

newsletter

June 2008

WELCOME TO OUR LATEST E-NEWSLETTER COVERING THE COMMERCIAL PROPERTY SECTOR IN SURREY, THE SOUTH WEST M25 AREA AND HAMPSHIRE AND BERKSHIRE.

FOR ADVICE AND ANY INFORMATION RELATING TO THIS NEWSLETTER PLEASE CALL HURST WARNE, REF - NEWSLETTER.

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HURST WARNE OPEN REDHILL OFFICE

Hurst Warne are delighted to announce the opening of their third office in Redhill under the guidance of Partner, Peter Connolly. The opening of this office creates a much larger based practice to enable clients to receive excellent local knowledge throughout the region. For further information contact Peter Connolly in Redhill on 01737 852222 or Maurice Johnson in Leatherhead on 01372 360190.

HURST WARNE, 5 YEAR SPONSORS OF THE LEATHERHEAD DRAMA FESTIVAL

Hurst Warne continue their sponsorship of the Leatherhead Drama Festival. The two week long festival which promotes a wealth of local drama groups, is thriving under the invaluable patronage of Sir Michael Caine CBE.



Picture: Andy Webbold Photography

Our full page ad on the back cover, announced the opening of our new Redhill office. So now... "A lot of people know that".



MARKET ACTIVITY - ARE WE IN RECESSION?

Many commentators believe that we are now in the throes of a recession. This is borne out by the current "credit crunch", poor residential property market and current financial malaise exported from the US.

We have, however, experienced good occupier demand for office, retail and industrial accommodation in the first quarter of 2008 in spite of the underlying market.

It remains to be seen, however, whether this demand continues throughout the next few months and the remainder of 2008, but at present we are cautiously optimistic.

To subscribe to future editions or to un-subscribe to this quarterly newsletter please log on to our website:
www.hurstwarne.co.uk

alternatively call Hurst Warne Leatherhead on: **01372 360 190**
or email: **newsletter@hurstwarne.co.uk**

3RD FLOOR, LEATHERHEAD HOUSE, LEATHERHEAD PRIME OFFICE SUITE - 14,350 SQ FT - TO LET



For more information contact **MAURICE JOHNSON** in Leatherhead
or **VISIT OUR WEBSITE www.hurstwarne.co.uk**

RENT FACTS AND FIGURES

Town	Office	Industrial	Retail
	Grade A Specification	Grade A Specification	Prime Pitch (Zone A)
Addlestone	£ 26.00	£ 8.50	£ 28.00
Aldershot	£ 16.00	£ 8.50	£ 55.00
Camberley	£ 23.00	£ 9.50	£ 80.00
Chertsey	£ 24.00	£ 9.00	£ 25.00
Chessington	£ 20.00	£ 10.50	-
Cobham	£ 25.00	£ 9.00	£ 80.00
Dorking	£ 18.00	£ 10.00	£ 50.00
Epsom	£ 24.00	£ 10.00	£ 115.00
Esher	£ 24.00	£ 8.00	£ 55.00
Farnham	£ 21.00	£ 9.50	£ 105.00
Farnborough	£ 23.00	£ 9.50	£ 85.00
Fleet	£ 20.00	£ 9.50	£ 67.00
Guildford	£ 26.00	£ 10.00	£ 230.00
Hook	£ 19.50	£ 8.50	-
Leatherhead	£ 26.00	£ 10.50	£ 45.00
Redhill	£ 26.00	£ 10.00	£ 85.00
Reigate	£ 26.00	£ 9.00	£ 50.00
Walton	£ 23.00	£ 8.25	£ 55.00
Weybridge	£ 30.00	£ 10.00	£ 80.00
Woking	£ 25.00	£ 9.00	£ 115.00

All figures per sq ft per annum

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

www.hurstwarne.co.uk Email: enquiries@hurstwarne.co.uk

ARE WE IN RECESSION?(cont'd)

Many towns in the M25 area are still suffering from an acute shortage of stock in all sectors. This is in complete contrast to the last recession where there was a massive over-supply of stock.

We believe, therefore, that accommodation in good locations will still sell or let, and it will be down to the experience and market knowledge of the agent to conclude transactions on behalf of clients.

Hurst Warne are well set to offer clients the best advice needed in this type of market from experienced surveyors who have previous experience of these types of market conditions.

