



CROMWELL PLACE

HAMPSHIRE INTERNATIONAL BUSINESS PARK, BASINGSTOKE, RG24 8YJ



Investment Summary



Exciting opportunity to acquire an office located on a **premier business park in Basingstoke**.



Basingstoke is a **strategic office location in North Hampshire**, located **along the M3 corridor** which offers excellent connections to neighbouring commercial centres such as London (42 miles north east) and Reading (11 miles north).



Hampshire International Business Park and the **adjacent Chineham Park** has **extensive amenity offering** with a gym, day nursery centre and coffee/food outlet on site.



The property is arranged over ground and three upper floors extending to **31,159 sq ft NIA**.



The Ground, First and Third Floors are **single let to MacMillan Publishers International Limited** on a 10-year lease, expiring 7th March 2026.



The **Second Floor** (10,251 sq ft NIA) is **currently vacant**, providing **immediate asset management opportunities**.



Contracted rent of **£347,772 pa** equating to a **very low passing rent of £16.63 psf**. This is at a **significant discount** to **prime Basingstoke rents of £30.00 psf +**.



Unexpired term of **2.14 years to expiry on the let space**.



MacMillan Publishers International Limited has the **lowest risk Dun and Bradstreet rating of 5A1**.



Macmillan have been in **occupation at the building since 2016** and have been **located in Basingstoke for over 15 years**.



EPC D (92).

FREEHOLD

Freehold.



Large site area of approximately **1.56 acres** (0.63 hectares) with **low site coverage**.

We are instructed to seek offers in excess of **£3,500,000 (Three Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 9.33%** and a **low capital value of £112 psf**. Assuming the vacant 2nd floor is let at an **ERV of £18.00 psf**, the **Reversionary Yield is 14.28%**.





Basingstoke Town Centre

M3 towards Southampton

Towards Southampton by Train

Chineham

TD SYNTEX

MERLIN

LABCOLD

Fitness First

AURORA

Schröder

VISA

macmillan

Towards Reading by Train

Location

Basingstoke holds a strategically advantageous office location along the M3 corridor and is conveniently located about 42 miles southwest of Central London, 30 miles north of Southampton and 11 miles south of Reading. Hampshire International Business Park benefits from its proximity to the A33 which provides access to the M3 motorway within 7 minutes. Additionally, Basingstoke benefits from excellent rail connections with regular services to London Waterloo Station within 45 minutes.



Situation

The property is situated within Hampshire International Business Park, to the north of Chineham Park, approximately 3 miles north east of Basingstoke Town Centre and Junction 6 of the M3 Motorway.

Hampshire International Business Park is a premier business park comprising a mix of offices and industrial units. Key occupiers on the park include Visa, MacMillan Publishers, Lenovo, Lumen, Urbis Schreder, Haworth Castings and Sapentis.

The property is located in proximity to Basingstoke Town Centre which offers a wide variety of amenities including a flagship Waitrose store, Festival Place shopping centre and the new Village Hotel - gym and pool.



Connectivity



Basingstoke benefits from excellent road connectivity as it is served by Junctions 6 and 7 on the M3 motorway. The property is easily accessible from Junction 12 on the M25 (approximately 27 miles) and Junction 11 of the M4 at Reading (approximately 15 miles). The property is also located in close proximity to the Ringway, which is an orbital dual carriageway system which provides efficient accessibility to all parts of Basingstoke Town. Cromwell Place is located approximately 1 ½ miles from the Reading Road Roundabout which forms the intersection between Ringway North and Ringway East.

Location	Approx Journey Time
Winchester	30 mins
Reading	36 mins
Southampton	1 hr
Oxford	1 hr 12 mins
London	1 hr 40 mins



Basingstoke Station is located within a 10-minute drive of the property, and provides direct access to London Waterloo with the fastest journey time being 45 minutes.

Location	Approx Journey Time
Reading	21 mins
Southampton	32 mins
London Waterloo	45 mins
Oxford	50 mins



Cromwell Place is excellently located for access to all major southern airports including Heathrow, Gatwick, Farnborough, Southampton and Bournemouth. Heathrow Airport is located within 33 miles and offers connections to 224 destinations.


