



INVESTMENT SALES Q4 2014
HIGH QUALITY OFFICE BUILDINGS

VALUE | FLEXIBILITY | GROWTH
www.gladman.co.uk/investments

INVESTMENT SUMMARY

Gladman Developments are offering a rare opportunity to acquire high quality business park investments in a variety of locations throughout England and Wales. Investors will have the opportunity to buy single buildings or multiple buildings on individual business parks, or the ability to create portfolios of differing sized buildings, locations, tenants and lease terms.

The continuing UK economic recovery provides the opportunity of asset managing and re-gearing investments predominantly let to SME's. There are strong prospects for both rental and capital growth in this market sector, which is experiencing increased levels of take up, and has been frustrated by little or no supply over the last 6 years.

Prices sought offer significant savings to the economic threshold of speculative new build development in the out of town office market (circa £180sqft).

SME's

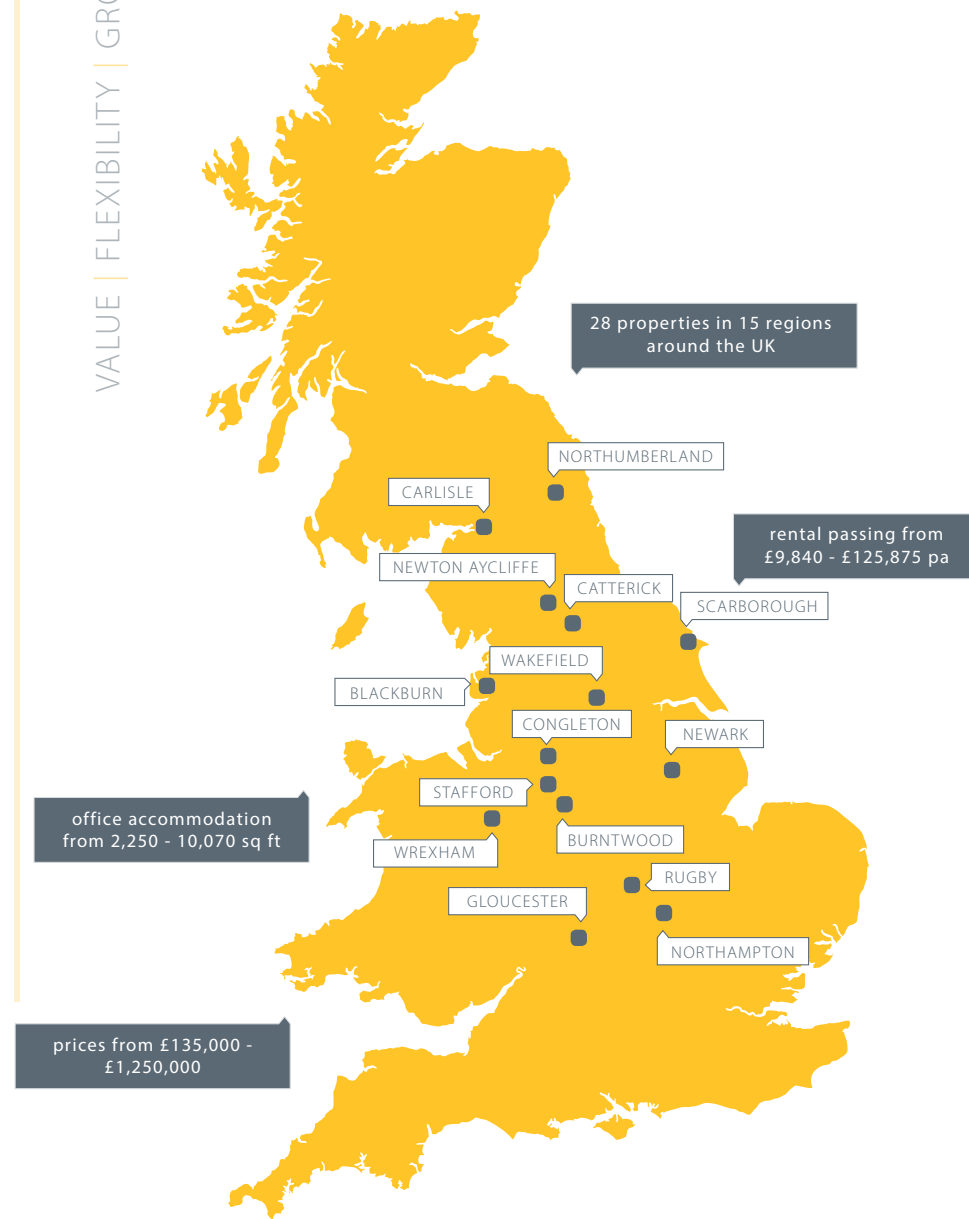
Our experience shows SME's tend to occupy long term with minimal rent arrears and defaults. They grow and prosper, taking pride in, and care of, their buildings. They typically need modern prestigious offices, with their "own front door", easy access and ample on site parking.

