

Newsletter

Spring 2014

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Fresson & Tee
CHARTERED SURVEYORS

**Building Expertise
Since 1929**

London Property Prices In The Premier League

With our thoughts starting to turn to the World Cup this summer – a full month from June 12–July 13! – I’ve begun to realise how very akin to the Beautiful Game property in London has become.

As with the buying and selling of players, so properties are being entered into a ferocious bidding war. With so many buyers after one property – and often willing and able to pay in cash – it has become a landlords’ and sellers’ market for both commercial property and housing, with prices reaching giddy heights in both sectors, not unlike a Premier League footballer’s salary!

In fact, few in the property sector would disagree that the bidding for some quite ordinary properties is starting to reach fever pitch, with bottom of the league properties being sold for staggering prices, bringing the phrase ‘boom and bust’ back into play.

With London awash with foreign money, people are now paying vast sums as a way to invest their money, with prices higher than they were pre-2007 at the start of the recession.

At Fresson & Tee, we’ve experienced one or two of those bidding wars at both ends of the property price spectrum. With one



The market has reached new heights

particularly difficult negotiation, the to-ing and fro-ing over a six month period, netted our client an extra £1m in the time it took to eventually close the deal!

As a buyer or a tenant, if you aren’t fully aware of the market conditions or if you aren’t sure of what you are buying into, you could get trapped, which is why it makes sense to take professional advice rather than score an own goal!

If you’re interested in finding out more about purchasing or leasing commercial properties, please call David Shapiro on 020 7391 7100 or e-mail him at david.shapiro@fandt.com

A Special Treat For Valentine’s Day....

On behalf of a small family run property company, Fresson & Tee has sold a portfolio of five buildings in Camden, Islington and King’s Cross to Development Securities PLC in a quiet, off market transaction.

The buildings, which comprise approximately 65,000 sq. ft of commercial accommodation, were predominantly let as short term income producing investments.

All buildings have short to medium term redevelopment potential.

After a second round of word of mouth marketing, Development Securities PLC were identified as the preferred bidder and contracts were exchanged shortly before Christmas with a purchase price of £17,500,000.

With the sale completing on St Valentine’s day, there was more than one reason to crack open the champagne! Closer to 17,500,000 reasons!!

Telephone Fresson & Tee’s commercial property team on 020 7391 7100 should you wish to discuss either a property sale or acquisition.



Floral Place, N1, SOLD!

The Only Way Is Up As Housing Prices Skyrocket

Politicians, such as Liberal Democrat deputy leader Simon Hughes, believe that in the future, homes in the capital could become a “commodity for the global super-rich”.

- Prices have continued to soar, with the average UK property now costing £171,991 on average.
- Prices have had even greater effect in the capital, with central London parking spaces selling for nearly twice the amount of an average UK home.
- The average house price in London is now £476,197 – up 8% over the previous year.
- In contrast, a Brixton flat recently sold for just under £100,000, with the estate agent admitting that it was a rock bottom price because it was so “horrendous!”

£476,197

Average London property price

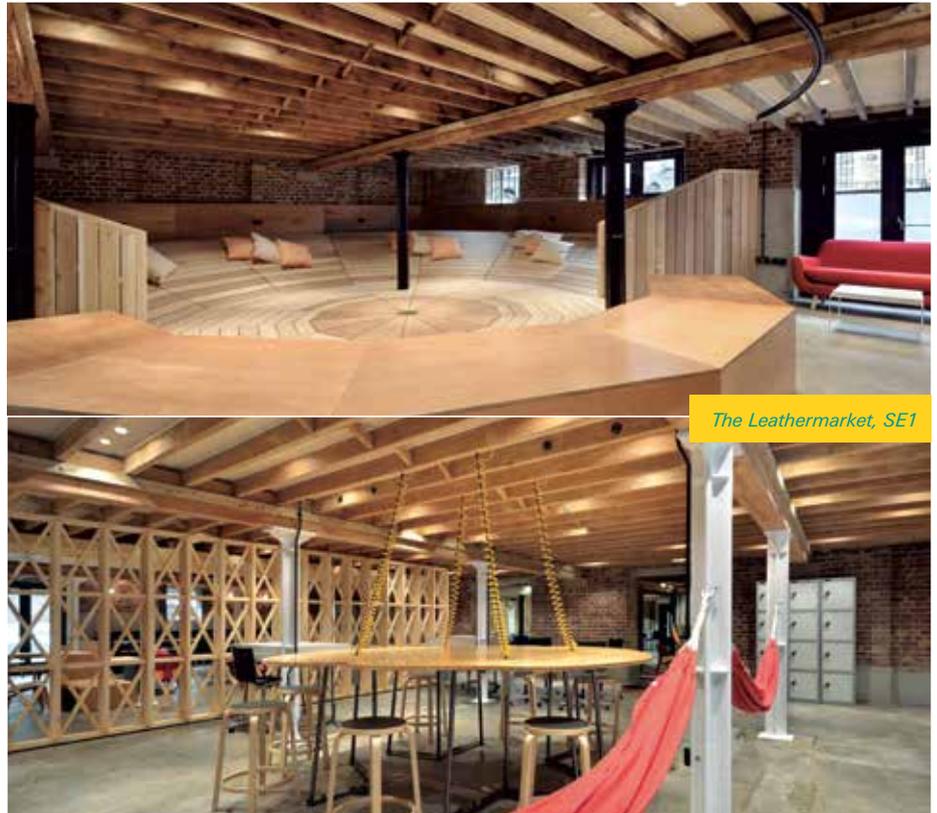
Fresson & Tee Goes Clubbing

Fresson & Tee has just completed the project management of two new venues for Club Workspace, a fast growing network of creative co-working business clubs, with exclusive locations across London for entrepreneurs and professionals alike.