Location	Approx Journey Time
Farnborough	27 mins
Heathrow	39 mins
Southampton	59 mins
Gatwick	1 hr 20 mins
Bournemouth	1 hr 24 mins

Description

Cromwell Place is a modern 4-storey, corporate office building constructed in circa 1992. The L-shaped suites benefit from south facing panoramic views towards Chineham and Basingstoke Town Centre. The double height reception provides direct access to all floors by way of two 13-person lifts or the staircase. Recent M&E improvements have included upgrading the chillers and the installation of new boilers for a total cost of £311,032. The second floor is currently vacant and benefits from the existing Cat B fit out. The second floor can be divided to provide suite sizes of approximately 4,000 sq ft or 6,000 sq ft.

The property benefits from 136 car parking spaces, providing a car parking ratio of 1:229 sq ft.

The specification includes:

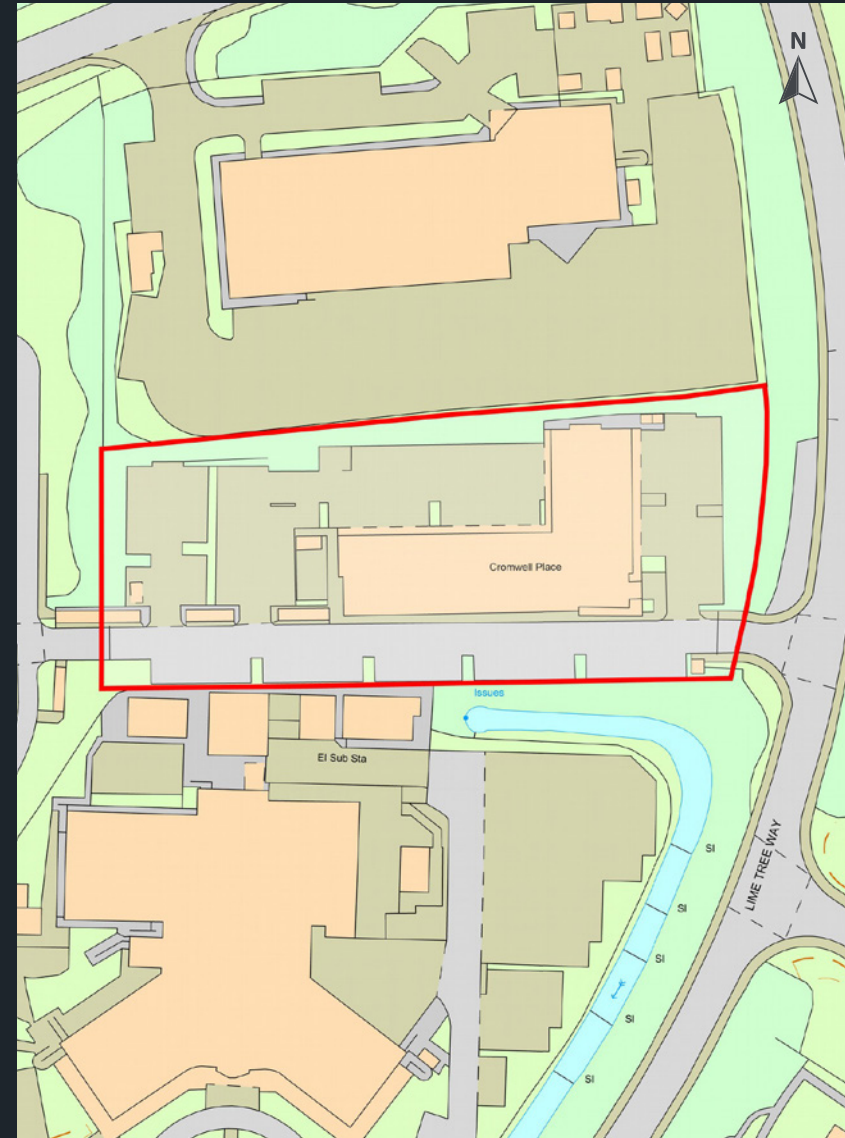
-  Double height reception area
-  Suspended ceilings
-  Large kitchen and breakout areas
-  Full access raised floors (with floor boxes)
-  4 pipe fan coil air conditioning
-  Two 13-person passenger lifts

Tenure

The property is held Freehold and is registered under Title Number: HP591732.

