

2018-19
A YEAR OF
OPPORTUNITY

SOMERFORD
REAL ESTATE

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Despite the political uncertainty over the last couple of years, we experienced a strong and fluid market in added value commercial property across London.

DURING THE END OF 2018 AND THROUGHOUT 2019 WE SECURED £300 MILLION TOTAL TRANSACTION VALUE ACROSS 11 DEALS.

£80 MILLION



**TEMPLAR HOUSE
HIGH HOLBORN | WC1V**

Somerford RE advised The Carlyle Group in the purchase of this iconic Freehold office building in Holborn for £80 million from Northwood Capital. The building is c105,000 sq ft and was bought with vacant possession. The building will be refurbished to a very high standard and will be operated by the serviced office group “Uncommon”.

£44 MILLION



MARYLEBONE ROAD | NW1

On behalf of Aprirose REI, Somerford RE purchased the freehold interest of this island site in London’s Marylebone for c£44 million. The iconic c70,000 sq ft building is currently vacant and offers many re-development and other asset management opportunities.

£40 MILLION



**CODA STUDIOS
FULHAM | SW6**

Acting on behalf of Moorevale and Patrizia, Somerford RE purchased the freehold interest of this 68,500 sq ft multi-let flexible office accommodation building for c£40 million. The building offers multiple asset management opportunities.

