and restaurants.



## THE KING STREET TOWN HALL REGENERATION SCHEME BY HELICAL BAR/GRAINGER.

**This large mixed-use regeneration scheme is no more than 500 yards/2 minutes walk from Albion Court.**

It will revitalise the Grade II listed Hammersmith Town Hall and the area around it and will attract many more people to this part of King Street.

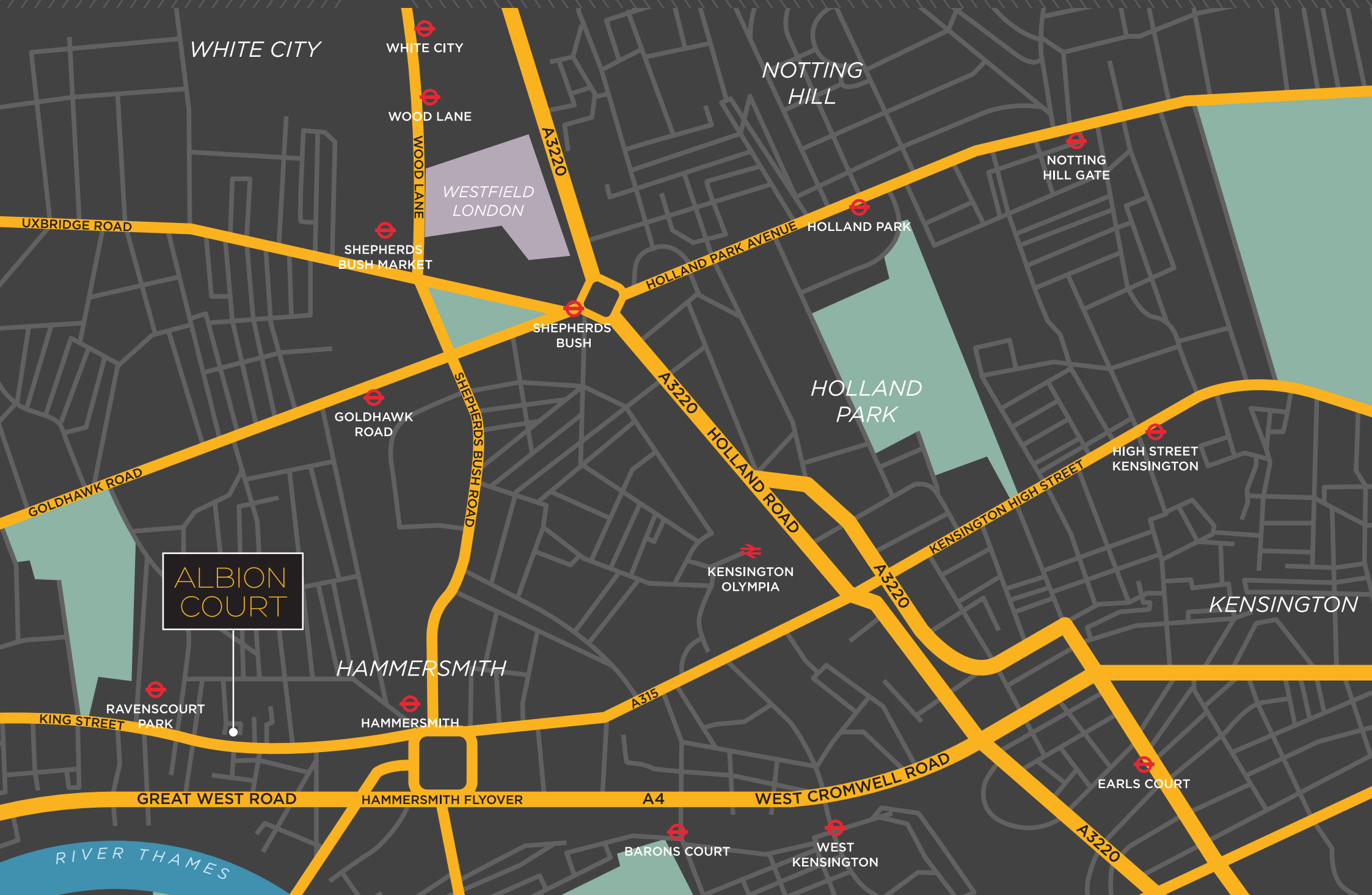
The scheme will deliver new offices for the London Borough of Hammersmith and Fulham, 200 apartments and new retail and leisure space which will include a new Curzon cinema, all set around an attractive public square. Cafes and restaurants will enhance activity on King Street. Work is scheduled to start during 2016.