Site

Total site area: 1.56 acres (0.63 hectares).



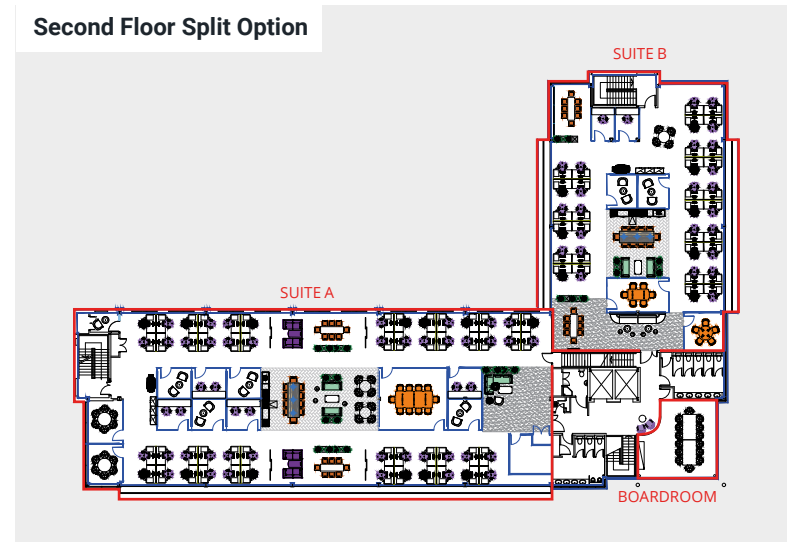
Accommodation Schedule

Plowman Craven have undertaken an assignable measured survey of the office accommodation. We have summarised the areas below:

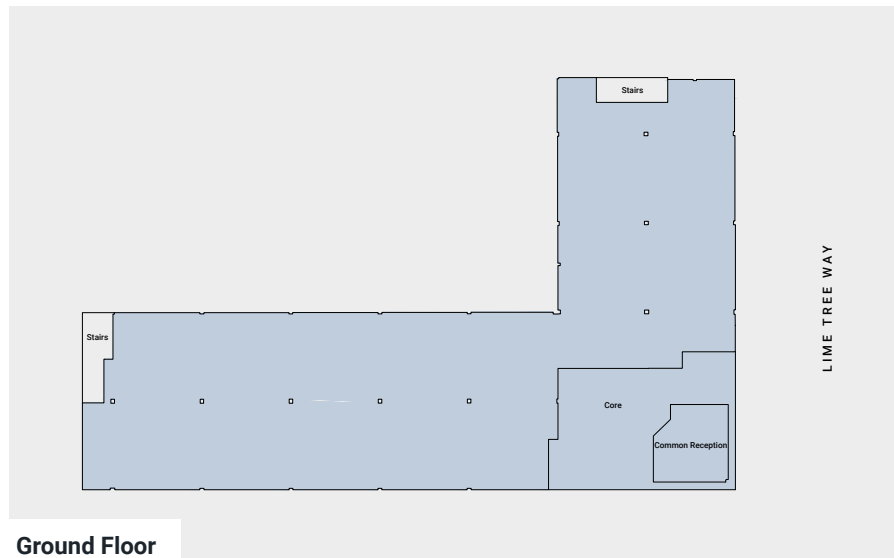
Floor	Use	NIA (sq m)	NIA (sq ft)	IPMS 3 (sq m)	IPMS 3 (sq ft)
Ground Floor	Office	919.6	9,898	933.9	10,052
First Floor	Office	923.3	9,938	937.9	10,095
Second Floor	Office	952.4	10,251	976.8	10,514
Third Floor	Office / Storage	99.6	1,072	100.2	1,079
Total		2,894.9	31,159	2,948.8	31,740

The property has been measured in accordance with The Code of Measuring Practice (6th Edition, 2007) and IPMS - Office as set out in the IPMS Standards, RICS Property Measurement (2nd Edition 2018).