11 DEALS DONE

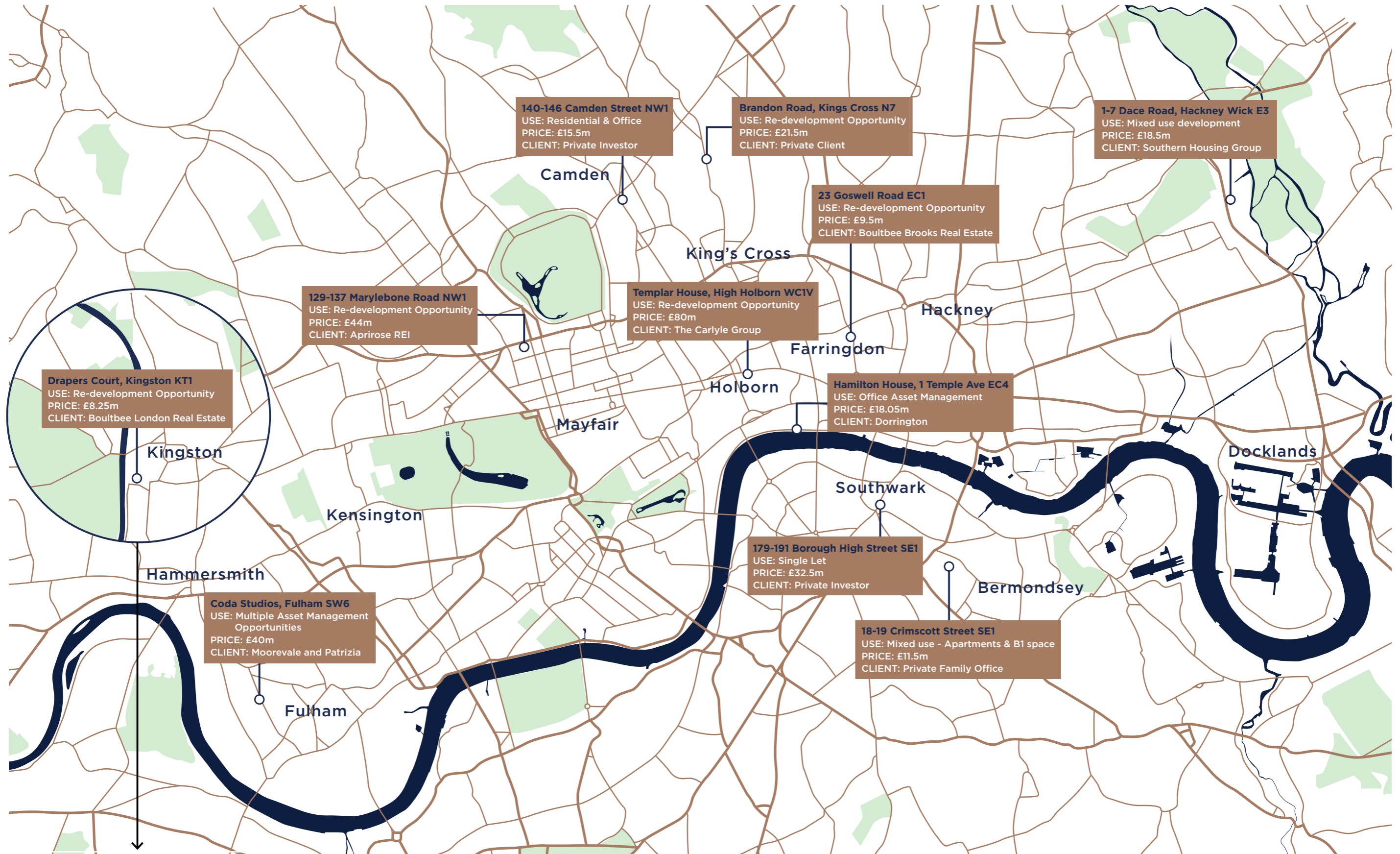
ADVISED 11 CLIENTS

**TRANSACTIONAL VALUE
OF £300 MILLION**

**AVERAGE DEAL VALUE
OF £27.3M**

**458,800 SQ FT OF
LONDON OFFICE SPACE**

“WE’VE GOT LONDON COVERED”



£32.5 MILLION



**179-191
BOROUGH HIGH STREET | SE1**

Somerford RE advised a private Middle Eastern investor in the purchase of this freehold building in Borough for £32.5 million. The building is approximately 32,000 sq ft and single let with just under 14 years of income. The building was purchased from a private investor.

£21.5 MILLION



**BRANDON ROAD
KINGS CROSS | N7**

Somerford RE advised a client in the corporate acquisition of an entire private limited company for c£21.5 million. The portfolio consisted of a mixture of light industrial, high street retail, residential and a town centre redevelopment opportunity. The onward sale of Brandon Road represented a price equating to 100% uplift on the initial valuation.

£18.5 MILLION



**DACE ROAD
HACKNEY WICK | E3**

Somerford RE advised Southern Housing Group in purchasing this site in Hackney Wick's trendy "Fish Island" for £18.5 million. The site has approved planning consent for a mixed-use development for 110 apartments and 58,000 sq ft of workspace separated across four blocks.

£18 MILLION



**HAMILTON HOUSE
1 TEMPLE AVENUE | EC4**

Somerford RE acted on behalf of Dorrington in purchasing the long leasehold interest of Hamilton House from the City of London Corporation. This iconic Grade II listed building occupies a highly prominent position of Victoria Embankment at its junction with Temple Avenue. The building totals approximately 29,300 sq ft of office accommodation arranged over basement - 5th floor. The building offers multiple asset management opportunities to enhance value and was purchased for £18,050,000.

£15.5 MILLION



**CAMDEN STREET
CAMDEN | NW1**

This 33,000 sq ft site in Camden sits on the Regents Canal and has planning permission for the construction of an eight storey building to include 52 residential units and c20,000 sq ft of commercial floorspace. Somerford RE identified the site which had been owner occupied for over 30yrs and purchased it on behalf of a private investor for c£15.5 million.

£11.5 MILLION



**CRIMSCOTT STREET
BERMONDSEY | SE1**

Somerford RE purchased the Freehold interest of a development site at 18-19 Crimscott Street, SE1 in Bermondsey on behalf of a private family office. The site benefits from planning permission for a mixed use site offering 55 apartments and 20,000 sq ft of B1 space. The site was purchased for £11.5 million.

£9.5 MILLION



23 GOSWELL ROAD | EC1

Acting on behalf of Boulton Brooks Real Estate, Somerford RE purchased the Freehold interest of this 23,000 sq ft building for £9.5 million. The building is currently occupied by the Italia Conti Academy and offers many re-development and other asset management opportunities.

£8.25 MILLION



**DRAPERS COURT KINGSTON
HALL ROAD | KT1**

Somerford RE purchased the freehold interest of Drapers Court on behalf of Boulton London Real Estate for £8.25 million. This 33,000 sq ft building was purchased from Kingston College who occupy part of the building. The building is multi-let and offers many re-development and asset management opportunities.

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REAL ESTATE



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