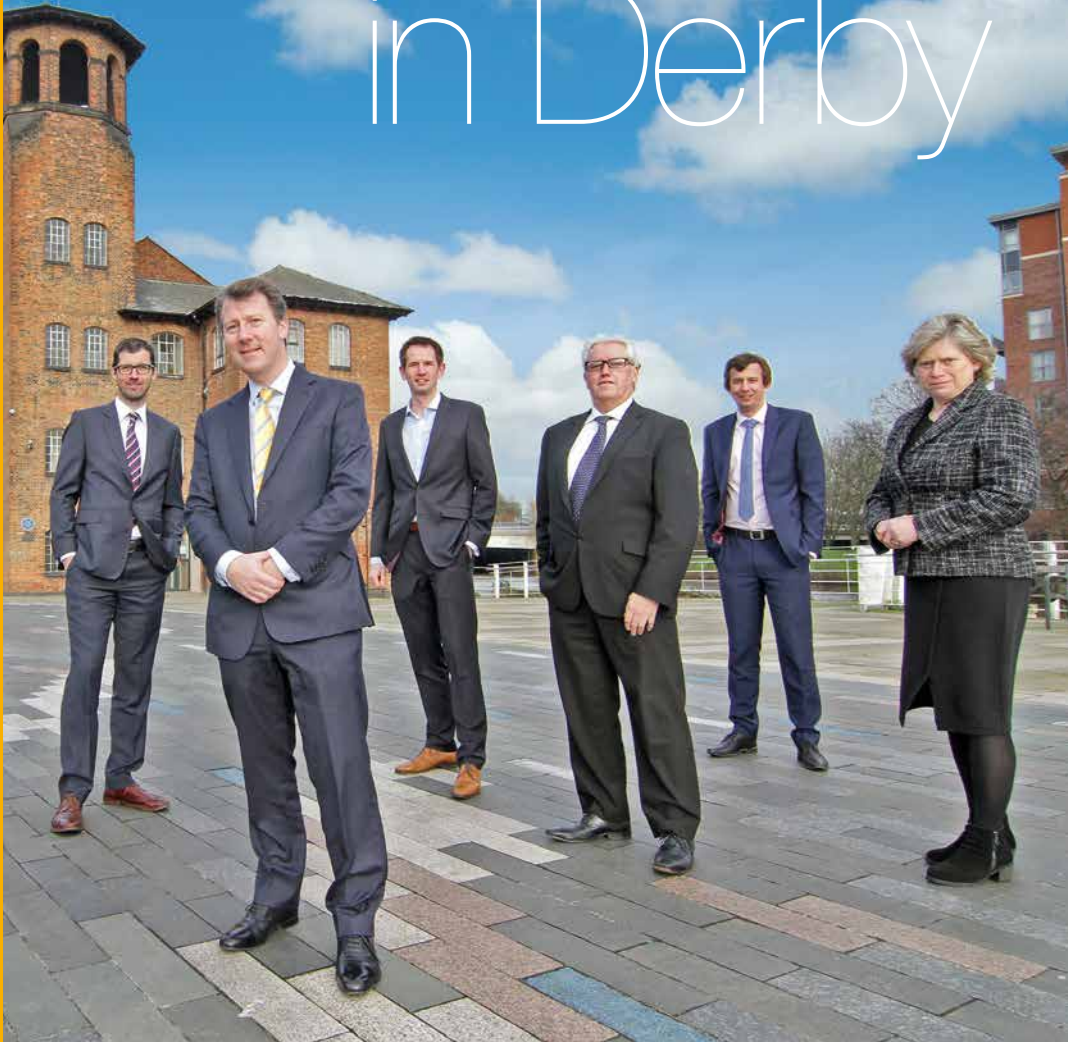




FHP
www.fhp.co.uk

Delivering in Derby



Delivering results in Derby

FHP was established in 1990 with offices in Newark and Nottingham and as a result of organic growth opened in Derby in 2005. We continue to strengthen our team and Kate Cholerton joined FHP's Derby Team in 2015. Kate is well known within the business community within the City and brings extensive experience having acted for both major corporates and private clients, specialising particularly in reducing Business Rates liability.

Our organic growth and achievement has been down to the hard work, talents and ambition of our people working in partnership with our clients and colleagues to provide the best possible results and we are now one of the largest property consultancies in the region.

We have built a team of experienced surveyors who have worked for national surveying practices or major corporates and who with their Derby roots can provide a genuine intimate local knowledge of the area combined with their own extensive experience.

The City has come a long way over recent years with substantial investment from both the public and private sectors. Derby consistently rates as one of the best places to locate a business, with transport connections, skilled workforce, new build opportunities, quality of life and a centre of excellence for aerospace, automobile and rail industries being major factors in the City's growing economy.

We are delivering results and are delighted to share and have an active involvement in the City's continued growth and expansion.



Tim Richardson
T. 07876 396 007



1-5 Wardwick let to Turtle Bay

Retail and Leisure

2015 was an extremely busy year for the FHP Retail and Leisure team, who were awarded the EGi's Most Active Retail Agent for the East Midlands for the 5th consecutive year. The team comprises of 8 surveyors across our Derby and Nottingham offices, the largest in the region.

Intu Derby continues to be a popular shopping destination and has grown in strength, with new lettings concluded with MAC, Office, Kiko, Bobble Art and Jessops. The leisure offering with the scheme has evolved with the openings of Joes Kitchen, Byron, Zizzi and YO! Sushi. Chimichanga are scheduled to open in Spring 2016 providing their tex mex offer which is not available anywhere else in the city centre. This will enhance the catering offer further, providing a real mix of catering options for the consumer.

