

# RICHMOND PLACE

15 PETERSHAM ROAD RICHMOND SURREY TW10 6TP

A RARE HIGHLY REVERSIONARY OFFICE INVESTMENT AND POTENTIAL  
DEVELOPMENT OPPORTUNITY WITH SPECTACULAR VIEWS FROM  
THE 2ND FLOOR OVER THE RIVER THAMES AND RICHMOND BRIDGE





## INVESTMENT SUMMARY

- A rare opportunity to acquire a modern well located office building with secure underground car parking in Richmond town centre adjacent to the River Thames.
- Excellent connectivity with Richmond Station (Mainline and London Underground District Line) within 10 minutes' walk.
- Very easy access to Central London via the A316 and to Heathrow Airport.
- 8,666 sq ft / 805 sq m modern offices on 3 floors comprehensively rebuilt and upgraded in 2008.
- 6 secure underground parking spaces.
- Freehold.
- Low average passing rents of £36.77 per sq ft compared to prime Richmond rents of £50 per sq ft.
- Growth opportunities including lease re-gears with existing occupiers, reletting and conversion of the mansard roof into additional floor space.
- Offers are invited in excess of £5.4 million reflecting a net initial yield of 5.54%, with a reversion to 6.77% in September 2018. Buying costs are calculated at 6.61%. This price represents a low capital value of £623 per sq ft.

## LOCATION

**Richmond-Upon-Thames is a very attractive, highly prosperous and popular town on the banks of the River Thames located approximately 8 miles to the south west of Central London and 11 miles east of Heathrow Airport. The world famous Kew Gardens and Richmond Park, both major destinations, are nearby.**

The town benefits from excellent connections with fast mainline trains to Waterloo taking just 21 minutes. Richmond Station is also on the London Underground network (District Line) connecting Richmond with the rest of the London Underground network.

Road communications are also excellent. Richmond is adjacent to the A316 which is an arterial route providing direct access to Central London via the A4 and the UK motorway network via the M3 / M25 motorways. The M4 motorway is approximately 2.5 miles to the north, providing direct access to Heathrow Airport.



A VERY ATTRACTIVE, HIGHLY PROSPEROUS AND POPULAR TOWN ON THE BANKS OF THE RIVER THAMES





RICHMOND  
PLACE



RICHMOND GREEN

RICHMOND

RICHMOND PLACE

RIVER THAMES

THE GREEN

GEORGE STREET

PARADISE ROAD

CHURCH ROAD

MOUNT ARARAT ROAD

HALFORD ROAD

ORMOND ROAD

THE VINEYARD

LANCASTER PARK

ONSLOW ROAD

RICHMOND HILL

PETERBOROUGH ROAD

KINGS ROAD

PARK ROAD

CRESSWELL ROAD

CAMBRIDGE ROAD

CLEVEDON ROAD

ALEXANDRA ROAD

## THE TOWN

**Richmond enjoys exceptional retail and leisure offerings including numerous national and international brands, bars and restaurants.**

Richmond is a vibrant centre by day and night with numerous bars and restaurants including Gaucho, Cote Bistro, Carluccios, Wagamama, Jamies Italian, Bills and the Pitcher & Piano.

In addition to the numerous bars and restaurants there is a theatre, cinema, Richmond Green, Richmond Park and nearby Kew Gardens.

Richmond is a thriving retail centre with an attractive combination of aspirational brands, national multiples and upmarket local shopping. The prime retail thoroughfare is George Street where major occupiers include House of Fraser, Marks & Spencer, Hennes, Topshop, French Connection, Gap and Whole Foods

Hill Street is established as the high end retail and leisure pitch being home to Joseph, Whistles, Space NK and many others,

**RETAILERS INCLUDE WAITROSE, WHOLE FOODS, MARKS & SPENCER, TED BAKER, REISS, GANT, UGG AND HOUSE OF FRASER.**





# DEMOGRAPHICS

**The Royal Borough of Richmond-Upon-Thames is a prosperous borough. It has a population of 187,000, with 69.8% of the population aged 16–74 economically active. Unemployment is very low at just 3%.**

75% of the population is within Class A/B and C1 groupings, compared to the national average of 51%.

Richmond has a significantly higher than average number of persons working in professional, scientific and technical activities at 15.4% compared to the national average of 6.7%.

64% of households are owner occupied, much higher than the national average.



