



GODALMING BUSINESS CENTRE

WOOLSACK WAY GODALMING SURREY GU7 1XW

A MODERN HIGH QUALITY FREEHOLD MULTI - LET OFFICE INVESTMENT
WITH AN UNUSUALLY LARGE NUMBER OF CAR PARKING SPACES
LOCATED IN AN AFFLUENT SURREY TOWN WITH EXCELLENT
ACCESS TO THE A3 AND M25

28,116 SQ FT / 2,612 SQ M WITH 144 CAR PARKING SPACES





INVESTMENT SUMMARY

- ⦿ A modern high quality office campus of 8 buildings in a mature landscaped environment
- ⦿ Site area 1.864 acres/0.754 hectares
- ⦿ 28,116 sq ft /2,612 sq m in 8 buildings
- ⦿ Well located with excellent access to the A3/M25
- ⦿ Unusually high car parking ratio of 1 space per 195 sq ft
- ⦿ Close to local amenities including Waitrose and adjacent to Sainsbury's Superstore
- ⦿ All buildings upgraded
- ⦿ Low average passing rent of £22.51 psf
- ⦿ Asset management opportunities including re-gears expansion and potential residential redevelopment
- ⦿ WAULT of 5.1 years to break, 6 years to expiry
- ⦿ Offers are invited in excess of £9 million reflecting a net initial yield of 6.59%, with a reversion to 7.32%. Buying costs are calculated at 6.69%. This equates to a low capital value of £320 per sq ft.



LOCATION

Godalming is situated in the Borough of Waverley in Surrey approximately 5 miles south of Guildford and 40 miles south west of London.

The A3 is approximately 3 miles to the west providing fast access to the M25 at Junction 10 and Portsmouth and the south coast.

Heathrow Airport is 28 miles to the north with a journey time of approximately 30 minutes and Gatwick is 30 miles to the east and can be reached in approximately 50 minutes.

The campus is adjacent to a Sainsbury's Superstore and a 2 minute walk from a Waitrose store.

Godalming Railway Station is less than 1 mile to the west of the property and can be walked in 10 minutes. Trains to London Waterloo take circa 47 minutes.

