

Becketts Wharf

LOWER TEDDINGTON ROAD, HAMPTON WICK KT1 4ER

SUPERB INVESTMENT/DEVELOPMENT OPPORTUNITY IN PRESTIGE SOUTH WEST LONDON RIVERSIDE LOCATION

INVESTMENT SUMMARY

- Prime South-West London mixed use **office and residential investment/development opportunity**;
- Prominent, striking office properties in a **unique riverside location**;
- Located in close proximity to **Kingston and Hampton Wick Rail Stations (c.30 minutes to London Waterloo)**, less than 5 miles to the A3 Kingston Bypass (15 minutes), approximately 9 miles from London Heathrow Airport (24 minutes) and approximately 30 miles from London Gatwick Airport (c.42 minute drive);
- **Aquilla is a modern office block, constructed in 2010, totalling 8,774 sq ft IPMS3** over three floors part-occupied by Smart Training, a subsidiary of the vendor, and part-let to River Street Media at a passing rent of £67,850 per annum **providing asset management opportunities to re-furbish and re-let** at higher headline rents of £35.00 per sq ft;
- **Osbourne House is a two storey office block** originally constructed in the 1950s, totalling 4,747 sq ft IPM3 part-let to Reveal Media and Sunshine Healthcare. There is an **underlying preserved residential consent to re-develop into 11 private residential units** comprising a total net saleable area of approximately 8,800 sq ft;
- **2 Becketts Wharf** comprises a modern self-contained block of flats which has been sold on a long lease to a Housing Association, at a peppercorn ground rent.
- Configured around a courtyard, the property has approximately **17 car parking spaces** with 6 additional spaces nearby, held on assignable leases;
- Total site area of approximately 0.47 acres (0.19 hectares);
- Offers are sought in excess of **£6,500,000 (Six Million, Five Hundred Thousand Pounds) for the combined freehold and long leasehold interests**. A purchase at this price reflects a **low capital value of £481 per sq ft**.

Subject to Contract.


AQUILLA


OSBOURNE HOUSE


KINGSTON
BENTALL CENTRE
KINGSTON TOWN CENTRE
JOHN LEWIS
OSBOURNE HOUSE
AQUILLA
HAMPTON WICK
LWR TEDDINGTON ROAD
HIGH STREET
KINGSTON BRIDGE

