

PROPERTY HIGHLIGHTS 2014 /2015



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Retail & Leisure



RETAIL LETTING AGENTS - FRIARS WALK NEWPORT

Friars Walk in Newport, a 400,000 sq ft shopping centre development by Queensberry Real Estate, is due to open in November 2015. It includes 35 retail units, 11 restaurants, 350 parking spaces a Cineworld and major bus interchange.

Retail & Leisure



BUSINESS RATE ADVICE - MILLENNIUM STADIUM

Successful appeal of rateable value ascribed to Millennium Stadium, Cardiff, netting savings of almost £3.5m for the Welsh Rugby Union over the period 2005 - 2017.



STARBUCKS BRIDGEND



COLINDALE RETAIL PARK



ST ELLI SHOPPING CENTRE LLANELLI



POUNDLAND STORE PONTYPRIDD



PENARTH ROAD RETAIL PARK CARDIFF

RETAIL ACQUISITIONS - STARBUCKS DRIVE-THRU STORES

Three Starbucks Drive-thru stores acquired on behalf of franchisee in Cardiff, Bridgend and Swansea.

RETAIL INVESTMENT - COLINDALE RETAIL PARK, LONDON

Acquisition of Colindale Retail Park in Edgware Road, London on behalf of DTZ Investors for £22m.

RETAIL INVESTMENT / MANAGING AGENTS - PENARTH ROAD RETAIL PARK CARDIFF

Purchase of retail park on behalf of private clients; now managing agents.

RETAIL LETTING AGENTS - ST ELLI SHOPPING CENTRE LLANELLI

Retained agents for the scheme in Llanelli on behalf of owner, NewRiver Retail.

BUILDING SURVEYING - POUNDLAND PONTYPRIDD

Expert building surveying advice on redevelopment of 4/5 Taff Street, Pontypridd, for 6,000 sq ft Poundland.

RETAIL LETTING AGENTS - RHIW SHOPPING CENTRE BRIDGEND

Leasing and professional agents for 100,000 sq ft town centre scheme in Bridgend.



RHIW SHOPPING CENTRE BRIDGEND

Retail & Leisure



RETAIL LEASE ADVISORY - CARDIFF

Acting for Unionburger on lease regear for Burger King, 12/14 St John Street, Cardiff.

Retail & Leisure



BUSINESS RATE ADVICE - WELSH STADIUMS

Providing Business Rate advice to the Welsh Rugby Union, Cardiff City Football Club; Cardiff Blues; Glamorgan County Cricket Club; Newport Gwent Dragons; Llanelli Scarlets.



ST JOHN STREET CARDIFF



SPECSAVERS NEWPORT

MANAGING AGENTS - 6/7 ST JOHN STREET CARDIFF

Instructed to manage 6/7 St John Street, Cardiff, on behalf of private investors.

BUILDING SURVEYING - SPECSAVERS AND GREGGS PORTFOLIOS

Providing Building Surveying advice to Greggs (pre-acquisition) and Specsavers (dilapidations).

BUSINESS RATE ADVICE - LEEKES

Provision of Business Rate advice to Leekes department stores throughout Wales and England.



LEEKES MELKSHAM



GREGGS SWANSEA CENTRAL TERMINAL

RETAIL ACQUISITIONS / RENT REVIEWS / LEASE RENEWALS / BUSINESS RATE ADVICE - GREGGS
Retained advisors to Greggs for South, Mid and West Wales and the Marches.

RETAIL ACQUISITIONS / BUSINESS RATE ADVICE / DISPOSALS / RENT REVIEWS / LEASE RENEWALS - PRINCIPALITY

Advisors to Principality Building Society throughout Wales and the Marches.

BUSINESS RATE ADVICE - NOTE MACHINE

Business Rate advice to NoteMachine UK Ltd on rated ATMs throughout Wales, England and Scotland.



PRINCIPALITY MONMOUTH



NOTEMACHINE CASHPOINTS

Offices



OFFICE INVESTMENT - HELMONT HOUSE CARDIFF

Investment acquisition of Belmont House in Cardiff for £34m on behalf of Knight Frank Investment Management. The twelve storey, 170,000 sq ft property is home to Premier Inn, New Law Solicitors and Big Lottery Fund.

