



## A selection of our 2009 Investment Transactions



### 1 OLD QUEEN STREET, SW1

**Acquisition:** £17,250,000  
Government Income  
5.75% Net Initial Yield

Client: Private Investor



### 79 NEW CAVENDISH STREET, W1

**Acquisition:** £ Confidential  
Development Opportunity  
36,000 sq ft

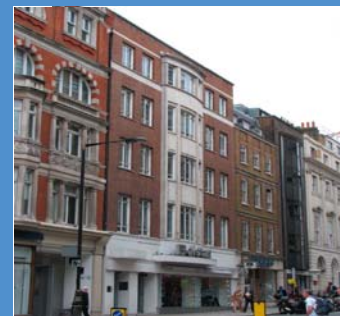
Client: Private Investor



### 285 OXFORD STREET, W1

**Acquisition:** £10,500,000  
Let to Boots  
Circa 5.25% after settling  
outstanding rent review

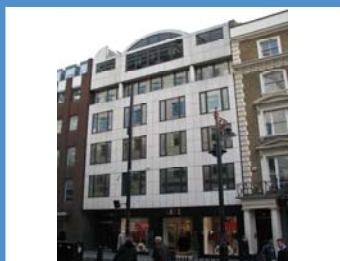
Client: Private Investor



### 12-13 CONDUIT STREET, W1

**Disposal:** £9,600,000  
Office / Retail  
7% NIY

Client: UK Fund



### 102 JERMYN STREET, SW1

**Disposal:** £7,500,000  
Office Retail & Residential  
6.5% NIY 10,300 sq ft

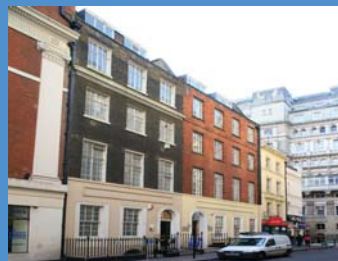
Client: UK Fund



### 78 SOUTH AUDLEY STREET, W1

**Disposal:** £5,000,000  
Potential residential conversion  
4,200 sq ft net £1,190 psf

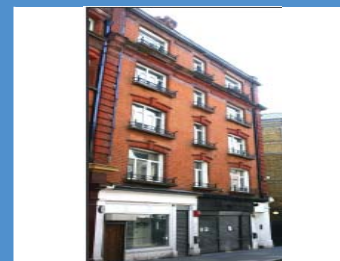
Client: LPA Receivers



### 27/29 JOHN ADAM STREET, WC2

**Disposal:** £4,250,000  
Development Opportunity  
10,500 sq ft

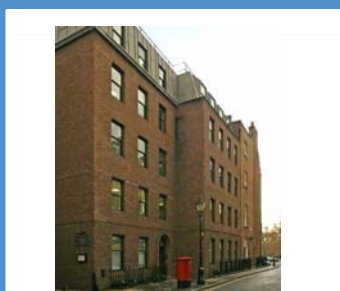
Client: Conygar Strand Limited



### 24/25 GREAT WINDMILL STREET, W1

**Disposal:** £3,000,000  
Vacant residential and retail  
redvelopment of 6,984 sqft

Client: Receivership sale



### 32/33 ST JAMES'S PLACE SW1

**Disposal:** £6.16m  
7,150 sq ft Vacant

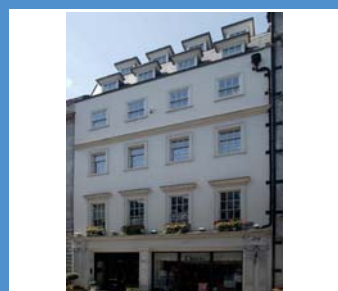
Client: County Council Pension Fund



### 13 & 14 BUCKINGHAM STREET, WC1

**Disposal:** £9.675m  
Acted for Conygar Investment Company

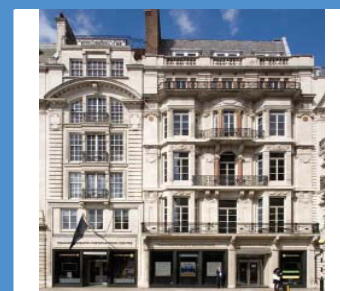
Sold to a family trust



### 36 DOVER STREET, W1

**Disposal:** £10.6m  
Acted for DTZ IM / Kent CC Pension fund

Client: Private



### QUADRANT HOUSE, 55-58 PALL MALL, SW1

**Disposal:** Quoting £25m and 5.25% NIY  
Achieved sub 5% NIY (terms still confidential)

Client: Private



**Nick Pemberton**  
020 7487 1617  
nick.pemberton@colliersgv.co.uk



**Ted Muxworthy**  
020 7344 6522  
ted.muxworthy@colliersgv.co.uk



**Andrew Whitaker**  
020 7487 1869  
andrew.whitaker@colliersgv.co.uk



**Dominic Amey**  
020 7344 6604  
dominic.amey@colliersgv.co.uk

**COLLIERS  
GODFREY  
VAUGHAN**