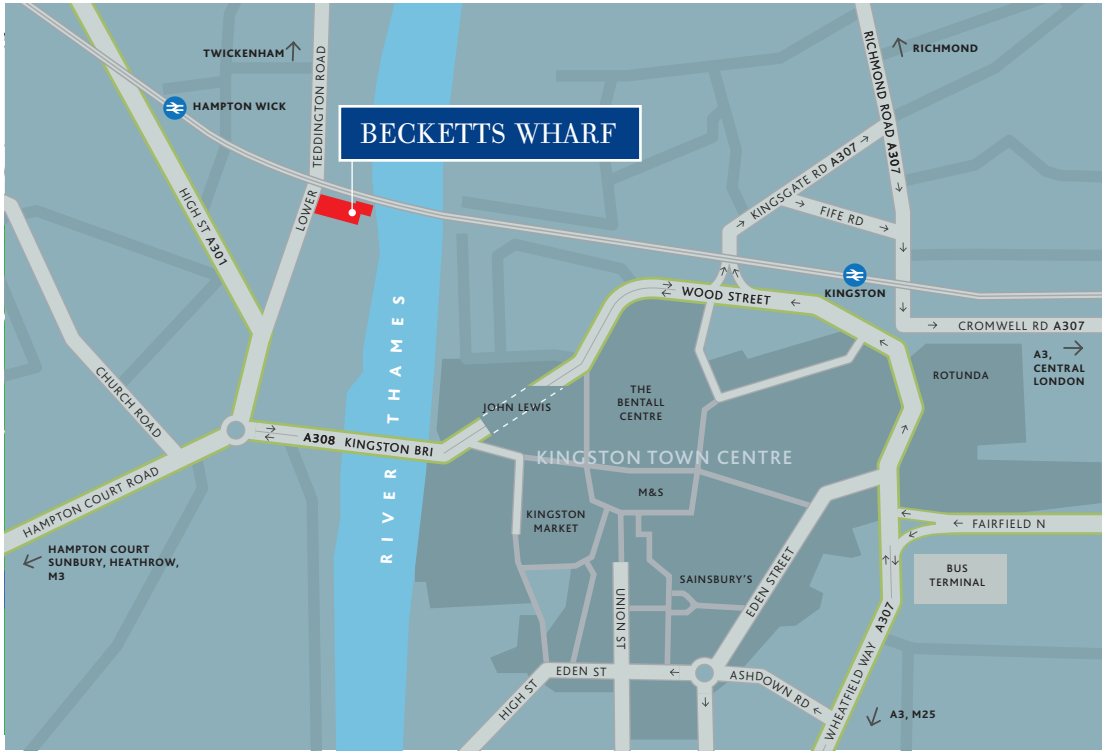
LOCATION

Hampton Wick is in the London Borough of Richmond upon Thames, yet only five minutes' walk from Kingston town centre which provides extensive retail, restaurant and leisure facilities.

Hampton Wick is situated in an affluent area on the left bank of the River Thames, close to Bushy Park and Hampton Court Palace (Home Park). Becketts Wharf is accessed from Lower Teddington Road, just 150m from Kingston Bridge, with good access to the M3 motorway (J1), the A316 and the A3 Kingston by-pass which connects direct to Central London, the M25 and London Heathrow and Gatwick Airports.

Hampton Court Palace Golf Club is only 1.3 miles away and other excellent sports and leisure facilities in the area include The Lensbury Club (1.3 miles), Hampton Wick Royal Cricket Club, Kingston Rowing Club and David Lloyd Kingston.

There is a vibrant student community in and around the area from Kingston University and St Mary's University, Twickenham, along with Kingston College and numerous other independent and public sector schools and colleges.









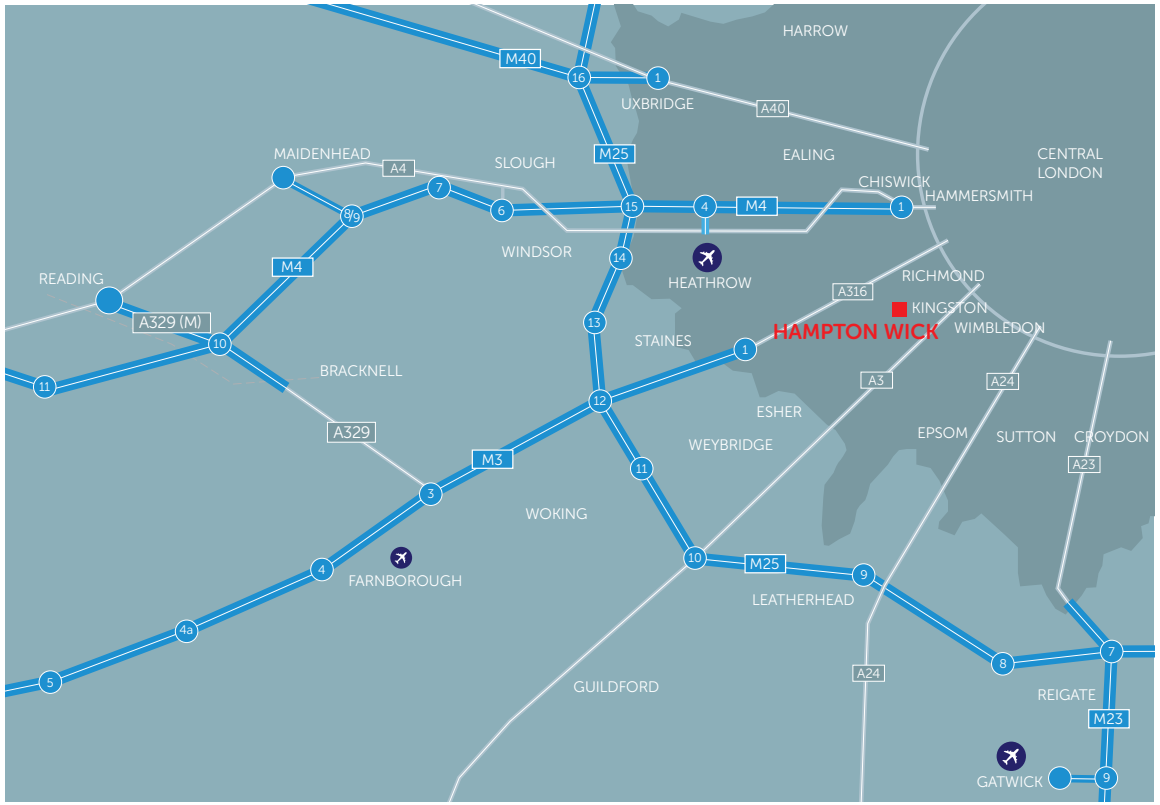




COMMUNICATIONS

By train (Hampton Wick):	Approx. Journey Time
Wimbledon	15 minutes
Richmond	27 minutes
Clapham Junction	23 minutes
London Waterloo	33 minutes
Gatwick Airport	65 minutes