Offices



OFFICE INVESTMENT - ADMIRAL HOUSE NEWPORT

Investment advice to Scarborough Group on the sale of newly constructed Admiral House, Newport to W.P. Carey for £20m. The 83,000 sq ft building is let to Admiral Insurance for 20 years.



ONE CENTRAL SQUARE CARDIFF



ST DAVID'S HOUSE CARDIFF

OFFICE ACQUISITION - ONE CENTRAL SQUARE

Acting for Blake Morgan in the acquisition of 30,000 sq ft at One Central Square, Rightacre's new development in Cardiff's key central business district.

MANAGING AGENTS / LEASE ADVISORY - MARLAND AND ST DAVID'S HOUSE

Appointed as Managing Agents and lease advisors for Rightacres and Cardiff Council, on Marland House and St David's House.

OFFICE LETTING - BRUNEL HOUSE

Letting of 42,000 sq ft office space in Brunel House to



BRUNEL HOUSE CARDIFF



MATRIX COURT SWANSEA

OFFICE INVESTMENT - MATRIX COURT

Investment advice to Private Trust client on sale of Matrix Court, Swansea for £2.35m.

OFFICE AGENTS - CARDIFF WATERSIDE

Retained Office Agency on lettings at Cardiff Waterside for Aviva Investors.

OFFICE AGENTS - GELDARDS

Retained advisors to Geldards on Cardiff office occupation.



3 ASSEMBLY SQUARE CARDIFF BAY



GELDARDS CARDIFF

Offices



OFFICE AGENTS / BUSINESS RATE ADVICE - ATRADIUS

Retained letting agency and business rate advice to Atradius for UK-wide office occupation.



BRUNEL HOUSE CARDIFF



PLATFORM NEWPORT



CAPITAL QUARTER CENTRAL SQUARE CARDIFF

MANAGING AGENTS - BRUNEL HOUSE

Managing agents for the LPA receiver of Brunel House, Cardiff.

OFFICE AGENTS - PLATFORM

Retained letting agents for Platform, Welsh Government's Digital Innovation Centre in Newport.

OFFICE AGENTS - PARSONS BRINCKERHOFF

Acquisition of 13,000 sq ft on behalf of WSP Parsons Brinckerhoff at Capital Quarter, in Cardiff's new Central Business District, from Welsh Ministers.

Industrial



INDUSTRIAL AGENTS - SOFA BRANDS INTERNATIONAL

Acquisition of 100,000 sq ft, new design and build industrial unit for Sofa Brands International at J28 of the M1 Motorway in East Midlands.



ST CATHERINE'S PARK CARDIFF



WENTLOOG CORPORATE PARK CARDIFF

INDUSTRIAL LEASE ADVISORY - ST CATHERINE'S PARK

Retained for all rent reviews and lease renewals at St Catherine's Park, Cardiff, for Cheshire West and Chester Council.

INDUSTRIAL / CONSULTANCY - WENTLOOG

Negotiation of sale of land at Wentloog, Cardiff, on behalf of Wentloog Corporate Park, to Roxhill, for development of new Geopost Logistics distribution warehouse.

INDUSTRIAL AGENTS - NEPTUNE POINT

35,000 sq ft lettings secured at Neptune Point 1 & 2 in Cardiff.



NEPTUNE POINT CARDIFF

Industrial



INDUSTRIAL AGENTS - SONY BRIDGEND

Retained letting office and industrial agents for Sony UK Technology Centre, Bridgend.

Industrial



INDUSTRIAL AGENTS / BUSINESS RATE ADVICE - GCELL NEWPORT

Retained letting agent and business rate advisors for GCell headquarters, Newport.



ASHMOUNT IND EST SWANSEA



SOUTHPOINT IND EST CARDIFF



FORMER SOGEFI SITE LLANTRISANT

INDUSTRIAL AGENTS - ASHMOUNT IND EST
Letting of 20,000 sq ft at Ashmount Industrial Estate, Swansea on behalf of M7.

MANAGING AGENTS - SOUTHPOINT IND EST
Managing Agents at 16 acre Southpoint Industrial Estate in Cardiff.

CONSULTANCY - FORMER SOGEFI SITE
Providing strategic advice to the Welsh Government on future development, sales and lettings within the former Sogefi site at Llantrisant.



