

East Midlands Investment Update



**Improving rents
across office and
industrial sectors**

**Robust
occupier
demand**

**Shortage of
Grade A
office supply**

**Continued capital
value improvement
across majority
of sectors**

**Regionally
low capital
values**

Despite the market uncertainty and unceasing political turmoil, which had almost become the status quo, the East Midlands continued to perform well in 2019 with occupiers looking to make progressive moves but being hampered by a general lack of good quality supply. This continued demand and squeeze on supply has resulted in an improvement in office and industrial rents in the region.

Latest indicators suggest that average City Centre office rents in Nottingham have increased by nearly 50% since 2014, with further growth anticipated before new build supply is brought forwards. Sustained increases in industrial rents continue to provide yield improvement and opportunity to add value in the second hand market, we are now seeing a number of speculative developments due to be completed in the region throughout 2020.

Following the election result, Westminster is turning its attention to the Midlands and the North with a planned boost in infrastructure investment to further stimulate the economy. There remains a sense that there is pent up demand in the region from occupiers and investors alike and with the certainty provided by the general election result and clarity over the UK's Brexit position, we are hoping to see a 'bounce' early in the New Year.



31-35 Park Row, Nottingham

- Type: Office Investment Sale
- Size: 53,000 sq ft (56% let)
- Sale Price: £7,000,000
- NIY: 5.45% • Purchaser: Bizspace
- Contact: Mark Tomlinson



Clifton Triangle, Clifton, Nottingham

- Type: Retail Investment Sale
- Size: 52,569 sq ft
- Sale Price: £13,500,000 • NIY: 5.60%
- Purchaser: Nottingham City Council
- Contact: David Hargreaves





Evo Park, Sherwood Park, Nottinghamshire

- Type: Business Park Investment Sale
- Size: 110,163 sq ft (83% let)
- Sale Price: £7,500,000
- NIY: 9.83% • Purchaser: Undisclosed
- Contact: Mark Tomlinson



City Gate, Tollhouse Hill, Nottingham

- Type: Office Investment Acquisition
- Size: 176,000 sq ft (90% let)
- Sale Price: £18,200,000
- NIY: 8.63% • Purchaser: CEG
- Contact: John Proctor



30-34 Stoney Street, Nottingham

- Type: Office Investment / Refurb
- Size: 21,935 sq ft
- Sale Price: £2,400,000 • NIY: 10.00%
- Purchaser: Shoby Properties
- Contact: Mark Tomlinson



Central Court, Off Finch Close, Nottingham

- Type: Industrial Investment Acquisition
- Size: 34,133 sq ft
- Sale Price: £2,519,150
- NIY: 6.93% • Purchaser: Hillary's Properties
- Contact: Noel Roper



Fothergill House, King Street, Nottingham

- Type: Office & Retail Investment Sale
- Size: 41,846 sq ft
- Sale Price: £10,000,000 • NIY: 6.54%
- Purchaser: Nottingham City Council
- Contact: Mark Tomlinson



Eastpoint Retail Park, Nottingham

- Type: Retail Investment Sale
- Size: 49,496 sq ft
- Sale Price: £12,125,000
- NIY: 6.00% • Purchaser: Threadneedle Pensions
- Contact: David Hargreaves

Investment team



City Buildings, Carrington Street, Nottingham

- Type: Office / Retail Refurbishment - Acquisition
- Size: 54,853 sq ft (56% let)
- Sale Price: £4,200,000 • NIY: 3.47%
- Purchaser: Shoby Properties
- Contact: David Hargreaves / John Proctor



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Noel Roper

All Sectors

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Saffron Court, Nottingham

- Type: PRS Scheme
- Size: 350 studios and apartments
- £45,000,000 forward funding development
- Contact: David Hargreaves

To discover more, please get in touch or visit www.fhp.co.uk

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