- 99.2% of UK private sector businesses employ 0-49 employees
- 4.9 million UK private sector SME's, and increasing by 100,000 pa
- 14.4 million employed
- £1,600 billion combined turnover

Source: Department for Business Innovation and Skills - Statistical Release 23 October 2013

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4 Silverton Court
Northumberland BP, NE23 7RY



Let to Techflow Marine Ltd
2,250 sq ft
Rent passing: £65,625 pa
Price: £620,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

6 Berrymoor Court
Northumberland BP, NE23 7RZ



Let to Gladman Developments Ltd
2,250 sq ft
Rent passing: £28,125 pa
Price: £315,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

5 Battalion Court
Catterick, DL9 4QN



Let to Swale Valley Construction Ltd,
Lindsey Davenport & Montpelier
Professional Ltd
2,250 sq ft
Rent passing: £9,840 pa
Price: £135,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

7 & 8 Battalion Court
Catterick, DL9 4QN



Let to Ilovegorgeous Ltd
4,500 sq ft
Rent passing: £25,000 pa
Price: £270,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

1 The Sidings
Carlisle, CA2 7AF



Let agreed to North Cumbria
University Hospitals NHS Trust
2,250 sq ft
Rent passing: £25,000 pa
Price: £290,000
Anticipated completion: January 2015

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

7 Parsons Court
Newton Aycliffe, DL5 6ZE



Let to Rentify Ltd
2,250 sq ft
Rent passing: £22,500 pa
Price: £225,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

3 Manor Court
Scarborough, YO11 3TU



Let to Practical Networks Ltd
2,250 sq ft
Rent passing: £24,750 pa
Price: £275,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

4 Manor Court
Scarborough, YO11 3TU



Let to First Call Community Systems
Ltd & Bluefin Insurance Services Ltd
2,250 sq ft
Rent passing: £28,323 pa
Price: £275,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

2 Mariner Court
Wakefield, WF4 3FL



Let to Gladedale (South Yorkshire) Ltd
10,070 sq ft
Rent passing: £120,840 pa
Price: £1,250,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

4 Mariner Court
Wakefield, WF4 3FL



Let to Survey Central Ltd & Arcus
Consulting LLP
2,250 sq ft
Rent passing: £31,980 pa
Price: £275,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

5 Arkwright Court
Blackburn, BB3 0FG



Let to Chase Templeton Ltd
5,250 sq ft
Headline rental income: £52,500 pa
Price: £550,000

 Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

14 John Bradshaw Court
Congleton, CW12 1LB



Part let to Tamsin & Graham
MacCormack & Thrive Creative Ltd
2,250 sq ft
Rent passing: £25,500 pa
Price: £250,000

 Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

6 Mariner Court
Wakefield, WF4 3FL



Let to Energy & Compliance
Technology Ltd
2,250 sq ft
Headline rental income: £28,128 pa
Price: £275,000

 Andrew Creighton: 0191 337 1011
a.creighton@gladman.co.uk

2 Arkwright Court
Blackburn, BB3 0FG



Let to B Global Metering Ltd
10,070 sq ft
Rent passing: £125,875 pa
Price: £1,100,000

