

**Voyager House in Croydon sold to Co-operative Group Pension Fund Trustees Ltd
November 2005**



Voyager House, Croydon following refurbishment – November 2005

Voyager House was acquired by Berwick Hill Properties in a new joint venture with Cranmer Investments in June 2004. Following the vacation of the building by the former tenant, the 30,000 sq ft office building was extended and refurbished to a high specification and pre-let to engineers, Mott McDonald. The resulting investment was sold to Co-operative Group Pension Fund Trustees Ltd, a fund managed by La Salle Investment Management, for £8.22m.



Voyager House, Croydon prior to refurbishment in June 2004

“A positive, informed and innovative approach”

**Cheltenham – Units 1-7, Kingshold,
Malmesbury Road, Kingsditch Trading
Estate
December 2005**

In a new joint venture with a major European fund, Cranmer Investments have completed the sub-division and extensive refurbishment of a 30,000 sq ft industrial building into 7 units of approximately 4,400 sq ft each.



The property pre-refurbishment – July 2005



*The property post-refurbishment and
sub-division – November 2005*



June 2004 – Internal shot of the property



*Unit 7, Kingshold – Occupied by Steve
Rowley Vehicle Services*

The refurbishment included a new roof, new floor and new cladding. Three of the units were let within 6 weeks of completion and

two more are under offer (March 2006), leaving only two adjoining units still available offering 4,336-9,293 sq ft. For further information please contact our retained letting agents – Adrian Rowley at Alder King (T: 01452 623 290) or Paul Maguire at John Ryde Commercial (T: 01242 576 276).

Link: <http://www.johnryde.co.uk/>

Cranmer Investments acquires Exchange House in Liphook, Hampshire February 2006



In a new joint venture with a substantial UK investment trust Cranmer Investments has acquired a three storey office building totaling 9,645 sq ft situated opposite the mainline station in the affluent Hampshire town of Liphook. On purchase the ground floor was vacant and following refurbishment half has been let, leaving approximately 1,800 sq ft of high specification offices available on flexible terms.



Exchange House, Liphook, Hampshire – available refurbished office accommodation

For further information please contact our retained letting agents, Nick Reeves/Chris Lock at Wadham & Isherwood (T: 01252 710 822) or Suzanne Ivers at Vail Williams (T:023 9220 3200).

Acquisition of former car showroom in Folkestone May 2005



Foord Road, Folkestone – April 2005



Foord Road, Folkestone – April 2005

Cranmer Investments acquired a vacant two storey industrial building totaling 33,000 sq ft and formerly occupied as a car showroom on ground floor with workshops at first floor. Following refurbishment and fitting of a new roof, the property was let to a successful self-storage operator.

Acquisition of vacant industrial unit in Folkestone March 2006



Park Farm Road, Folkestone – February 2006

Cranmer Investments has acquired a 10,066 sq ft vacant industrial building on the main Park Farm industrial Estate in Folkestone. Refurbishment of the property is planned and discussions are being conducted with a number of potential occupiers, either as a whole on a sub-divided basis.

Cranmer Investments acquire 400 High Street, Cheltenham October 2005



Cranmer Investments have acquired a shop on the High Street in Cheltenham recently let to Cartridge World (Gloucester) Limited. The property has subsequently been sold on by auction.

Cranmer Investments in joint venture on Retail Warehouse Development in Barnstaple January 2006

In a new joint venture with a major European fund, Cranmer Investments are working to secure occupiers for a former retail warehouse building totaling 15,000 sq ft situated next to Wickes and Tesco on one of the main retail parks in Barnstaple, North Devon.



*St. Johns Retail Park, Eastern Avenue -
November 2005*

Following the ever evolving and changing retail market demand for retail units of this size is limited and as a consequence the property has remained vacant. However, we have been able to establish that there is demand for the property if sub-divided into units offering around 5,000 sq ft and we are currently working with the Local Authority to achieve a planning consent for the sub-division and extensive refurbishment of

the property which would allow it to return to beneficial occupation, in doing so, significantly improving the amenity to the local area and providing new jobs for the local community.

For further information please contact our retained agents, Chris Lloyd-Jones at Green & Partners (T: 020 7518 7815) or Richard Macarthur/David McElhannan at Macarthur Wilson (T: 0117 908 3350).

Cranmer Investments have assembled and are coordinating the professional team to establish the financial feasibility of the sub-division of the building given the construction costs involved and the achievable rental levels.

**Cheltenham – Units 1-7, Kingshold,
Malmesbury Road, Kingsditch Trading
Estate**

May 2006 – FULLY LET



Cranmer Investments have now completed the last letting on Kingshold – a development of 7 industrial units on the Kingsditch Industrial Estate in Cheltenham. The project was undertaken in a joint venture with a major European Fund and all the units were let a year ahead of schedule showing the Fund a return on new capital expenditure of 97%.



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