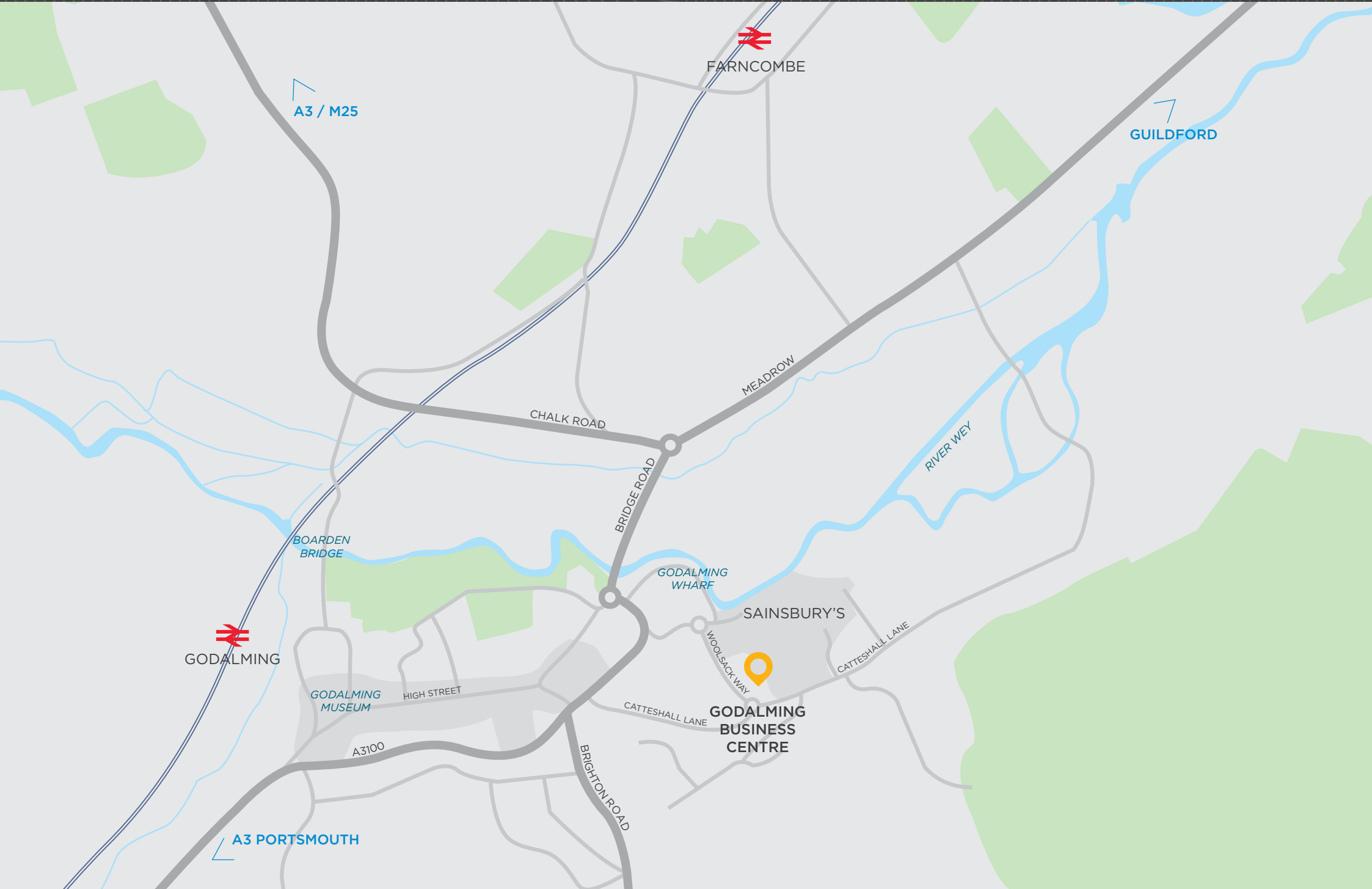


WEYSIDE
BUSINESS
PARK

Sainsbury's

HOMEBASE

Waitrose



A3 / M25

FARNCOMBE

GUILDFORD

CHALK ROAD

MEADOW

RIVER WEY

BOARDEN BRIDGE

BRIDGE ROAD

GODALMING WHARF

SAINSBURY'S

GODALMING

GODALMING MUSEUM

HIGH STREET

GODALMING BUSINESS CENTRE

A3100

BRIGHTON ROAD

A3 PORTSMOUTH

CATTESHALL LANE

CATTESHALL LANE

WOOL-SACK WAY

THE TOWN

Godalming is an attractive and prosperous town on the banks of the River Wey. The High Street contains a significant number of independent retailers and there are also numerous restaurants and pubs.

Godalming is a historic market town with a population of around 22,000. It is within the Borough of Waverley, which has a highly affluent population of approximately 125,000. 78.5% of the population are economically active and average earnings are 35% above the national average.

It is also an attractive commercial centre due to the availability of a skilled workforce combined with excellent communications and amenities and close proximity to the Surrey Hills Area of Outstanding Natural Beauty.





DESCRIPTION

Godalming Business Centre was built in 1987 and comprises a modern terrace of 8 two storey office buildings.

The buildings offer a range of different sizes from 2,011 sq ft to 5,726 sq ft. The property has benefited from a rolling upgrade and refurbishment programme over the last few years and now provides modern high quality offices.

The buildings are of brick construction with a pitched tile roof, double glazed windows and doors.

