



# e-newsletter

February 2006

WELCOME TO OUR E-NEWSLETTER COVERING THE COMMERCIAL PROPERTY SECTOR IN SURREY AND THE SOUTH-WEST M25 AREA. FOR ADVICE AND ANY INFORMATION RELATING TO THIS NEWSLETTER PLEASE CALL HURST WARNE ON 01372 360190 - REFERENCE NEWSLETTER.

## TOPICS

- INVESTMENTS
- DEVELOPMENT
- RENT REVIEWS/LEASE RENEWALS/  
BREAK CLAUSES
- A-DAY APRIL 6/2006
- RATING
- RECENT HURST WARNE SUCCESSES
- RENT FACTS & FIGURES

PLEASE FEEL FREE TO FORWARD THIS E-NEWSLETTER TO YOUR COLLEAGUES

To subscribe or to un-subscribe to this e-newsletter please log on to our website: [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk) alternatively call Hurst Warne on: 01372 360 190

## January 2006

After an extremely successful 2005 we look forward to a busy 2006 in all aspects of commercial property. Details of our existing instructions are available on our web site at [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk) – please contact us for any further information on any of these properties.

### New Requirements

1. **We need a new office** building for clients currently based in Byfleet who would like a property within a 10 mile radius and require a freehold only building of between 5,000 and 10,00 sq ft. They do not mind being in a rural location and would consider all opportunities within the area.
2. **Another client requires** between 6,000 and 12,000 sq ft of office and laboratory premises in the Leatherhead and surrounding areas.
3. **An engineering company** client requires 14,000 sq ft of freehold warehouse/ industrial accommodation within a 10 mile radius of Chessington. This requirement is freehold only.
4. **A national client requires** between 8,000 and 12,000 sq ft of Grade A office accommodation within the south-west M25 sector on a leasehold basis. A top quality covenant is offered.
5. **Hurst Warne is acting for** a national charity seeking good quality retail accommodation in various towns throughout the region. Good secondary locations are preferred.

*If you have anything suitable and would like to discuss this in confidence please let us know.*

### Investments

We have various clients urgently seeking investments in all areas throughout the country. If you are selling anything then please let us know and we will provide you with an immediate response. Alternatively if you require any investment advice we would be pleased to discuss this with you. For further information please contact Marice Johnston on email: [maurice@hurstwarne.co.uk](mailto:maurice@hurstwarne.co.uk)

#### Brunswick House Leatherhead · KT22 7PR



**AIR CONDITIONED OFFICES  
2,147 TO 4,294 SQ FT  
(199 TO 399 SQ M) TO LET  
TOTAL OF 25  
CAR PARKING SPACES**

For further information on this property please visit our website: [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

### Rent Reviews/Lease Renewals/Break Clauses

Now is the time to consider whether you need to action any of the above this year. You will be surprised how many companies with break clauses fail to exercise these within the appropriate time and miss the break – something which can be extremely costly in the long-term.

If you have a rent review, it is essential to employ a specialist to act on your behalf as all rent reviews are conducted on the basis of hypothetical terms as set out in the lease. A well conducted rent review could save you £,000's over a 5 year review period. It is therefore essential that you take correct advice. For further information please contact Adrian Henson on email: [adrian@hurstwarne.co.uk](mailto:adrian@hurstwarne.co.uk)

### Development

After a period of very little commercial development there are signs that the development market is about to commence again. Hurst Warne are involved in new schemes in Leatherhead (various), Guildford, Dorking and are in discussions on sites in Cobham, Weybridge, Chertsey and Godalming to name but a few. If you have any development requirements or wish to discuss any land that may be suitable for developments. For further information please contact Marice Johnston on email: [maurice@hurstwarne.co.uk](mailto:maurice@hurstwarne.co.uk)



## A Day 6 April 2006

You are probably aware that the pension rules change on 6 April 2006 in respect of holding commercial property in pension funds.

If you are looking for small self-contained office accommodation we still have a few freehold office buildings in Guildford and Weybridge available but these are going fast. The majority of companies are looking to buy a freehold and lease back to the company and then put into the company pension fund.

Prior to 6 March a company is able to borrow up to 75% of the value of each property, but as from 6 March 2006 a company will only be able to borrow 50% of the fund value.

Please visit our website or call us for a selection of current freehold commercial properties for investment



## Recent Hurst Warne Successes

- Rent review of Westbrook Park, Manchester warehouse unit
- 3 Motor trade rent reviews in SW M25
- Sale of 2 acres site at Sheen Road, Richmond
- Acquisition of third floor Leatherhead House, Leatherhead
- Over 5000 sq ft let & sold, Send
- 12,000 sq ft prestige office sold, Baydel House, Leatherhead
- 3 adjoining buildings, 7000 sq ft sold, Addlestone
- Bilton Centre, Leatherhead - 5 acre site acquired for investment

HURST WARNE PROVIDE ADVICE FROM EXTREMELY EXPERIENCED PERSONNEL IN ACQUISITIONS, SALES, LETTINGS, LEASE RENEWALS, RENT REVIEWS, RATING, MANAGEMENT AND BUILDING SURVEYS OF COMMERCIAL PROPERTIES.

## Rating

We are awaiting confirmation from the Valuation Office of the new Uniform Business Rate applicable from March 2006. Early indications seem to be that this will be .43p, and hence your rates payable in most situations will be increased slightly (subject to any transitional relief).

Please contact Nick Smith on email: [nick@hurstwarne.co.uk](mailto:nick@hurstwarne.co.uk) for any advice in this respect.

## KBC House, 42/50 Hersham Road, Walton-on-Thames, Surrey KT12 1RZ



Self contained office within high quality building: 5,802 sq ft (539 sq m)

For further information on this property please visit our website: [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

## Surrey and the S.W. M25 area Rent Facts and Figures

Office	Industrial	Zone A Retail
Grade A Specification	Grade A Specification	Prime Pitch
Addlestone - £26.00	£ 8.50	£ 28
Epsom - £24.00	£ 9.00	£115
Esher - £24.00	£ 7.80	£ 45
Chertsey - £24.00	£ 8.50	£ 25
Guildford - £25.50	£10.00	£230
Leatherhead - £24.00	£10.00	£ 40
Redhill - £23.50	£ 9.00	£ 85
Reigate - £22.00	£ 9.00	£ 50
Walton - £23.00	£ 8.25	£ 55
Weybridge - £28.00	£ 9.00	£ 65
Woking - £22.50	£ 9.00	£115



Hurst Warne, 323 Kingston Road, Leatherhead, Surrey KT22 7TU  
 Telephone: 01372 360190 Facsimile: 01372 360211  
 Website: [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk) Email: [enquiries@hurstwarne.co.uk](mailto:enquiries@hurstwarne.co.uk)