As Project Managers, we worked closely with Workspace Group, Club Workspace, the design team and the contractor, to ensure the vision was brought to fruition and delivered within the constraints of time, cost and quality.

Fresson & Tee's architecture and building consultancy provides advice to clients on construction and refurbishment, dilapidations and disrepair and party wall advice.

If you need assistance with an architectural or building consultancy matter, call Robert Say, Neil Panton or Colin Martin on 020 7391 7100.



New Year, New Property

With commercial property possibly being the largest cost to a company after its staff, the start of a new financial year is often a good time for a company to review its property assets and liabilities.

A report commissioned and published by the Royal Institution of Chartered Surveyors (RICS) estimated that businesses in the UK lost more than £3 billion per year by the inefficient use of their property.

Typical areas that were highlighted were not disposing of surplus accommodation, not checking business rates were at the correct amount, missing break clauses, failing to comply with obligations under a lease, forgetting about rent deposits and using affordability as opposed to value when negotiating with their landlords.

All fairly obvious questions, but, surprisingly, often overlooked for a variety of reasons.

As a property or business owner, questions that you might ask yourself are:

- ? Is there a break clause coming up? Is there enough time to action it?
- ? Does a break clause notice comply with the terms by which it needs to be served?
- ? If there is a lease expiry on the horizon, is the lease inside or outside the Landlord and Tenant Act 1954? Is there enough time to deal with it adequately?
- ? Planning to re-locate? Have you left yourself enough time to find a new property, negotiate terms and actually relocate?

The RICS believes that having a regular property health check could add as much as 10% back on your business's bottom line.

Over the past 12 months, we have dealt with several companies who have not properly considered their property interests and will be starting their new financial year at an immediate disadvantage.

If you would like a property health check, call Fresson & Tee's Commercial Property team on 020 7391 7100.



King's Cross Central, The Place To Be

As King's Cross Central, the largest area of redevelopment in Europe, really starts to take shape now, with new buildings springing up all the time, a host of companies are either in, or moving in, including Google, who took the decision last year to base its European HQ there, along with Twitter and Facebook.

Other big names already part of the development include The Guardian Media Group, Louis Vuitton, Logica, McCann Erickson, Eurostar, Network Rail, the London Borough of Camden, BUPA, the University of the Arts London and PRS Music.

As with housing, there is a big difference in cost between new build and older properties. Outside the new development, there are still comparatively affordable properties in Kings Cross, but they are becoming scarcer and harder to identify.



News In Brief

On behalf of The Gower School, Fresson & Tee acquired a 3,500 sq. ft newly constructed ground floor property that will be used as an annex to its existing North London premises. The Montessori school intends to start its fit out shortly and have the accommodation ready for the start of the new school year in September 2014.

Fresson & Tee has sold a freehold showroom at 199-195 Gray's Inn Road. The ground floor only unit, which extended to 1,077 sq. ft., went under offer at its full asking price 30 minutes after being placed on the market for sale. The property sold for the full asking price of £700,000.

Advised by Fresson & Tee, award winning architects Squire and Partners have acquired a refurbished ground floor office that was originally constructed as stables. The characterful 1,200 sq. ft. office at 46 Wicklow Street, King's Cross was leased on a 5 year term.

10 REASONS WHY YOU SHOULD CONTACT FRESSON & TEE:

1. Purchases and sales
2. Leasing
3. Property management
4. Design
5. Building conservation
6. Party walls
7. Project management
8. Rent reviews and lease renewals
9. Dilapidations
10. Ten decades in business, ten decades of experience

Featured Properties



Office to let

2+2a Tileyard Studios, London N7

6,000 sq. ft. £30 per sq. ft. Offered as a newly refurbished modern office building with its accommodation arranged over ground, first and second floors. To be refurbished. New air conditioning, on site car parking, office park environment, great natural light, close to King's Cross.



Office to let

1 Brandon Road, London N7

1071 sq. ft. -3,833 sq. ft. £22.50 per sq. ft. A former warehouse building that was completely refurbished approx. 5 years ago. Available by the floor or in its entirety. Striking appearance, recently refurbished, comfort cooling, perimeter trunking on site car parking, great natural light, close to King's Cross.



Office to let

73 Collier Street, London N1

300 sq. ft. £9,000 PA. A low cost, small, lower ground floor office suite located close to the centre of King's Cross.

Find more properties
at www.fandt.com

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