

COMMERCIAL PROPERTY MATTERS



Property news to keep your business focused

Curchod & Co go from strength to strength

For those who have not heard our exciting news, Curchod & Co merged with the Farnham and Camberley offices of Wadham & Isherwood earlier this year enabling us to cement our reputation as one of the most established and experienced commercial property specialists in the Surrey region.

Ian Oswin, partner at Curchod & Co, said: "David, Nick and the wider team, bring with them vast knowledge and experience of the markets in the Surrey/Hampshire/Berkshire border areas and will allow the expanded business to bring new levels of service to all our clients right across the county and beyond."

David Bowen said: "There is a great synergy between our separate operations, in terms of both culture and geographic spread. By coming together in this way our clients will benefit from a wider range of services and our ability to provide high-quality commercial property advice at a regional level."

Following the merger Curchod & Co took the opportunity to relocate the firm's Woking office to Morris House, 34 Commercial Way, Woking to accommodate its planned growth in the town.



Frimley High Tech - Units from 9,485 - 25,689 sq ft

New high office content industrial/warehouses suitable for a variety of uses including R&D, assembly, office, industrial and warehousing. To Let. www.frimley4business.com



Cody Technology Park, Farnborough

Cody Technology Park, which adjoins the M3, has a proud history of innovation, pushing the boundaries of new technology. The park, which is home to approximately 70 businesses, comprises 1.3 million sq ft of buildings on a site totalling 183 hectares. We have high security office and lab space available to let from 100 - 30,000 sq ft. www.codytechnologypark.com

Henley Business Park, Guildford - Phase 4 under construction

New industrial/warehouse units from 3,500 up to 27,651 sq ft to Let. Pirbright Road, Normandy, North Guildford. Available Autumn 2018. www.henleybusinesspark.co.uk



Curchod & Co's property management expertise



Our Team of Chartered Surveyors, Property Managers & Accounts Staff provide a bespoke and comprehensive property management service on a wide range of commercial, residential & block management properties.

At Curchod & Co we believe effective property management enhances the enjoyment of your property and investment. We manage a wide range of different properties and sites throughout the UK.

Our tailored and professional service ensures that each client is assigned a dedicated and experienced property manager who works to accomplish the management needs and requirements for each property.

Our Property Management Team & Accounts Department utilise the latest accounting and property management software, which enables us to be proactive and work efficiently and professionally. We recognise the importance placed on responsibilities undertaken by the managing agents. We ensure that we make a positive contribution that is central and transparent throughout the property management service that we provide.

Commercial properties under management:

500

Assured Shorthold Tenancies, Assured Tenancies & Rent Registered Tenancies Under Management:

250

Residential Block units under management:

1,250

Booming industrial/warehouse market - Curchod & Co marketing 200,000 sq ft of new build industrial/warehouse buildings



Curchod & Co are involved with three new industrial developments taking place in the M3/A3 corridor, making us the most active agent in the area in this sector. Firstly, a 75,000 sq ft development in Lyon Way, Frimley

on behalf of London Metric. An initial property of 38,000 sq ft has been pre-let to BAE Systems with a further unit being speculatively built of 24,327 sq ft. Known as Prime 24, this went under offer prior to completion of construction.

We are further involved with the Simpson Buildings at Dunsfold Park, Cranleigh where 100,000 sq ft of development has recently been completed comprising 6 blocks with up to 25 new units. Of this, 46,958 sq ft was pre-let to four occupiers and since completion of construction, a further 25,626 sq ft has been let or put under offer. Seven units remain available. Elsewhere on the estate a further 42,632 sq ft of existing units has also been let.

Finally, acting on behalf of St Modwen

Plc, we are marketing Phase 4 of Henley Park, Normandy, North Guildford, where 80,000 sq ft in 8 units is under construction, with practical completion being due in October 2018. This is the final phase of a 300,000 sq ft industrial/warehouse regeneration development.

David Bowen, Partner in the Camberley office said:

“**The industrial market at the present time is extremely buoyant with some very strong take up over the last 2/3 years. Current levels of supply are as low now as at any time in the last 30 years. Rents have grown by over 25% in the last three years and demand remains buoyant**”

Deals, Deals, Deals... Business Space

ALTON - INDUSTRIAL



OMEGA PARK, ALTON UNITS 1&2 RIVERSIDE - SOLD

Acting on behalf of Trenchard Aviation Limited, Curchod & Co have sold Units 1 & 2 Riverside, Omega Park, Alton to Clipstone Investment Management Limited at a net yield of 5.99%.

FLEET - OFFICE



FLEET, HAMPSHIRE OFFICE - SOLD

12,000 sq ft office building sold on behalf of private client.