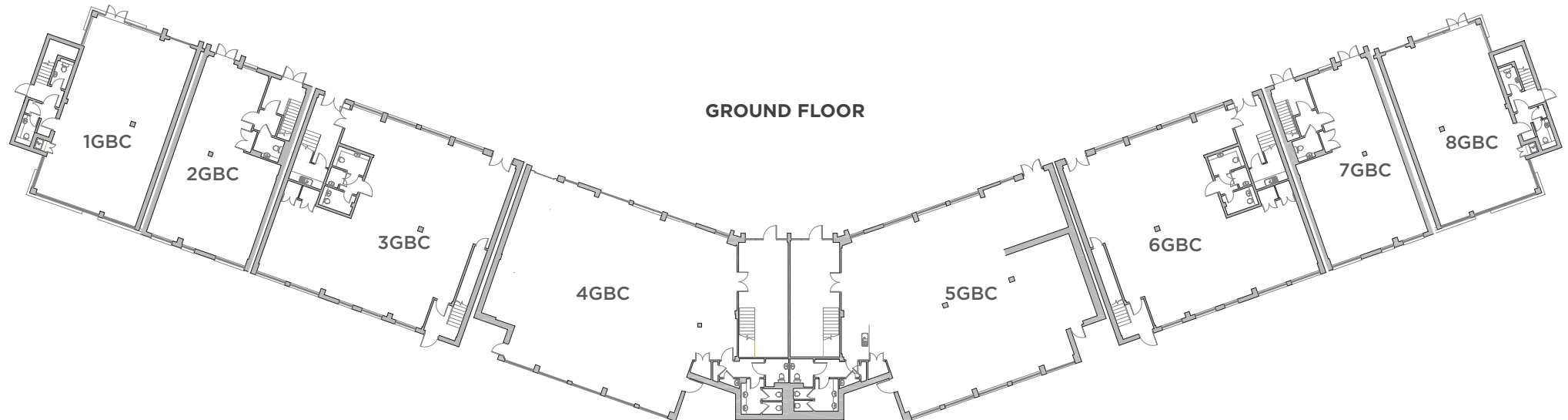
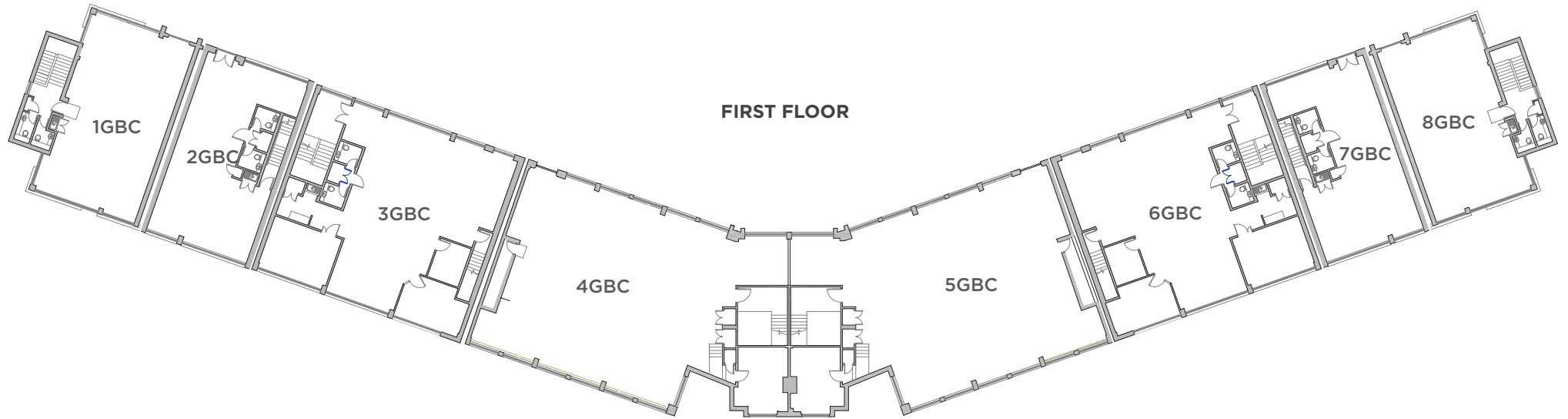
The upgrade specification includes:-

- New comfort cooling
- New raised floors
- New suspended ceilings and lighting
- New stainless steel and glass doors
- New WC's
- 144 surface car parking spaces





FLOOR PLANS



TENURE

Freehold.



↑ 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.



FLOOR AREAS AND TENANCIES

BUILDING/ FLOOR	TENANT	AREA (SQ FT)	LEASE		RENT		REVIEW DATE	BREAK OPTIONS	PARKING SPACES	COMMENTS
			TERM (YEARS)	EXPIRY	PER ANNUM	PER SQ FT				
1 GBC	Ramsac Limited	2,431	5	06/06/2023	£55,706	£22.91		None	12	Rent deposit £16,365 + Vat. Inside the Act. Concessionary rent £27,853 until 8 August 2019. The Seller will top up to the end of the concession period.
2 GBC	Ramsac Limited	2,013	5	06/06/2023	£46,460	£23.08		None	10	Rent deposit £13,635 + VAT. Inside the Act. Concessionary rent £23,230 to 8 August 2019. The Seller will top up to the end of the concession period.
3 GBC	Vacant	3,922	5		£98,050	£25.00			20	Newly upgraded. On market at £98,050 per year/£25 per sq ft. The Seller will guarantee this rent for 12 months from completion.
4 GBC	Card Geotechnics Limited	5,726	10	30/11/2021	£114,700	£20.03		None	29	Outside the Act
5 GBC	Shipleys LLP	5,712	10	04/10/2027	£133,692	£23.41	05/10/2022	None	30	Inside the Act. Concessionary rent of £66,846 per year until 2 January 2020. The Seller will top up to the end of the concessionary period.
6 GBC	(The) National Autistic Society	3,885	10	12/04/2027	£86,724	£22.32	13/04/2022	12/04/2022 Mutual with 6 months' notice	20	Outside the Act.
GF 7 GBC	Vacant	1,003	5		£25,075	£25.00	-		5	On the market at £25,075 per year / £25 psf. The Seller will guarantee this rent for 12 months from completion.
FF 7 GBC	Regent Office Care Limited	1,008	5	02/09/2020	£18,144	£18.00		None	6	Outside the Act.
8 GBC	Arch Financial Planning Ltd	2,416	10	11/12/2027	£54,450	£22.54	12/12/2022	12/12/2022 Tenant only at 6 months' notice	12	Outside the Act. Rent Deposit £16,335. Concessionary rent of £27,225 per year until 12 December 2018. The Seller will top up to the end of the concession period.
Total		28,116			£633,001	£22.51			144	