ST CATHERINE'S PARK CARDIFF



QUINN RADIATORS NEWPORT

INDUSTRIAL AGENTS - ST CATHERINE'S PARK
Letting of 36,000 sq ft at St Catherine's Park, Cardiff on behalf of Cheshire West and Chester Council.

BUSINESS RATE ADVICE - INDUSTRIAL OCCUPIERS

Business rate advisors to Panasonic, Sogefi, Quinn Radiators, LG Electronics, Bosch, Calasonic Kansei, The Centaur & Barclay Group of Companies, Meritor, International Rectifier, BAE Systems and Sofa Brands.

INDUSTRIAL AGENTS - CENTREGREAT
Ongoing acquisition for Centregreat for 150,000 sq ft requirement.



Residential



RESIDENTIAL CONSULTANCY - PLASDWR, NW CARDIFF

Advising Plymouth Estates and Redrow on 7,000 unit garden city scheme, Plasdwr, on 900 acres of land in north-west Cardiff.

Residential



RESIDENTIAL CONSULTANCY - NEWBURY

Advising Sandleford Farm Partnership on a scheme for 2,000 new homes near Newbury in Berkshire.



OLD SCHOOL HOUSE CAERWENT



CASTLE COURT CARDIFF

DEVELOPMENT LAND

Sale of Old School in Caerwent as residential development site on behalf of the Welsh Assembly Government.

MANAGING AGENTS - CASTLE COURT

Managing agents for Castle Court, a landmark, listed building of 148 flats in the centre of Cardiff.

MANAGING AGENTS - TALYGARN MANOR

Managing agents for Talygarn Manor, Pontyclun, comprising 86 properties in a country park.



TALYGARN MANOR PONTYCLUN



PLANNED DEVELOPMENT OXFORDSHIRE

RESIDENTIAL CONSULTANCY - OXFORDSHIRE

Retained advisors for Plymouth Estate on scheme for 55 units in Oxfordshire.

RESIDENTIAL CONSULTANCY - PENARTH

Sale of Gardenhurst Care Home in Penarth as residential development opportunity on behalf of Vale of Glamorgan Council.

RESIDENTIAL CONSULTANCY - PORTHCAWL

Advising private clients on mixed use, residential-led development with Bridgend County Borough Council.



GARDENHURST PENARTH



PORTHCAWL TOWN AND HARBOUR

Residential



MANAGING AGENTS - ADMIRALS LANDING, CARDIFF BAY

Managing agents for Admirals Landing, a block comprising 105 flats and 14 offices in Cardiff Bay.



MON BANK SIDINGS NEWPORT



LAND IN ST MELLONS



LLANDAFF CARDIFF

DEVELOPMENT LAND

Sale and ongoing advice of 50 acre site at Mon Bank Sidings, Newport on behalf of Network Rail.

RESIDENTIAL CONSULTANCY

Advising on promotion of 30 acre site to the east of Cardiff at St Mellons.

DEVELOPMENT LAND

Sale of prime residential development site in Llandaff on behalf of Welsh Health Estates.

Public Sector



BUSINESS RATE ADVICE - WELSH COUNCILS

Rating advisors to eight Welsh Councils throughout Wales:- Newport, Bridgend, Torfaen, Rhondda Cynon Taff, Swansea, Monmouth, Powys and Wrexham.



NATIONAL MUSEUM OF WALES CARDIFF



NATIONAL LIBRARY OF WALES ABERYSTWYTH

BUILDING SURVEYING / BUSINESS RATES - NATIONAL MUSEUM OF WALES

Advising National Museum of Wales on planned maintenance programme and business rates.

ASSET VALUATIONS - NATIONAL LIBRARY OF WALES

Asset valuations for the National Library of Wales in Aberystwyth.

PUBLIC SECTOR AUCTIONS

Undertaking auctions, including two of surplus assets on behalf of the Welsh Government over the last 12 months.



AUCTION PROPERTY

Public Sector



COMPULSORY PURCHASE - PORTH TEIGR CARDIFF

Advising Welsh Government on compulsory purchase for Porth Teigr and Eastern Bay Link Road in Cardiff, and at SA1 in Swansea.



PLATFORM NEWPORT



LOWRI PLAZA - BARGOED 'THE PLATEAU'



UNIVERSITY OF SOUTH WALES - TREFOREST

OFFICE AGENCY - NEWPORT

Office leasing advice to Welsh Government on Platform Building, for high-tech tenants in Newport.