Location	Distance	Approx. Journey Time (Average)
A3	c.5 miles	15 minutes
M4	c.9 miles	25 minutes
Heathrow Airport	c.9 miles	24 minutes
M25	c.10 miles	20 minutes
M3	c.11 miles	19 minutes
M23	c.18 miles	35 minutes
Gatwick Airport	c.28 miles	42 minutes

















DESCRIPTION

Becketts Wharf principally comprises two freehold office buildings, Aquilla and Osbourne House, but also includes a residential building (2 Becketts Wharf) held on a long lease to Richmond Upon Thames Churches Housing Trust Limited (now PA Housing) at a peppercorn rent.

Aquilla

Constructed in 2010 over ground, first and second floors, it provides the following specification:

- Low maintenance aluminium structural glazing
- Single height reception with limestone flooring
- Alarm and video security provision
- Shower facilities
- Disabled WC and male/female WC's on each floor.
- Schindler 9 person passenger lift
- On-site barrier controlled parking, in a common courtyard shared with Osbourne House and 2 Becketts Wharf
- Dedicated cycle store
- Offices: full access raised floors, LG7 compliant lighting and VRV comfort cooling/heating
- EPC B (42)

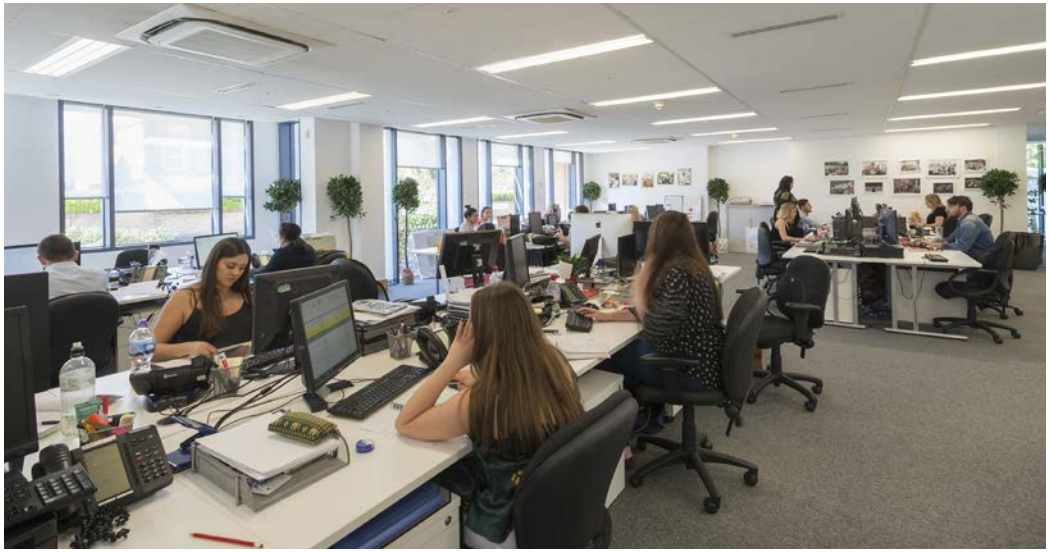
Osbourne House

Originally constructed in the 1950s, Osbourne House forms part of a wider planning consent, which involved the construction of 2 Becketts Wharf and Aquilla. The property comprises a two storey detached office building with views over the River Thames, benefiting from the following specification:

- Predominantly brick built with coloured tiling finishes
- Roof recently tarmacked with new corresponding warranty
- Video security
- Entrance lobby but no dedicated reception area
- Shower + WCs on each floor
- Parking provision in communal courtyard
- Offices: underfloor and perimeter trunking, fluorescent lighting and comfort cooling/heating
- EPC D (96)

Car Parking

The property provides 15 car parking spaces within the communal courtyard, which is accessed securely off Lower Teddington Road at the front of the site. There are an additional 6 garage spaces located nearby held on assignable leases and 2 additional spaces in the car park behind 2 Becketts Wharf.