LIPHOOK - OFFICE



SERVICED OFFICE BUILDING, LIPHOOK - SOLD

Acting on behalf of a private client Curchod & Co are delighted to announce the sale of Chitlee Manor in Liphook which comprises 6,500 sq ft of serviced office accommodation.

FRIMLEY - INDUSTRIAL



ACQUISITION FOR SURREY HEATH BOROUGH COUNCIL

Acting on behalf of Surrey Heath Borough Council, in conjunction with Tudor Toone, Curchod & Co acquired Trade City in Frimley, totalling 56,000 sq ft of new industrial/warehouse accommodation in 5 units.

LIPHOOK - OFFICE



ORDNANCE BUSINESS PARK, LIPHOOK OFFICE - LET

Acting on behalf of East Hampshire District Council, Curchod & Co have let 3,423 sq ft to Lumi Global. The remaining 10,000 sq ft is currently all under offer.

WOKING - INDUSTRIAL



TWO UNITS LET AT WOKING BUSINESS PARK - LET

Acting on behalf of Schroder's, Curchod & Co have recently let Units 13 and 8 Woking Business Park totalling 9,000 sq ft.

WOKING - OFFICE



ORION GATE, WOKING - OFFICE INVESTMENT ACQUIRED

Acting on behalf of Woking Borough Council Curchod & Co acquired the Orion Gate office investment totalling 50,000 sq ft.

WEYBRIDGE - OFFICE



UNIT 5 HORIZON BUSINESS VILLAGE, WEYBRIDGE - LET

Acting on behalf of a Trust, Curchod & Co have recently let Unit 5 Horizon Business Village totalling 2,800 sq ft.

SURREY - INDUSTRIAL



DUNSFOLD PARK, SURREY OVER 60,000 SQ FT - LET

Acting on behalf of Dunsfold Park, Curchod & Co have now let over 60,000 sq ft of the speculatively built Simpson Buildings at Dunsfold Park.

Office/industrial rental analysis

Rents quoted are £ per sq ft (headline figures)

	Offices Grade A 🏢	Offices Grade B 🏢	Industrial Grade A 🚚	Industrial Grade B 🚚
Farnham	£22.50	£19	£10	£8
Guildford	£31	£24	£12	£9
Woking	£33.50	£20	£14	£10
Camberley	£21	£16	£11.50	£10
Fleet	£18	£15	£10	£8
Farnborough	£27	£18	£11.30	£8.50
Aldershot	£14	Sub £10	£10	£8
Basingstoke	£20	£17	£10	£7
Weybridge	£36	£22	£14	£10

Curchod & Co - Social & Charity



Curchod & Co goes the extra mile for Woking and Sam Beare Hospices - £1,130 raised

A team of Curchod & Co's finest athletes completed the Mercer Surrey Half Marathon back in March, raising over £1,130 for the Woking and Sam Beare Hospices.

Five runners from Curchod & Co's four offices in Woking, Weybridge, Camberley and Farnham, of varying abilities from a complete running virgin to seasoned veterans, completed the 13.1-mile course.

Curchod & Co provides the Woking and Sam Beare Hospices with advice and support regarding the charity's property portfolio.

Curchod & Co's Partner Nick Reeve's marathon challenge - £3,144 raised for Phyllis Tuckwell Hospice



In April Curchod & Co's very own Nick Reeve successfully completed the London Marathon despite the searing temperatures and carrying a nasty knee injury! Thanks to some very generous clients and friends Nick managed to raise a fantastic £3,144 for Phyllis Tuckwell Hospice. Curchod & Co provides Phyllis Tuckwell Hospice with advice and support with the charity's property portfolio.

OUR SERVICES

COMMERCIAL AGENCY

PROPERTY MANAGEMENT

CONSTRUCTION CONSULTANCY

VALUATION

LEASE RENEWAL & RENT REVIEW

BUILDING SURVEYS & DILAPIDATIONS

PLANNING



Katie Hemblade achieves Registered Valuer status

Congratulations to Katie based in our Weybridge office who has just qualified as a Registered Valuer with the Royal Institution of Chartered Surveyors.

CONTACT US

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Farnham,
Surrey
GU9 7NU
01252 710 822

WEYBRIDGE

Portmore House,
54 Church Street,
Weybridge,
Surrey
KT13 8DP
01932 823 610

WOKING

Morris House
34 Commercial Way
Woking
Surrey
GU21 6EN
01483 730 060

154 1.2 224

Total number of lettings and sales Curchod & Co concluded in 2017

million sq ft was let or sold by Curchod & Co in 2017

Total number of properties currently being marketed by Curchod & Co

www.curchodandco.com