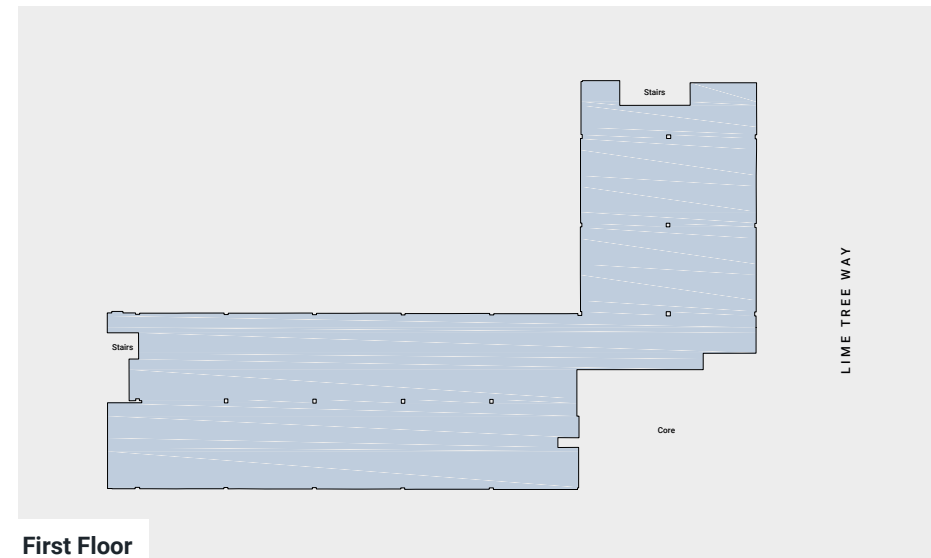
Second Floor Split Option



Floor Plans



Ground Floor



First Floor

Not to scale. Indicative Only

Tenancy Schedule

The property is let in accordance with the tenancy information below.

Floor	Tenant	NIA (sq ft)	Lease Start	Review Date	Lease Expiry	Contracted Rent (pa)	Rent (psf)
Ground & First	MacMillan Publishers International Ltd	19,836	08/03/2016	08/03/2021*	07/03/2026	£334,163	£16.85
Second	Vacant	10,251	-	-	-	-	-
Third	MacMillan Publishers International Ltd	1,072	08/03/2016	-	07/03/2026	£13,609	£12.69
Total		31,159 **				£347,772	£16.63

* Outstanding rent review

** Excludes 411 sq ft NIA communal reception

MacMillan Publishers International Ltd



Company Number – 02063302

D&B Rating- 5A1 (Very Low Risk of Business Failure)

MacMillan Publishers is a global trade book publishing company with prominent imprints around the world. Macmillan publishes a broad range of award-winning books for children and adults. The publishing firm was founded in 1843 and established itself as one of the leading publishers in Britain. Macmillan have been in occupation at the building since 2016 and have been located in Basingstoke for over 15 years.

MacMillan Publishers offers the highest D&B risk rating of 5A1 representing very low risk of business failure.

Since 2020 MacMillan has consistently generated more than sufficient cash flow on an annual basis to settle underlying trading obligations and interest commitments.



Fiscal Year Ending:	31/12/2022	31/12/2021	31/12/2020
Turnover	£152,346,000	£152,634,000	£142,159,000
Pre-Tax Profit	£2,114,000	£4,654,000	£5,343,000
Total Assets	£181,580,000	£175,633,000	£176,701,000
Total Liabilities	£166,886,000	£164,642,000	£169,283,000

Occupational Market

Basingstoke is a key office market in the South East, and the M3 corridor leading office centre, benefiting from strong commuter links. The town is well placed for employment with 81,000 jobs in Basingstoke and over 480,000 skilled people within 60 minutes' drive.

Comprehensive refurbishments at Plant on Basing View and Larchwood on Chineham Park, both of which are due for PC in 2024, will provide a significant boost to the local occupational market. Quoting rents are expected to be £30.00 psf + which is a notable step up in prime rents for Basingstoke whilst enabling the town to remain an attractive and cost-effective location in comparison to competing regional centres. Basingstoke has been placed in the top 10 places to live and work in the UK in tech. In the 2019 Tech Nation Report it was listed as 4th UK in the for investment in growing technology companies. There are 6 universities within a 30 mile radius.

In 2021, take up was approximately 145,000 sq ft and reflecting a good post-covid recovery. In 2022 this figure increased to approximately 190,000 sq.ft.