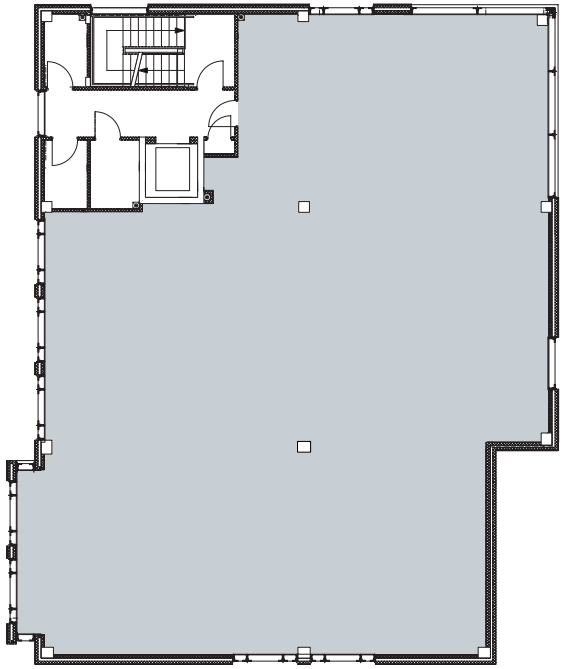




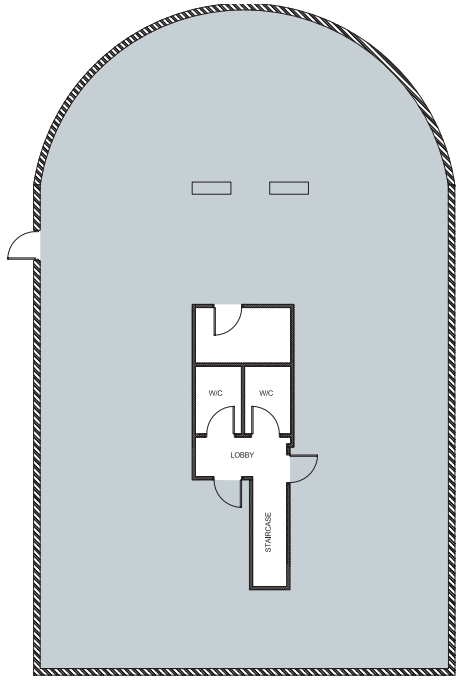
ACCOMMODATION

Floor	Size (sq ft)	Size (sq m)
AQUILLA		
Ground (Reception)	173	16.0
Ground	2,622	243.6
First	3,212	298.4
Second	2,767	257.0
Sub-Totals	**8,774**	**815.1**
OSBOURNE HOUSE		
Ground	2,341	217.5
First	2,406	223.5
Sub-Totals	**4,747**	**441.0**
TOTALS	**13,521**	**1,256**

Notes:
(i) The properties have been measured on an IPMS3 basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.



Aquilla - Indicative first floor plan



Osbourne House - Indicative first floor plan







TENURE

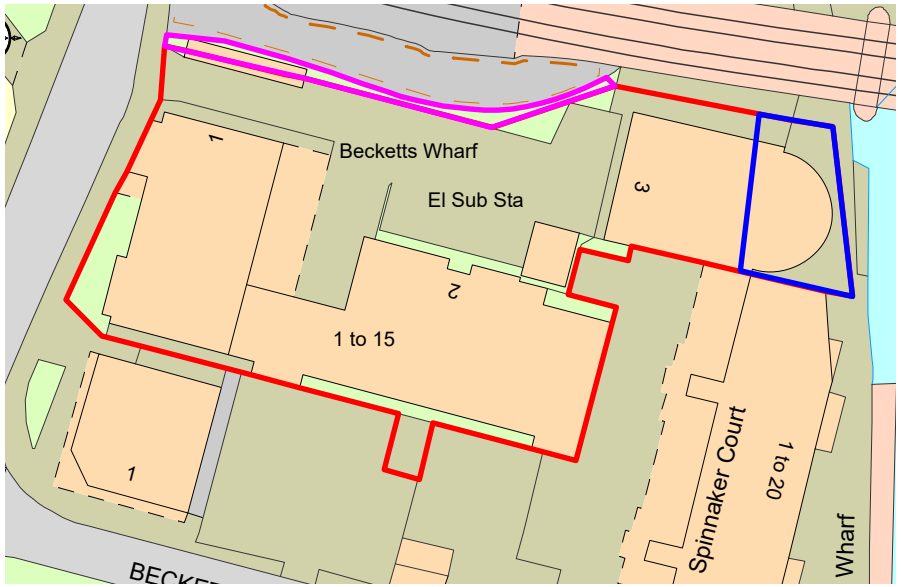
A sales transaction will incorporate all the below freehold and long leasehold interests, but they will be sold by separate legal entities.

