

**35 DOVER STREET & 15 BERKELEY STREET, W1
INVESTMENT ACQUISITION**



On behalf of Middle Eastern clients we have purchased the freehold of both buildings for £30M, reflecting 5% net initial yield going to 5.5% upon letting of the vacant 1,730 sq ft 5th floor and a final reversion of close to 7%. The buildings are multi-let and the price reflects a capital value of circa £850 sq ft. We will be undertaking the management and ongoing agency work at these buildings.

**76-77 NEWMAN STREET, W1
INVESTMENT ACQUISITION**



Acting on behalf of the Howard de Walden Estate we acquired the freehold interest in the above building from ING. The building comprises 15,100 sq ft of offices and is let to Morgan Sindall plc on a lease expiring in on 25th March 2013 at the passing rent of £739,900. A sum of £10.02 million was paid for the freehold reflecting 7% net initial yield.

**INVESTORS CHOOSE THE WEST END AS A SAFE HAVEN
INSPECTIONS REMAIN ROBUST
PRICING IN THE CITY ATTRACTS OCCUPIERS ATTENTION**

**FRANCIS HOUSE, FRANCIS STREET,
VICTORIA, SW1
INVESTMENT SALE**



On behalf of Morley's Norwich Property Trust, we have sold the freehold of this property to KGAL, the German Fund. The property totals 41,803 sq ft and is let to Channel 4 for 12 years. The purchase price of £21,000,000 reflects 6.75% based on a rental top up until 2015.

**78-79 LEADENHALL STREET, EC3
CITY LEASING**



Following acquisition by our client SI Pension Trustees, the 1st and 3rd floors are being refurbished, we have the second floor under offer and are guiding £39.50 per sq ft.

**5 WELBECK STREET, W1
RENT REVIEW**



Following our appointment to act on behalf of Minerva plc we have now concluded the rent review on 28,550 sq ft of offices at the above securing an increase of 50% equating to £75 per sq ft. The property is occupied by a Government department, The Rent Service, under a lease expiring in 2018.

CURRENT PROPERTIES AND RECENT DEALS ARE ON OUR WEBSITE

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