

**25 Queen Anne Street, W1
Office Leasing**



We have let this entire refurbished office building of 13,200 square feet on behalf of the Howard de Walden Estate. The tenant, Ki Health International, has successfully applied for a change of use for half the space to medical use. The building is their new European Headquarters. The headline rent is £58.71 per square foot.

**12-13 Conduit Street, W1
Investment Disposal**



We have sold this retail and office investment on behalf of CCLA to private investors for £9.6m reflecting a net initial yield of 7%. The building comprises retail let to Belstaff for a further 4 years at a rent reflecting £200 Zone A, plus four floors of offices leased at £56 per sq ft again for four years.

**1 Old Queen Street, SW1
Investment Acquisition**



We have advised a private client on the purchase of this 22,000 sq ft Government let office investment. The building was redeveloped in 2006 and let on a 20 year lease with 15 year break at a rent reflecting £48 per sq ft. The Freehold purchase price of £17.25m reflects a net initial yield of 5.75%.

Walter Boettcher – Director of
Research & Forecasting
Colliers CRE

Investment activity in the Central London office market (particularly West End) is increasing despite continued lack of finance. A number of cash investors are completing on purchases, attracted by the perceived safety of central London bricks and mortar, together with a need to generate income returns. Well-let properties with long income streams are in particular demand.

**Investment Property
Management**

99%

rent collected within 14 days
Call Brendan Brookman

**Clerks Court, 18/20 Farringdon
Lane, EC2
Office Leasing**



On behalf of Staffordshire County Council we have successfully let 1,982 sq ft on the 4th floor of Clerk's Court, 18-20 Farringdon Lane, EC1 to Carbon Media. The rent agreed was £25 per sq ft for a 5 year term with a tenant's break option at the end of the 3rd year.

**180 Piccadilly, W1
Office Leasing**



On behalf of Henderson CLOF, we have let three floors in 180 Piccadilly totaling 8,500 sq ft (formerly French Railways House) to Manpower Software plc at a rent of £45 per square foot.

CURRENT PROPERTIES AND RECENT DEALS ARE ON OUR WEBSITE

colliersgodfreyvaughan.co.uk

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CITY OFFICE

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