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r.silvers@gladman.co.uk

19 John Bradshaw Court
Congleton, CW12 1LB



Let to Plasto-sac UK Ltd
2,250 sq ft
Rent passing: £22,500 pa
Price: £250,000

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3 Parker Court
Stafford, ST18 0WP



Let to European Automation Limited
10,070 sq ft
Rent passing: £120,840 pa
Price: £1,150,000

 Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

5 Crompton Court
Burntwood, WS7 3GG



Let to Ethos Communication Solutions Limited & SPG Packaging UK Limited
5,192 sq ft
Rent passing: £55,963 pa
Price: £530,000



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r.silvers@gladman.co.uk

6 Wilkinson Business Park
Wrexham, LL13 9AE



Let to Wrexham Sports Ltd
2,250 sq ft
Headline rental income: £24,750 pa
Price: £225,000



Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

1 Halifax Court
Newark, NG24 3JP



Let to Totemic Ltd
2,250 sq ft
Rent passing: £20,250 pa
Price: £250,000



Andy Hartwright: 01260 288896
a.hartwright@gladman.co.uk

9 & 10 Halifax Court
Newark, NG24 3JP



Let to Totemic Ltd
5,500 sq ft
Rent passing: £40,500 pa
Price: £500,000



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a.hartwright@gladman.co.uk

11 Wilkinson Business Park
Wrexham, LL13 9AE



Let to Advatek Ltd & Mercedes-Benz UK Ltd
2,250 sq ft
Rent passing: £29,861 pa
Price: £225,000



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r.silvers@gladman.co.uk

17 Wilkinson Business Park
Wrexham, LL13 9AE



Let to Castlemead Group Ltd & AWB Plastics Ltd
5,250 sq ft
Rent passing: £51,960 pa
Price: £500,000



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r.silvers@gladman.co.uk

14 Halifax Court
Newark, NG24 3JP



Multi-let to 16 tenants
10,070 sq ft
Rent passing: £98,800 pa (as of October 2014)
Price: £1,000,000



Andy Hartwright: 01260 288896
a.hartwright@gladman.co.uk

15 Halifax Court
Newark, NG24 3JP



Let to Totemic Ltd
6,100 sq ft
Rent passing: £64,000 pa
Price: £650,000



Andy Hartwright: 01260 288896
a.hartwright@gladman.co.uk

9 Mitchell Court
Rugby, CV23 0UY



Let to FL Smidth (UK) Limited
10,070 sq ft
Rent passing: £115,805 pa
Price: £1,200,000



Romy Silvers: 01260 288837
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10 Mitchell Court
Rugby, CV23 0UY



Let to Xylem Water Solutions Rugby
Ltd & Winder Controls Europe Ltd
5,125 sq ft
Rent passing: £57,234.50 pa
Price: £550,000



Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

9, 12 & 13 Basset Court
Northampton, NN4 5EZ



Multi-let to seven tenants
4,940 sq ft
Rent passing: £56,415 pa
Price: £550,000



Romy Silvers: 01260 288837
r.silvers@gladman.co.uk

17 Wheatstone Court
Gloucester, GL2 2AD



Let to All Fleet Services Limited
10,070 sq ft
Rent passing: £110,770 pa
Price: £1,225,000



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WHY INVEST IN A GLADMAN PRODUCT?

This opportunity allows the smaller investor to own and take pride in a physical and local asset with significant growth potential.

Gladman have, over the last 25 years, sold over 4,000,000 sq ft to investors ranging from global investment funds to individual local investors.

As one of the UK's largest developers of speculative office accommodation, Gladman provide a high quality product available for immediate occupation.

Formed in 1987 by David Gladman and Jonathan Shepherd. Based in Cheshire, the business has expanded its activities across the UK, opening offices in Scotland, Liverpool and North East England. Over the last 25 years, Gladman has enjoyed continuous growth and achieved significant and prolific success within the property sector.

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Brochure downloads are available at
www.gladman.co.uk/investments



To discuss opportunities or
for more information contact:

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