Date	Address	Area (sq ft)	Tenant	Term (Break) yrs	Headline Rent (psf)
November 2023	Eni House, Basing View	4,449	Edison Search Ltd	4 (2)	£20.50
August 2023	Network House, Basing View	4,785	Osprey Health Consulting	10 (5)	£15.25
July 2023	Midpoint, Alençon Link	21,175	BNP Paribas	10 (5)	£22.85
May 2023	Chineham Gate, Chineham Park	11,105	Elis UK Ltd	5	£21.00
February 2023	Network House, Basing View	6,292	Mears Group	6 (4)	£14.00
October 2022	Maplewood, Chineham Business Park	51,000	TD Synnex	15 (10)	£24.50
September 2022	Rosewood, Chineham Business Park	13,895	Adtran	10 (5)	£21.50
August 2022	Central 40	7,000	Turtle Beach	10 (5)	£18.00
June 2022	Bridgwater House, Viables Business Park	18,725	Inclusion Hampshire	15	£17.50



Investment Market

The south east office market recorded total investment volumes of £1.14bn in 2023. Despite lower volumes being recorded in comparison to 2022, the market has seen a notable inflow of new entrants and improving liquidity for smaller lot sizes of sub £10m, which has been driven by an active private investor market. A notable trend has also been the renewed focus by investors for repositioning plays for office refurbishments, residential conversions and alternative uses. Investor sentiment will welcome the increase in occupier requirements targeting Grade A stock to promote a return to the office.

Given the smaller lot size and immediate asset management opportunities, Cromwell Place could benefit from the growing market trends.

Date	Property	Size (sq ft)	AWULT (break) yrs	Price	NIY	Cap Val (psf)
Available	Eclipse, Marlow	26,766	3.7 (2.5)	Q. £6,325,000	10.01%	Q. £246
U/O	Winterthur House, Basingstoke	70,610	4.8 (4.5)	Q. £7,000,000	8.59%	Q. £99
Aug-23	Flagship House, Fleet	24,349	6.90	£4,000,000	11.06%	£164
Jul-23	The Urban Building, Slough	97,500	5.1 (4.2)	£13,800,000	12.89%	£142
Jul-23	Thames House, Maidenhead	35,677	1.00	£6,400,000	14.31%	£179
Mar-23	College House, Guildford	11,077	5.7 (1.6)	£3,200,000	8.45%	£289
Feb-23	The Millenium Centre, Farnham	31,251	5.1 (3.3)	£6,500,000	9.62%	£208
Sep-22	St Clement House, Basingstoke	14,843	8.3 (3.3)	£3,200,000	7.61%	£216
Jun-22	Form 1 & 2, Bartley Wood BP, Hook	120,162	8.1 (4.5)	£18,970,000	10.22%	£158
Jun-21	V3, Basingstoke	73,828	6.1 (4.2)	£8,925,000	11.56%	£121
May-21	Chester House, Farnborough	64,333	3.20	£10,000,000	12.68%	£155



Service Charge

The YE 2023 service charge budget is £392,571, reflecting £12.60 psf

Financing Terms

The Gerald Eve Corporate Finance team have reviewed this opportunity and are happy to discuss financing requirements with interested parties.

If you would like to confidentially speak to our specialist debt team, please contact:

David Shaw | T: 07395 855521 | E: dshaw@geraldeve.com

VAT

The property is elected for VAT. It is intended that the sale will be treated by way of a Transfer of a Going Concern (TOGC).

EPC

The EPC is currently a D (92).

Data Room

Please contact the sales team for access to the data room.

AML

In accordance with AML Regulations, the successful purchaser will be required to satisfy us on the source of the funds used to complete the transaction.

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Proposal

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Further Information

For further information or to arrange an inspection, please contact:

Guy Freeman
Partner
Tel. +44 7796 813 141
gfreeman@geraldeve.com

Brian Pickett
Director
Tel. +44 7780 994420
brian.pickett@bdt.uk.com

Will Powles
Associate
Tel. +44 7788 393 223
wpowles@geraldeve.com

Russell Ware
Director
Tel. +44 7747 846422
russell.ware@bdt.uk.com

Chloe Sweetland
Surveyor
Tel. +44 7385 933686
csweetland@geraldeve.com



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