- The freehold interest edged red on the plan to the right (Title Number TGL376449);
- The freehold interest edged blue on the plan to the right (Title Number TGL318037);
- The leasehold (from 7 March 2013 ending 2089) interest edged pink on the plan to the right (Title Number TGL376450).



THE SITE

We understand that the property extends to approximately 0.47 acres (0.19 hectares), with a site cover of approximately 56%.



For identification purposes only. Not to Scale.



TENANCY SCHEDULE

Floor	Size (sq ft)	Size (sq m)	Tenant	Rent (per sq ft)	Rent (per annum)	% of Building Income	% of Portfolio Income	Lease Start	Break Option	Lease Expiry	Comments
AQUILLA											
Ground (Reception)	173	16.0	N/A	-	-	-	-	-	-	-	
Ground	2,622	243.6	River Street Media	£25.88	£67,850	100.0%	38.6%	04/03/2016	04/03/2018	03/03/2021	Outside the security provisions of the Landlord and Tenant Act 1954. Rolling Mutual Break Option subject to 6 months notice post break. Service charge capped at £4.00psf.
First	3,212	298.4	Smart Training	-	-	-	-	-	-	-	Smart Training is a subsidiary of the vendor and will provide vacant possession following exchange of sales contracts.
Second	2,767	257.0	Smart Training	-	-	-	-	-	-	-	
Sub-Totals	**8,774**	**815.1**			**£67,850**	**100.0%**	**38.6%**				
OSBOURNE HOUSE											
Ground	2,341	217.5	Reveal Media	£43.36 (inclusive)	£101,500.50	93.9%	57.7%	01/04/2016	31/03/2018	31/03/2021	Outside the security provisions of the Landlord and Tenant Act 1954. 3 Month Rent Deposit + VAT. Rolling Mutual Break Option subject to 6 months notice post break. Rent inclusive of Rates, Building insurance, Water, Maintenance of communal and External area, Fire and Heating systems. Rent will be reviewed after 2 years, and annually thereafter in line with RPI inflation.
First (Part)	215	20.0	Sunshine Healthcare	£30.52 (inclusive)	£6,562.50	6.1%	3.7%	01/06/2016	01/06/2017	31/05/2019	Outside the security provisions of the Landlord and Tenant Act 1954. 3 Month Rent Deposit + VAT. Rolling Mutual Break Option subject to 6 months notice post break. Rent inclusive of Rates, Building insurance, Water, Maintenance of communal and External area, Fire and Heating systems.
First (Part)	2,191	203.5	Vacant	-	-	-	-	-	-	-	
Sub-Totals	**4,747**	**441.0**			**£108,063**	**100%**	**61.4%**				
TOTALS	**13,521**	**1,256**			**£175,913**	**100%**	**100.0%**				

Notes:
(i) The properties have been measured on an IPMS3 basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.





OCCUPATIONAL MARKET OVERVIEW

Kingston upon Thames and Hampton Wick form part of the South West and West London office market, which includes Hammersmith, Chiswick, Richmond, Twickenham, Putney and Wimbledon. It is a well-established office market and is noted for achieving the highest rents and capital values outside of Central London. The location is also characterised by a diminishing supply of office space, mainly due to the ongoing conversion of office accommodation to residential use through Permitted Development Rights.

Hampton Wick's and Kingston's strategic riverside location, which also provides excellent communications, has seen the area become a major and well established office centre. Key occupiers in the area include Unilever, Bausch & Lomb, Saipem, VSO and Wolters Kluwer.

Prime rents across suburban London and north Surrey have risen continually in recent years and with supply levels continuing to erode, this will ensure that rental and capital values continue to grow.