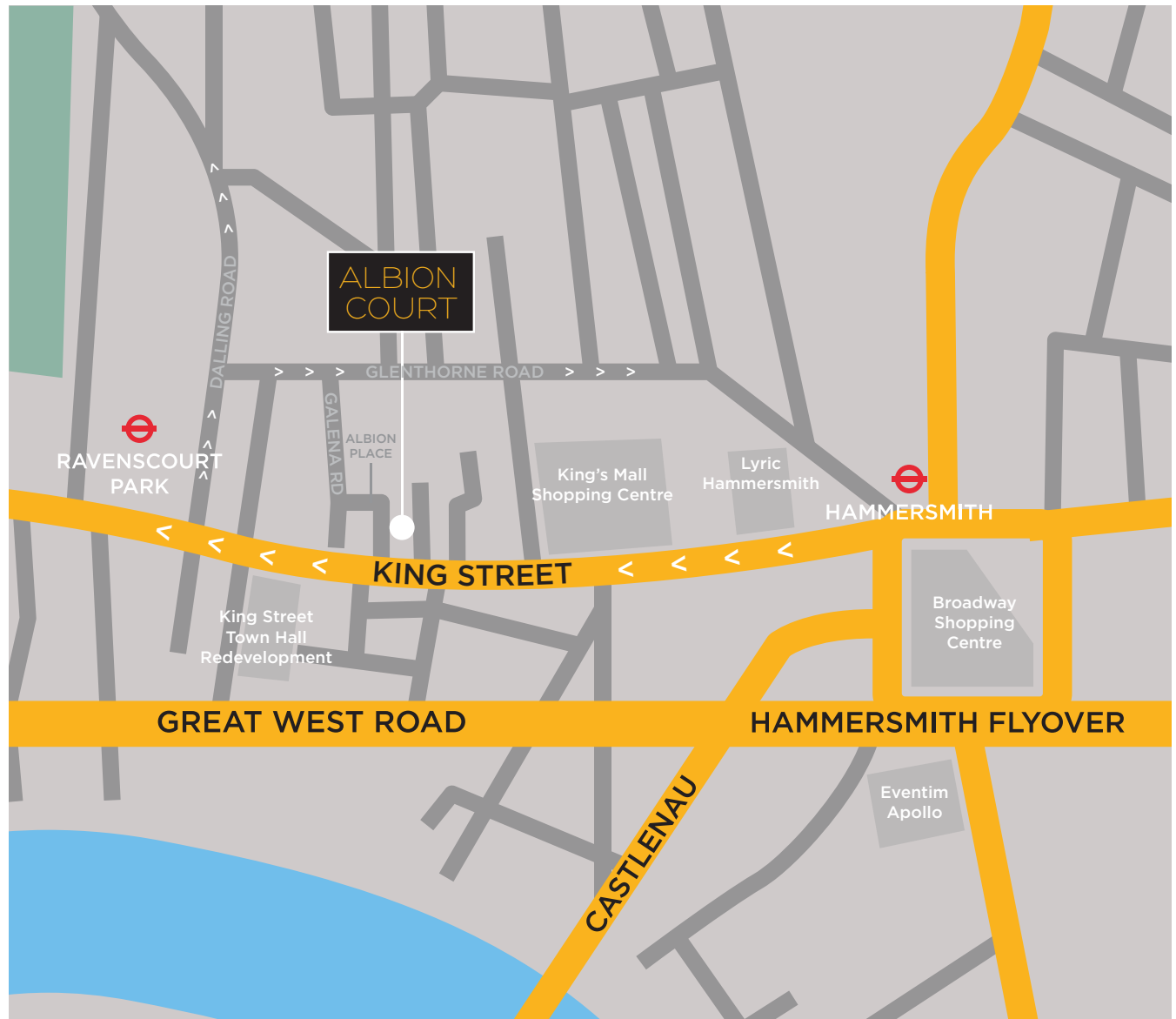




## ALBION COURT

Albion Court is superbly located no more than two minutes' walk to the north of King Street and 7 minutes' walk to Hammersmith London Underground Station. All local facilities including first class shopping are very easily reached.

It is accessed by car via Galena Road and on foot via a pedestrian right-of-way to King Street.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.