# RICHMOND PLACE

**Richmond Place is a modern office building located on the west side of Petersham Road, overlooking Richmond Bridge and the River Thames. It is opposite Hill Rise.**

It is 10 minutes walk from Richmond Station and 2 minutes from the varied amenities of Hill Street.

Richmond Place was constructed in 1982 and comprehensively rebuilt and upgraded in 2008 to include new air-conditioning, mechanical and electrical services, lift, double glazed windows, ceilings, lighting, WCs and an upgraded reception lobby.

The building measures 8,666 sq ft of modern offices on 3 floors with secure underground car parking served by a passenger lift (to all floors including the car park)

The second floor enjoys extensive and magnificent views over the River Thames and Richmond Bridge.

#### **The specification includes:-**

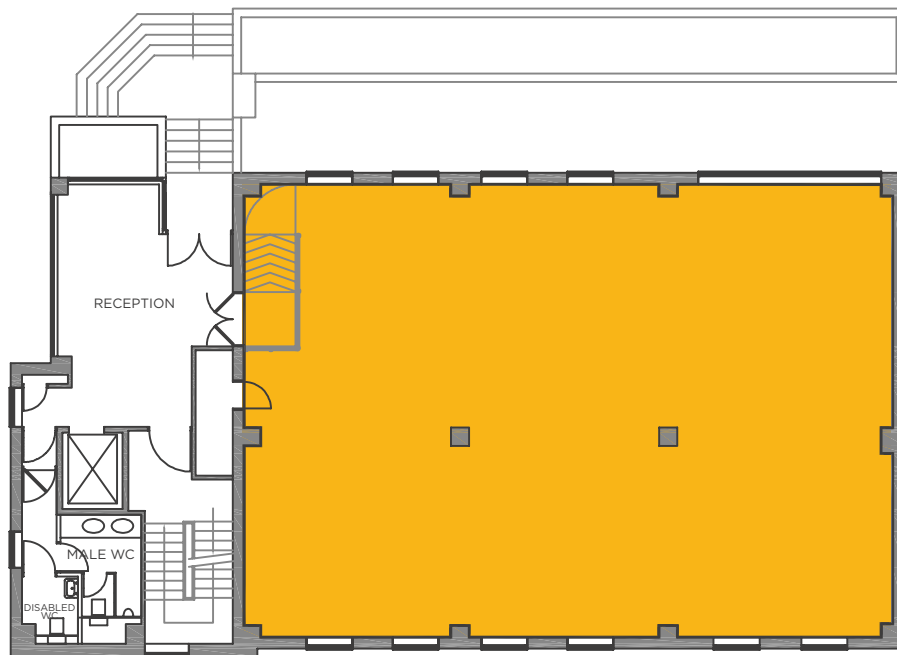
- Comprehensive £1 million plus refurbishment in 2008 , including all M & E and new windows
- Air-conditioning
- Raised floors
- Suspended ceilings
- LG3 lighting
- Kone passenger lift
- Video entry system
- Secure underground car parking (for 6 cars)
- Separate male/ female/ disabled WCs all new in 2008