COVENANT INFORMATION

RAMSAC LIMITED

A well established IT support and telecoms business who have been in occupation for over 5 years and have recently renewed their leases.

D & B Rating - A 3.

	2017	2016	2015
Net Assets	£427,488	£507,479	£531,806

CARD GEOTECHNICS LIMITED

The largest independent geotechnical and geoenvironmental consultancy in the UK.

D & B Rating - 1A 1.

	2017	2016	2015
Net Assets	£1,599,658	£1,526,363	£1,643,548

SHIPLEYS LLP

A well established firm of Chartered Accountants with offices in London & Godalming. They have been at GBC since 1996 and recently took a new 10 year lease.

D & B Rating - E 3.

	2017	2016	2015
Turnover	£12,810,089	£10,727,511	£11,255,879
Net Assets	£36,064	£31,114	£26,164

THE NATIONAL AUTISTIC SOCIETY

A national charity with the aim of improving the lives of autistic people and their families in the UK.

D & B Rating - 4 A1.

	2017	2016	2015
Turnover	£97,290,000	£98,657,000	£95,755,000
Net Assets	£32,342,000	£34,357,000	£30,284,000

REGENT OFFICE CARE LIMITED

A substantial cleaning business ultimately owned by Groupe Samsic a company incorporated in France.

D & B Rating - N 1.

	2017	2016	2015
Turnover	£40,125,037	£27,617,222	£26,380,525
Net Assets	£231,896	-£364,846	£1,154,005

ARCH FINANCIAL PLANNING LIMITED

A Chartered Financial Planning Company formed in 2003.

D & B Rating - H 1.

	2017	2016	2015
Net Assets	£3,621	-£25,324	-£2,249

OPPORTUNITIES TO INCREASE VALUE

Active management opportunities include re-gears and expansion as site density is very low or residential redevelopment subject to planning consent.



THE GODALMING OFFICE MARKET

There is a shortage of Grade A office space with much sought after plentiful car parking spaces in Godalming as a result of numerous office buildings having been converted to residential use under Permitted Development Rights.

Headline rents are currently around £26 psf, comparing very favourably with the surrounding office markets in Guilford at £33.50 psf and Woking at £32 psf.

Recent Office Letting Activity:

DATE	PROPERTY	OCCUPIER	SQ FT	RENT (PSF)
Aug-18	River Court Godalming	MTI Technology	5,100	£26.00
May-18	1 & 2 Godalming Business Centre	Ramsac	4,444	£23.00
May-18	Oak House Tanshire Park Elstead	Hilding Anders	3,541	£23.50
Mar-18	Ash House Tanshire Park Elstead	Bond Events	4,442	£23.50
Oct-17	5 Godalming Business Centre	Shipleys LLP	5,712	£23.50
Aug-17	Bridge House Godalming	Crystal Interactive	5,096	£21.50

INVESTMENT MARKET

South East office investment transactions totalled £3.6 billion in 2017 with overseas buyers very active in the market.

Transaction volumes were up 9% in Q2 2018 compared to Q2 2017 and the market has remained steady through the first half of 2018. Buyers have been a mixture of Institutions, Local Authorities, Property Companies and Private Investors with prime yields at 5%. There continues to be a shortage

of stock and the imbalance between supply and demand is maintaining prime yields at this level..

Multi-let investments with strong fundamentals have been in demand providing investors with a good spread of risk, asset management opportunities but limited exposure to capex. There is also a very limited development pipeline which is supporting rental values. Godalming Business Centre falls firmly into this category.

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 other documents are available in the data room. Please contact Carol Pegden on 020 7244 4216 to arrange access.

EPC

The properties have the following EPC ratings:-

1 & 2 GBC	D77
3 GBC	C65
4 & 5 GBC	D78
6 GBC	D76
7 GBC	C71
8 GBC	C73

PROPOSAL

Offers are invited in excess of £9 million reflecting a net initial yield of 6.59%, with a reversion to 7.32%. Buying costs are calculated at 6.69%. This equates to a low capital value of £320 per sq ft.

CONTACT

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