We are pleased to see a new phase of the development at Intu Derby with the construction of a new 42,000 sq ft leisure extension, which will consist of a bowling alley and adventure golf course, both scheduled to open later this year. The leisure extension makes Intu Derby a regional retail and leisure destination for the whole family.

The high street retail offer has improved throughout the year and FHP have secured lettings with Greggs, Pound Bakery and Bagshaws Residential. Loungers the all day coffee bar concept are due to open their first unit in Derby later this year enhancing the high street offer. Additionally FHP have a further 3 units under offer to national multiple retailers which are scheduled to open in mid 2016.

Sadler Gate in particular has seen a resurgence and is attracting niche national retailers, underlining continued confidence in the Cathedral Quarter as a traditional retail location particularly for more specialist and high value item shops.

FHP's retail and leisure team are instructed to acquire new stores on behalf of Peacocks, Edinburgh Woollen Mill, Ponden Home, George's Great British Kitchen, Love Aroma, Paper Kisses, Kennelgate and We Are Cow nationally and Betfred and Specsavers throughout the region.



Alan Pearson
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Darran Severn
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Jack Shakespeare
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Mark Bradley
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Frankie Labbate
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100,000 sq ft pre-let to Parker Knoll

Office & Industrial

The Office and Industrial Agency Team continue to be market leaders within the region, having transacted more than 1.5 million square feet of industrial space and in excess of 500,000 sq ft of offices in 2015. The industrial sector has continued to show year on year improvement which has led to a distinct shortage of available existing units.

We are now seeing across the multi let industrial estates, which traditionally provide a range of space for the local market, 100% occupancy within a number of the local estates including Derby Trading Estate, Prime Industrial Estate and West Meadows in Derby where we are actively involved.

Junction 28 continues to show the largest regional take up on a year on year basis, high profile occupiers being attracted include Parker Knoll (100,000ft²) and the announcement that Alloga are to build a further 220,000ft² at Castlewood.

Within Derby the Derby Commercial Park continues to expand with Ted Baker agreeing to take a lease on the 320,000ft² unit nearing completion.

The strategic importance of Junction 24 and the A50 corridor continues to improve with Aldi committing to a two phase 1.5 million square foot scheme at Sawley and Roxhill obtaining planning consent for their £10 million East Midlands Gateway scheme at Junction 24.

Further to the West and within Derby itself Infinity Park is now attracting interest from both the distribution, technology and engineering sectors of the market.

Demand for offices is continuing to improve and we have let 16,600 sq ft at Pentagon House recently, together with a number of suites and buildings on Pride Park. We are marketing some high profile new build office development schemes in Derby and are confident we will soon be able to capitalise on the latent demand in that sector.

We have seen both rents and capital values continue to improve and landlords are finally seeing rental increases on new lettings and at review or renewal. We also have increased demand for our acquisition services as we are able to help source properties and negotiate the best deal.

If you are considering a move or would simply like to understand general market conditions then please contact one of the team.



John Proctor
T. 07887 787 880



Tim Richardson
T. 07876 396007



Tim Gilbertson
T. 07887 787893



Darran Severn
T. 07917 460 031



Lucinda Hancock
T. 07557 972 449



Significant business rates reductions



Andrew Chapman
T. 07887 787 883

Professional Services / Business Consultancy

With the impending rating revaluation in 2017 we have strengthened our team with Kate Cholerton's appointment. We continue as a business to build upon our previous year's successes, offering a full property consultancy service including Valuations, Rent Reviews, Lease Renewals and Compulsory Purchase Advice. We also remain recognised as one of the leading experts in providing valuations into the education sector, in particular helping schools achieve Academy status.



Jon Marriott
T. 07917 576 253

FHP are Panel Valuers to most high street banks and also provide valuation advice for a number of other lending institutions, for loan security purposes, acquisition and refinancing. We also undertake valuations for other purposes including pension funds, accounting purposes, and acquisitions. We have valuation experience in all commercial property sectors and residential development sites.

In readiness for the impending 2017 Rating revaluations of all non-domestic properties throughout England it is important to be ahead of the game and be fully prepared for when the draft list figures are published by the Valuation Office Agency. It is always useful to ensure that the existing rateable value under the 2010 list is correct for the property as it stands, and reflects all the factors which can be taken into account.

Here at FHP we act for many different types of occupiers throughout the region and within the team we have a wealth of experience in dealing with diverse

properties both further afield and within the East Midlands. However when local knowledge is helpful the FHP team are experienced when it comes to Derbyshire, Staffordshire, Leicestershire and North Nottinghamshire.

With rental growth in the market we are seeing landlords implementing rent reviews and seeking growth at lease renewals and again our local expertise is invaluable when negotiating terms. If necessary we have the depth of expertise to represent you at third party determination.

The continued improvement of road and public infrastructure has meant that we have been very busy advising on Compulsory Purchase matters, existing Clients including Broxtowe Borough Council, Nottinghamshire County Council, the University of Nottingham.

We are more than happy to provide non obligation initial advice to any concern/ problem – simply call one of the team.



Kate Cholerton
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Cameron Butler
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Alastair Fearn
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Recent Deals



Derby Trading Estate, West Meadows and Prime Industrial Estate: near full occupancy



Amber Business Centre:
11 lettings during 2015



Pride Park: 6 prime office lettings



Changing the face of **Intu Derby**



Pentagon House: 16,000 sq ft letting



Derby's high street: 11 retail/leisure units let

We do far more than just sell and let property

Talk to us about:

- Saving Business Rates
- Completing Valuations for finance, tax and balance sheet purposes
- Guiding you through your relocation strategy
- Undertaking a Lease Renewal / Rent Review
- Selling / acquiring residential land
- Investing in property

If you are in business you are in property. Help us **add value** to your business.

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