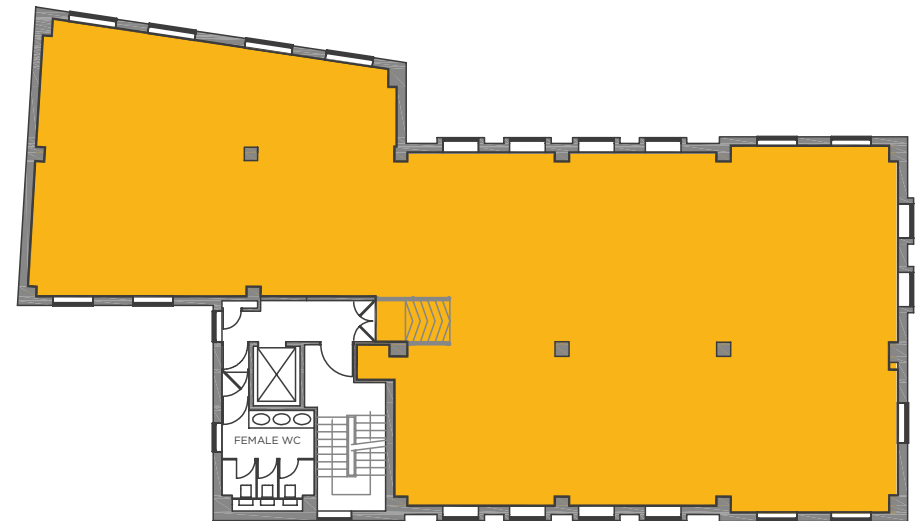


# FLOOR PLANS

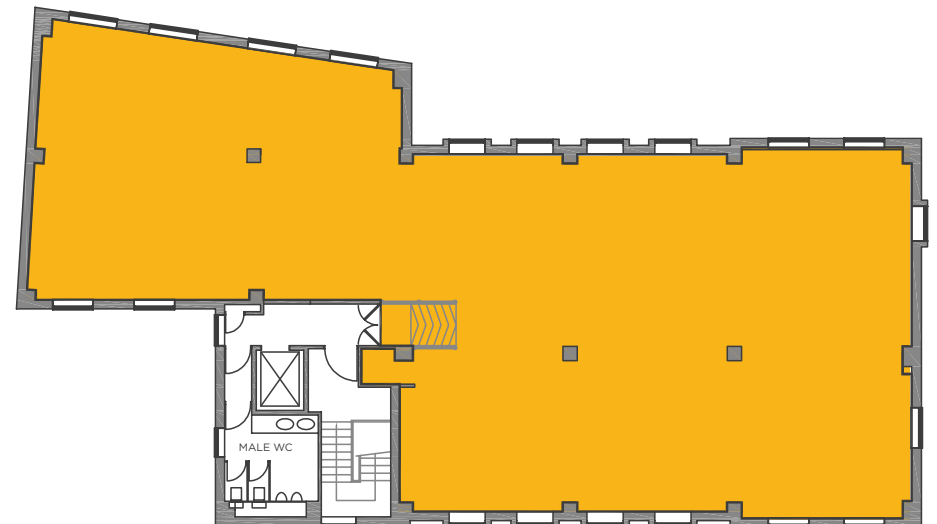
Ground Floor



First Floor



Second Floor

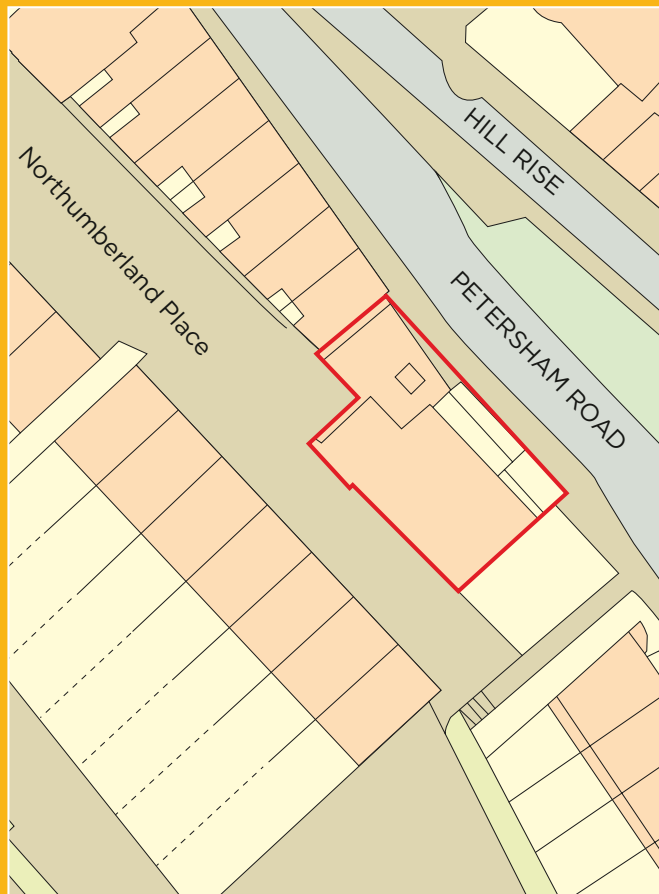


Not to scale,  
Indicative only



# TENURE

Freehold.