RETAIL AGENCY - BARGOED

Retained retail advisors to Caerphilly County Borough Council for Lowri Plaza, part of Bargoed's 100,000 sq ft retail & leisure development, "The Plateau".

RATING ADVICE / LEASE ADVISORY

Business Rate advisors to Cardiff University and University of South Wales, Treforest; also advising USW on lease regear at Atlantic House, Cardiff.

Public Sector



DEVELOPMENT LAND - TENBY

Marketing advice on 15 acres of residential land in Tenby on behalf of Pembrokeshire County Council.
www.visitpembrokeshire.com



SA1 WATERFRONT SWANSEA



UNIVERSITY OF SOUTH WALES - NEWPORT

SERVICE CHARGE AND LEASE ADVISORY - SA1

Retained by Welsh Government to provide service charge and Landlord & Tenant advice at SA1, Swansea's prime waterfront development.

ASSET VALUATION

Providing asset valuations for a number of Welsh universities.

CONSULTANCY - SWANSEA

Advising University of Wales Trinity St David on land acquisition at Swansea Waterfront Innovation Quarter in the city's SA1 development.



UNIVERSITY OF WALES TRINITY ST DAVIDS

Rural & Marine



LAND AGENCY - THE CROWN ESTATE

Retained Managing Agents for more than 20 years for The Crown Estate's £19.3m coastal portfolio in Wales, including the foreshore, seabed, ports, harbours, marinas and leisure boating, and also cables and pipelines.



COLEG GWENT USK



ST PAULS CHURCH GRANGETOWN CARDIFF



DWR CYMRU WELSH WATER

LAND AGENCY / CONSULTANCY / VALUATION / MANAGEMENT ADVICE - COLEG GWENT

Retained Land Agents and consultants for Coleg Gwent's 296 acre commercial arable and livestock estate for landbased students, providing management and valuation advice.

LAND AGENCY - DWR CYMRU WELSH WATER

Retained land agents for site acquisition / wayleaves & easements for pipelines for Dwr Cymru Welsh Water.

LAND AGENCY - CHURCH IN WALES

Retained advisors to The Representative Body of The Church in Wales.

Rural & Marine



LAND AGENCY - SHROPSHIRE

Development advice to Plymouth Estate on further extension of retail space at Ludlow Food Centre, part of the 8,000 acre Oakly Park Estate.



LLYN ALAW RESERVOIR ANGLESEY

LAND AGENCY - ANGLESEY

Marketing of fishing rights on largest body of fresh water on Anglesey, North Wales, under instruction of Dwr Cymru Welsh Water.

MANAGING AGENTS / DEVELOPMENT ADVICE / RENEWABLES / RETAIL / LANDLORD & TENANT - PLYMOUTH ESTATE

Retained managing agents, development, retail, L&T and renewables advisors for Plymouth Estate.

MANAGING AGENTS / DEVELOPMENT / RETAIL / INDUSTRIAL - DUNRAVEN ESTATE

Retained managing agents, development, retail and industrial advisors for Dunraven Estate.



SOLAR FARM LEASE OAKLY PARK SHROPSHIRE



LIMERICK HOUSE CARDIFF DUNRAVEN ESTATE

Key contacts



Michael Lawley
Chairman
Development Land



Andrew Gardner
Managing Director
Development Land
Property Valuation



Andrew West
Director
Business Rates



Ben Bolton
Director
Office &
Industrial Agency



Graham Davies
Director
Investment



Huw Thomas
Director
Retail & Leisure



Jeremy Symons
Director
Lease Advisory
Property Valuation



John Day
Director
Building
Consultancy



Nick Lawley
Director
Investment



Philip Angell
Director
Property
Management



Rod Perons
Director
Land Agency
Marine & Coastal



Julian Golunski
Consultant
Property
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Roger Thomas
Consultant
Office Agency



Alex Kalebic
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Chris Hyde
Associate Director
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Elizabeth Hill
Associate Director
Valuation



Jane Shankland
Associate Director
Business Rates



Nick Golunski
Associate Director
Investment, Retail
& Leisure



Russell Davies
Associate Director
Land Agency,
Utilities & Energy



Alan Jones
Associate
Valuation



Huw Jones
Associate
Business Rates



Ian Hyman
Associate
Property
Management



Lloyd Newland
Associate
Building
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