## THE PROPERTY

Albion Court was constructed in 1990 and comprises 7 attractively designed office buildings, 3 fronting Albion Place and 4 around a private courtyard. Each building is self-contained on three floors. All are brick clad with mansard roofs, are centrally heated and the majority are comfort cooled. There are 11 private car parking spaces.





## FLOOR AREAS AND TENANCIES

Unit/Floor	Tenant	Area NIA (sq ft)	Lease Start	Term (Years)	Lease Expiry	Rent Per Annum	Rent Per ft <sup>2</sup>	Review Date	Break Options	Parking Spaces	Comments
<b>1 Albion Court</b>	WHM Global Limited	2,741	08/11/14	4	08/10/18	£57,500	£20.98	None	10/08/16 10/08/17 Mutual breaks 6m notice	1	Deposit £19,620. Outside the Act. Landlord exercised break 10/08/16
<b>2 Albion Court</b>	Vacant	2,954					£0.00	None	None	2	
<b>3 Albion Court</b>	Omni Facilities Management Limited	2,978	03/26/15	10	03/25/25	£73,000	£24.51	3/26/20	26/03/2020 Mutual break 6m notice	1	Outside the Act.
<b>4 Albion Court Ground Floor</b>	The National Ankylosing Spondylitis Society	1,072	09/26/14	5	09/25/19	£27,000	£25.19	None	26/09/2017 Tenants only M notice	3 1	Outside the Act. Service charge cap £9.00 psf + RPI excluding utilities. Rent Deposit £8,100
<b>4 Albion Court First Floor</b>	The Impact Agency Limited	1,086	12/01/14	5	11/30/19	£21,300	£19.61	None	01/12/2017 Tenants only 6 M notice	0	Outside the Act. Rent Deposit £6,390
<b>4 Albion Court Second Floor</b>	Harrison/Parrott Limited	1,016	10/04/13	5	08/28/18	£24,875	£24.48	None	-	1	Outside the Act.
<b>5 &amp; 6 Albion Court</b>	Harrison/Parrott Limited	5,708	08/29/08	10	08/28/18	£129,375	£22.67	None	None	3	Rent Deposit £33,750 Outside the Act
<b>7 Albion Court</b>	Vacant	3,561				-				2	
<b>Total</b>		<b>21,116</b>				<b>£333,050</b>				<b>11</b>	

Measured by Plowman Craven March 2016

## TENURE

Freehold.

## KEY FINANCIALS

Tenant	Creditsafe Risk Score	Turnover	Net Assets
<b>WHM Global Limited</b>	79 very low risk	Abb accs	£45,643 As at Nov 2014
<b>Omni Facilities Management Limited</b>	69 Low risk	£31,546,183	£2,335,390 As at Jun 2014
<b>The Impact Agency Limited</b>	96 Very low risk	Abb accs	£39,512 As at Dec 2014
<b>Harrison/Parrott Limited</b>	94 Very low risk	Abb accs	£1,649,659 As at Dec 2014



## THE HAMMERSMITH OFFICE MARKET

Hammersmith benefits from a combination of competitive rents when compared to the West End, excellent transport connections and a very severe lack of supply of small offices.

The improving UK economy coupled with a lack of new development and conversion of numerous office buildings to residential use has resulted in an extremely low vacancy rate and consequent rental growth.

There are numerous examples of prime building rents of £50 plus and forecasts that £60 will be achieved during 2016.

We consider the current open market rental value of Albion Court to be £45 per square foot.

Date	Property	Area (sqft)	Rent (per sqft)	Lease	Tenant
Q3 2015	3 Angel Walk	2,850	£45	10 years. Break at 5th year.	Public Relations Company
Q4 2015	34 Galena Road	3,000	£40	5 years.	SDI Media
Q4 2015	1 King Street	8,500	£53	10 years. Break at 5th year.	Orion Health
Q4 2015	Broadway Studios	3,000	£52.50	5 years.	Confidential



## HAMMERSMITH OFFICE RENTS FLYING HIGH

Westbrook Properties has leased 30,000 sq ft across six deals at the Aircraft Factory in Hammersmith at record rents of up to £59/sq ft.

The deals at the newly refurbished building, which dates back to the 19th century and was used to build military aircraft during both world wars, range from £52.50/sq ft and £59/sq ft - among the highest rents ever achieved in the Hammersmith office market.

Global software firm Deltek has taken 13,000 sq ft on an eight-year lease, betting comparison site Oddschecker has signed for 6,500 sq ft on a five-year lease, and architect Sybarite has taken 4,700 sq ft for five years.