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# FLOOR AREAS AND TENANCIES

UNIT/ FLOOR	TENANT	AREA (SQ FT)	LEASE			RENT		REVIEW DATE	BREAK OPTIONS	COMMENTS
			START	TERM (YEARS) /REVIEW FREQUENCY	EXPIRY	PER ANNUM	PER SQ FT			
Ground Floor	Bazooka Candy Brands International Limited	2,187	09/10/2015	10 years	08/10/2025	£96,750	£44.24	09/10/2020	09/10/2020 Mutual with 6 m notice	Rent Deposit £58,050 Outside Landlord & Tenant Act. 2 car parking spaces.
First Floor	Swiss Post Solutions Limited	3,289	19/09/2008	10 years	18/09/2018	£103,025	£31.32	None	None	Inside the Act. 2 car parking spaces.
Second Floor	Swiss Post Solutions Limited	3,190	19/09/2008	10 years	18/09/2018	£118,875	£37.26	None	None	Inside the Act. 1,887 sq ft underlet to Next Generation Data Limited until 16/09/18 at £70,000 per year (£37.09 psf). 2 car parking spaces.
<b>Total</b>		<b>8,666</b>				<b>£318,650</b>				

# KEY FINANCIALS

## Swiss Post Solutions Limited

YEAR	TURNOVER	PRE TAX PROFIT	SHAREHOLDER FUNDS	EMPLOYEES
31/12/2014	£112,330,000	-£401,000	£8,255,000	1825
31/12/2013	£81,720,000	-£1,095,000	£9,022,000	1962
31/12/2012	£65,239,000	£28,000	£10,715,000	1226

Swiss Post Solutions Limited is a division of the state-owned Swiss postal operator, Swiss Post. It is one of the leading providers of outsourced mailroom and office services. In 2014 the parent company generated revenues of CHF 8.5 billion and operating profit of CHF 638 million, and has net assets of CHF 5.0 billion. They have occupied Richmond Place for the last 18 years.

A letter from the Commercial Director of Swiss Post Solutions explaining that these statistics don't truly reflect the company's financial stability and amplifying the financial structure and acquisitions programme is available on request.

## Bazooka Candy Brands International Limited

YEAR	TURNOVER	PRE TAX PROFIT	SHAREHOLDER FUNDS	EMPLOYEES
27/12/2014	£1,331,824	£-340,351	£645,983	17
28/12/2013	£1,819,302	£88,133	£1,714,420	22
29/12/2012	£1,810,489	£86,214	£1,626,287	22

Bazooka Candy Brands International Limited is the UK division of Bazooka Candy Brands. The company manufactures and markets numerous well known confectionery brands.

## Next Generation Data Limited

YEAR	TURNOVER	PRE TAX PROFIT	SHAREHOLDER FUNDS	EMPLOYEES
31/12/2014	£11,218,000	£2,435,000	£17,077,000	35
31/12/2013	£9,198,000	£2,376,000	£8,398,000	29
31/12/2012	£8,023,000	£1,963,000	£6,534,000	25

Next Generation Data was established in 2007. The company provides and runs an out of town data centre in the M4 corridor.



## THE RICHMOND OFFICE MARKET

Richmond attracts multi-national occupiers such as eBay, Paypal, Notonthehighstreet.com and Graze.com.

Permitted Development Rights for change of use to residential purposes have had and continue to have a dramatic effect on the Richmond office market. A significant number of office buildings have been converted and there are very few opportunities for expansion as Richmond is bordered by the River Thames, the A316 and Richmond Park.

Prime rents are now in the region of £50 per square foot. We are of the opinion that the current rental value of Richmond Place is £45 per square foot, with potential for approaching £50 per square foot in respect of the 2nd floor which enjoys spectacular views of the River Thames and Richmond Bridge.

DATE	PROPERTY	OCCUPIER	SQ FT	TERM	BREAK	RENT (PSF)
Oct-16	Peregrine House, 26-28 Paradise Road	Orange Square	4,011	10 years	5 years	£45.00
Aug-16	Avalon, Mortlake Road	Distell	4,617	9 years	None	£40.00
Jul-16	1 Towers Place	Kew Green Group	3,334	5 years	None	£45.00
Oct-15	Spencer House	Duracell	3,500	10 years	5 years	£40.50
Sep-15	Richmond Place	Bazooka Candy	2,187	10 years	5 years	£45.00
Jun-15	Hotham House, Richmond Riverside	Feed Factors	3,200	10 years	5 years	£50.00
May-15	Hill House, Richmond Riverside	eBay	16,000	10 years	None	£46.50

## GROWTH OPPORTUNITIES

- Significant opportunities to enhance value, subject to planning and other consents.
- Re-gear of leases with existing occupiers at today's rental values.
- Re-letting first and second floors in 2018.
- Conversion of mansard roof into additional office floor area.





## VAT

The property is elected for VAT, and it is envisaged that the transaction will be treated as the 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 the data room. Access is available on request.

## EPC

The property has an EPC rating of C58.

## PROPOSAL

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## 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



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