Neighbouring markets such as Wimbledon and Richmond have seen exceptional growth in recent years with completed lettings occurring in excess of £50 per sq ft. The supply levels in Hampton Wick and Kingston are likely to remain limited, with no scheduled speculative office developments due to occur for the forseeable future.

LETTING TRANSACTIONS

Date	Address	Tenant	Size (sq ft)	Rent (psf)
Nov 2017	Thameside House, Hurst Road, Hampton Court	Revolution Investment Holdings	3,400	£36.76
Oct 2017	Anchor House, Lower Teddington Road Hampton Wick	Sports Generation	1,655	£30.18
Dec 2016	Hind Court, London Road, Kingston-upon-Thames	Kingston University	21,115	£28.00
Dec 2015	Riverview House, Old Bridge Street, Hampton Wick	Intelligent Environment	12,672	£31.87 (average over 5 years)
Sep 2014	Burgoine Quay, Lower Teddington Road, Hampton Wick	Brand Learning	18,292	£29.37

RECENT INVESTMENT TRANSACTIONS IN KINGSTON & SURROUNDS

Date	Address	Tenant	Size (sq ft)	Price (£ Millions)	NIY	Capital Value (per sq ft)	Purchaser
Nov 2017	Beacon House, Wimbledon	The British Red Cross Society	12,666	£5.8	N/A	£458	Private Overseas Investor
Jul 2017	Kings Place & Conquest House, Kingston	Saipem Limited	101,321	£42.0	5.00%	£414	Kingston Council
Apr 2017	Clarendon House, Kingston	Travel Republic	32,372	£10.0	6.36%	£365	Private
Feb 2017	Princess Mews, Kingston	Multi-let (0.53 years)	16,993	£4.25	4.60%	£250	Kingston University

HAMPTON WICK & KINGSTON OFFICE SUPPLY

Property	Specification	Floor	Sq Ft	Quoting Rent (psf)
Conquest House, Wood Street, Kingston	Grade A / B	Ground First Second	30,483	£29.50
Jupps Yard, Lower Teddington Road, Hampton Wick	Grade B, requires refurbishment	Ground First Second	5,993	£29.50
Rivermead, Lower Teddington Road, Hampton Wick	Grade B residential style building	Ground First Second	4,454	£29.16
17 High Street, Kingston	Grade B, requires refurbishment	Ground First Second	3,375	£24.44

RESIDENTIAL MARKET OVERVIEW

Kingston is an established and popular South West London residential market offering a riverside location with the combination of extensive town centre amenities with excellent accessibility by road and rail to Central London.

New build residential opportunities remain in short supply in Hampton Wick however Kingston town centre (a short walk across the bridge) has witnessed a recent increase in activity as developers appreciate the strong fundamentals on offer in addition to a refocus on less central outer London locations.

Redrow's Kingston riverside scheme, opposite Osbourne House completed in 2015 and achieved sales figures in the region of £800 per sq ft. There are a number of new build residential schemes in Kingston, the most notable of which comprises Berkeley's Queenhurst scheme where pricing is in the region of £850 - £950 psf. Hampton Wick has a limited number of new build residential schemes with values in line with Kingston. It is envisaged that a prominent riverside development which replaces Osbourne House could well exceed these figures.

OSBOURNE HOUSE – RESIDENTIAL DEVELOPMENT OPPORTUNITY

Osbourne House benefits from an extant planning permission for 11 private residential units comprising a total net saleable area of approximately 8,800 sq ft.

Osbourne House forms part of a wider historic planning consent which involved the construction of Becketts Wharf and Aquilla. As such, we understand the permission is considered implemented - planning consent reference number: 07/2991/FUL. Indicative ground to second floor plans shown with third and fourth floor plans available from the dataroom.

ARTICLE 4 DIRECTION

There is an Article 4 Direction in place along Lower Teddington Road which would remove the Permitted Development Rights for the conversion of offices (B1) to residential use (C3) of Aquilla.





Indicative CGI of Osbourne House residential scheme.



Indicative second floor plan



Indicative first floor plan



Indicative ground floor plan

Becketts Wharf

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VAT

The purchase price of the freehold interests will be subject to a payment of VAT. The long leasehold interest will not attract a charge for VAT purposes.

PROPOSAL

Offers are sought in excess of **£6,500,000 (Six Million, Five Hundred Thousand Pounds) for both freehold interests** and the long leasehold interest. A purchase at this price reflects a **low capital value of £481 per sq ft**.

Subject to Contract.

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May 2018.

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