For further information on how Hurst Warne can assist please contact:

Maurice Johnson Leatherhead – 01372 360190
Peter Connolly Redhill – 01737 852222
Peter Richards Fleet – 01252 816061

BUSINESS RATES UPDATE

In the last newsletter we set out the new changes in rating liability, these are as follows:

From 1 April 2008 all rates are payable on office and retail buildings that have been empty for more than 3 months and on industrial accommodation for more than 6 months. This may have a serious impact on owners or "occupiers" of commercial property. There are one or two exceptions to the rule such as charities and listed buildings for example. However how can an owner of an empty property avoid the new empty rates? There are some possibilities:

- (i) Let the property to a charity. Charities receive 80% discount on business rates and can apply to the Local Authority for a further discount on the remaining 20%.
- (ii) Consider very short lets. An empty property that is let for 6 weeks qualifies for a fresh exemption period, 6 months for industrial properties and 3 months for other types.
- (iii) If you are developing a new building then don't finish the building. The unfinished building may be exempt until an occupier is found.

CAPITAL GAINS TAX

From 6 April 2008 there is now a flat rate of 18% capital gains tax on the sale of assets. There will be no indexation or taper relief. If the asset is acquired pre 1982 it will be the 1982 value which forms the base valuation upon which the capital gains tax will be calculated. If acquired after 1982 it will be the acquisition value.

CLIENT REQUIREMENTS

- 10,000 to 12,000 sq ft Offices in the Fleet, Farnborough, Camberley, Hook vicinity. (Contact Fleet office).
- 1,500 sq ft in Fleet, Ancells Business Park preferred (Contact Fleet office).
- Town Centre office investments – character or modern buildings, £1m to £5m. Short term income considered. (Contact Fleet office).
- 3-4,000 sq ft in: Worthing/Brighton and Southampton. DI user, could consider BI office for change of use (Contact Redhill office).
- 1,500 – 2,500 sq ft in each of: Gatwick, Petersfield, Kingston/Richmond, Sutton. DI user, again could consider BI office for change of use (Contact Redhill office).
- 50,000 sq ft warehouse for Farnborough and surrounds (Contact Leatherhead office).
- 2,500 sq ft office requirement for Epsom and Eastbourne for a national charity – already acquired in Burgess Hill, Dartford, Chatham and Folkestone (Contact Leatherhead office).
- 15,000 sq ft industrial/warehouse requirement for York (Contact Leatherhead office).

PROPERTY MANAGEMENT

Hurst Warne's specialist Asset Management department continues to grow, winning new instructions across the south of England from both corporate and private clients. These include 80,000 sq ft of multi let offices in Cheltenham, 50,000 sq ft in Tunbridge Wells and 17,000 sq ft from Lloyds TSB in Weybridge. In addition new retail instructions include premises in Kingston and Industrial sites in Alton and Fleet.

A significant number of new instructions are being won from clients who are unhappy with the level of service being provided by their existing managing agents. This is especially the case on multi let buildings with complicated service charges. For further information please contact Nick Atkinson in Fleet.

1ST FLOOR CYGNUS HOUSE, 1 WATERFRONT BUSINESS PARK, FLEET OFFICE SUITE – 5,979 SQ FT – TO LET



For more information contact **PETER RICHARDS** in Fleet or **VISIT OUR WEBSITE** www.hurstwarne.co.uk

RECENT HURST WARNE SUCCESSES

- Kingswood – Ascot – Offices of 23,340 sq ft acquired on short term lease.
- Heathrow – 4,500 sq ft – Warehouse acquired for Airport related clients.
- Riverside Park Alton – 16 new industrial/warehouse units under construction – 40% sold or under offer.
- Camberley – Meadows Business Park – letting of 3,400 sq ft at River Court.
- Woking – 6,397 sq ft industrial unit sold.
- Farnham – 6,000 sq ft warehouse - Let on short term lease.
- Fleet – 2,700 sq ft town centre freehold office sale with part income.
- Sale of office development site – Wimbledon.
- Investment sale – 10,000 sq ft office building in Redhill.
- Sale of 3 industrial buildings totalling 30,000 sq ft in Leatherhead.
- West Byfleet – various office lettings in multi-let building.
- Weybridge – letting of self contained office building - 4,000 sq ft.
- Bookham – letting of industrial unit.
- Weybridge – letting of 3 self contained office buildings

Rent reviews, lease renewals and valuations in Burpham, Guildford, Leatherhead, Ripley, Horsham, West Byfleet, Fleet, Surbiton, Cranleigh, in all sectors.

For further recent successes please see the 'Done Deals' section of our website

HORSHAM GATES, HORSHAM

HIGH QUALITY OFFICE SUITE – 8,084 SQ FT – TO LET



For more information contact **PETER CONNOLLY** in Redhill or **VISIT OUR WEBSITE** www.hurstwarne.co.uk

Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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