Media technology firm Magnetise Solutions and engineering software provider Aveva complete the office lettings.

Artisan cafe operator Origin Coffee has taken the ground-floor retail unit.

CBRE, Frost Meadowcroft and HNG are letting agents. JLL advised Deltek, and Morgan Pryce represented Oddschecker.

*Source: Property Week 8 April 2016*



## THE HAMMERSMITH RESIDENTIAL MARKET

### **36 Galena Road Hammersmith London W6 0LT**

A vacant B1 office building of 3,400 ft<sup>2</sup> GIA on 4 floors, with one car park space and consent for conversion to residential sold in September 2015 for £520 per square foot.

### **The Kingsley**

This is a new residential development by Charterhouse currently under construction and located on King Street almost directly opposite Albion Court. The development comprises ground floor retail space with 21 apartments and two mews houses above and to the rear. All the residential content has been presold.

### **Sovereign Court**

This is a major new development on Glenthorne Road currently under construction by St George, part of The Berkeley Group. When completed, it will comprise 400+ new homes, offices, shops and restaurants. Clarence and Lancaster Houses have been presold. Phase 2 will be launched later this year.

### **Kings Row**

A new development of 1, 2 and 3 bedroom apartments, villas, penthouses and 3 bedroom townhouses currently under construction by Linden Homes. 50% presold since October 2015.

### **The King Street Town Hall Redevelopment**

This is a joint venture between Helical Bar and Grainger. Planning consent has been granted for a major mixed use regeneration scheme to deliver new offices for the London Borough of Hammersmith and Fulham, about 200 apartments and new retail and leisure space, to include a new Curzon cinema, set around an attractive public square. Work is scheduled to start on site during 2016.



King Street Town Hall



Sovereign Court





## GROWTH OPPORTUNITIES

- Albion Court offers numerous significant growth opportunities subject to planning and other consents.
- Refurbishment/upgrade and leasing into the currently strong market at significantly higher rents. Permitted Development Rights have reduced Hammersmith's office supply leading to a very severe shortage of small/medium-sized offices.
- Additional new 3rd/4th floors.
- Lease regears, renewals and new leases.
- Immediate Permitted Development Rights conversion to residential use of the currently vacant buildings with remainder converted as leases expire.
- Total redevelopment for residential purposes.
- Hotel use. A Holiday Inn Express hotel is immediately adjacent.





ALBION COURT

River Thames

Great West Road

King Street



## VAT

The property is elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern.

## CAPITAL ALLOWANCES

There are no unclaimed capital allowances available. The parties will sign a Section 198 notice for the sale of plant and machinery for £1.

## DATA ROOM

More information including leases, service charge information and similar documents are all available in a data room. Access is available on request.

## EPC

Albion Court has EPC ratings as follows. Certificates are available in the data room.

Building	Rating
1	C63
2	C63
3	C59
4	C75
5	C72
6	C72
7	D88

## PROPOSAL

Offers are invited in excess of £8.8 million reflecting a net initial yield of 3.55%, a yield of 7.37% when 1, 2 and 7 Albion Court are let and a yield of 10.12% on reversion. Buyers costs are calculated at 6.68%. This price represents a low capital value of £417 per square foot.

## CONTACT

For more information please contact:

**Ivor French FRICS**

+44 (0)20 7244 4202  
ifrench@leightongoldhill.com

**David Coleman MRICS**

+44 (0)20 7244 4214  
dcoleman@leightongoldhill.com


For arrangements to inspect and access to the data room please contact:

**Carol Pegden**

+44 (0)20 7244 4216  
cpegden@leightongoldhill.com



LEIGHTON  
GOLDHILL

**Notice:** Leighton Goldhill Limited gives notice to anyone who may read this information as follows: 1.0 this information is prepared for the guidance only of prospective purchasers. It is intended to give a fair description of the property but is not intended to constitute part of an offer or contract; 2.0 any information (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact; 3.0 nothing in this information is to be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; 4.0 any photographs appearing in this information may show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs; 5.0 any areas, measurements or distances referred to are approximate only; 6.0 where there is reference in this information to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser; 7.0 descriptions of a property are inevitably subjective and the descriptions are given in good faith as an opinion and not by way of statement of fact; 8.0 plans are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. April 2016  [www.cube-design.co.uk](http://www.cube-design.co.uk) (Q3458)