

Deals

Kajima bags BNP Paribas office

Kajima Properties (Europe) has completed the purchase of a subsidiary of Grupo Metropolis that owns 55 Moorgate, EC2, for £50m – a 5.6% yield. The 66,000 sq ft freehold office building is primarily let to BNP Paribas. DTZ represented Kajima; JLL acted for the vendor.

Enstar lands Soho opportunity

Enstar Capital has exchanged contracts to buy the long leasehold interest in 40 Beak Street, W1, from the Richard Reeves Foundation for £10.3m. It plans to redevelop the vacant building into an office-led mixed-use scheme. Jordan Salata advised the vendor; Burlington Partners acted for Enstar.

Cornerstone's industrial triple

Cornerstone Real Estate Advisers has bought three industrial estates for a total of £31.6m. It paid £9.2m for BP Pension Fund's Stockport Castlehill – a 7.3% yield; £12.7m for CBRE Global Investors' Newcastle Gateway West – an 8.4% yield; and £9.7m for Aviva's Sheffield Park Hill – a 7.2% yield. Christopher Dee, Knight Frank and GVA advised the vendors; B8 Real Estate, Knight Frank and Strutt & Parker advised Cornerstone.

£92m seals Spinningfields deal

M&G Real Estate has completed the £92m purchase of 3 Hardman Square in Manchester's Spinningfields from Credit Suisse Asset Management. The price for the 178,508 sq ft office reflects a yield of 5.8%. Lewis Ellis acted for M&G; Knight Frank advised the vendor.

TH Real Estate shops in Crayford

TIAA Henderson Real Estate has placed Aberdeen Asset Management's Tower retail park in Crayford, south-east London, under offer for £67m – a 5% yield. The 120,200 sq ft park is anchored by Next and Currys. Morgan Williams advised Aberdeen; Cushman & Wakefield acted for TH Real Estate.

Developers line up for ING Ci

JACK SIDERS

The City of London headquarters of Dutch bank ING is being lined up for a sale to developers.

Deutsche Fonds Holding, the German fund manager which last year acquired IVG's private funds business, has invited agents to pitch for a mandate to dispose of 60 London Wall, EC2.

ING's lease on the majority of the 290,000 sq ft building expires in September next year and the company has already agreed a move to Stanhope's 135,000 sq ft Banking Hall scheme at 8-10 Moorgate, EC2.

Developers are expected to table bids in excess of £130m to buy the building on the corner

of London Wall and Copthall Avenue.

Options for a full redevelopment of the site are limited because of the protected views of St Paul's Cathedral, but there is scope for a major refurbishment including the conversion of an existing plant floor to provide additional office space.

Deutsche Fonds has previously considered seeking a joint venture partner to help redevelop the building, but following an investor vote in December it has now decided to seek an outright sale.

It is the last major office building owned by the former IVG private funds business, following the sale of Plantation Place South, EC3, to a private investor last year.

At least expected to mandate.

CBRE and advised IVG the pair are expected against rival Cushman & Wakefield the new mandate.

A string of redevelopments are expected this year as vendors develop and capitalise on demand for new stock.

A source said achieved on the development

such as Street has vendors stock to

WHO MOVED MY CHEESEGRATER?

Conceptual designs for a new City skyscraper to be built on the site of Aviva's HQ at 1 Undershaft, EC3, and outdo British Land's and Oxford Properties' Leadenhall building next door, have been unveiled by Avery Architects. The 885ft building, which looks like a thinner, taller Cheesegrater, would replace Aviva Tower, owned by Indonesian billionaires Kwok Khoon Hang and Martua Sitorus. The design attempts to avoid interrupting views of St Paul's Cathedral.



New searches fuel Manchester space race

More than 100,000 sq ft of new requirements have been launched in Manchester following a spike in regional leasing activity.

Swiss sustainable agri-business Sygenta and the National Computing Centre have each launched 40,000 sq ft requirements, while Aldermore bank is looking for 15,000 sq ft.

The new requirements come on the back of an exceptional end to 2014 for the UK's major office markets.

Take-up in the nine largest UK cities outside London hit almost 2m sq ft in Q4 2014, according to GVA's latest *Big Nine* report, a 70% increase on the five-year quarterly average.

Take-up in Manchester hit 382,678 sq ft in the final quarter of 2014 – well above the long-term average of 253,334 sq ft.

But the northern powerhouse was surpassed by Bristol, where take-up leapt to more than 400,000 sq ft – more than three times the five-year quarterly

average of 131,721 sq ft.

GVA national head of Carl Potter said the strong performance came despite levels of supply.

Companies are looking to launch requirements to secure space in a supply-starved market and ahead of anticipated growth.

Manchester inward investment agency MIDAS is assisting Sygenta with its requirements. OBI Property is advising National Computing Centre