

## Freehold at Prisma Park



Computer-generated image of the self-contained offices.



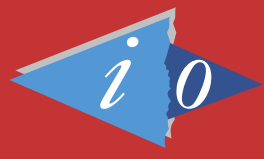
The industrial units will be set within a well-landscaped business park.

Equity Estates Ltd is building offices and some industrial units on a 2.4 acre site called Prisma Park on Wade Road, Basingstoke, which will be available to buy freehold as well as leasehold.

The 12 office units will range in size from 2,073 sq ft to 27,860 sq ft Gross Internal Area (GIA), while industrial units will be available up to a total of 9,708 sq ft Gross External Area (GEA).

The scheme will be particularly attractive to potential buyers for co-occupational schemes but also for investment as part of a Self Invested Personal Pension (SIPP) or a Small Self-Administered Scheme (SSAS).

The base buildings will have a structural steel frame and the development will be of a very high quality, with plenty of car parking space. Ready by March 2006, prices are around £130 per sq ft for industrial/warehousing and £230 per sq ft for the offices.



## 'io' is go at Houndmills

Teesland iDG, the industrial development group, is starting work on the 'io' Centre at Brunel Road, Houndmills Industrial Estate, Basingstoke.

The 'io' Centre is the final phase of development on the former 11.75 acre Fresenius site, following completion of a 100,000 sq ft headquarter building for GAME and a 12,500 sq ft showroom for Volvo cars.

The 1.65 acre site will be built out in two terraces of industrial/warehouse units, from 3,700 sq ft to 37,100 sq ft, Gross Internal Area. The units will have fitted first-floor offices and prominent frontage to Brunel Road.

"The 'io' Centre will fill a void in the market where there's been strong demand over the past 12 months," says Jim London, Head of Agency at London Clancy's Basingstoke offices. Woodford and Co are joint agents.

## New Head of Building Surveying

Stuart Hill (BSc MRICS FB.Eng) has been appointed as our Head of Building Surveying, based at the Southampton office.

Stuart is a Chartered Building Surveyor and brings to the firm 18 years of surveying experience, mainly

derived from working in Central Southern England. Stuart will be focusing upon Building Condition Surveys, Schedules of Dilapidations and Condition, Party Wall Act Awards, Defects Investigation and Project Design, Tendering and Contract Administration.



For further information please contact Stuart Hill on 02380 330442, email: [stuarthill@londonclancy.co.uk](mailto:stuarthill@londonclancy.co.uk)

# New legislation hits landlords and employers

## London Clancy comment

Since the introduction of the new Fire Safety Regulations, for commercial premises, landlords and employers must see the inevitable writing on the wall regarding the government's aim to fully transfer the legislative onus of responsibility in all areas of property management.

The Asbestos at Work Regulations were the starting point of this trend, followed last year by the stricter rules on disabled accessibility, encompassed in the Disability Discrimination Act.

And if any Landlords thought these pieces of legislative changes didn't particularly affect them, they

need to think again regarding the new rules on Fire Certification.

From now on, the Fire Service will no longer assist in preparing risk assessments or ensuring fire precautions are adequate. Employer occupiers must carry out their own fire risk assessment, provide fire precaution measures, train staff and ensure equipment is up to scratch.

Plus anyone who exercises any control of premises in which there's more than one workplace must ensure compliance with fire regulations in the parts they're in charge of. So, for example, in a multi-occupied office block housing a number of employers, the landlord or managing agent

must ensure risk assessments are carried out regarding staircases and all other common parts of the building.

Where London Clancy acts as managing agent for clients, we have appointed a risk assessment consultancy to handle this aspect of the legislation.

We will keep you up to date with further developments in this area.

For further information please contact Gary Gibbons in our Basingstoke office on 01256 462222.



## Camberley update

### Industrial property shortage

There is now a clear shortage of medium-sized industrial/warehouse buildings (5,000 to 25,000 sq ft) in Camberley and the Blackwater Valley region. Companies wishing to expand in the area are finding it difficult, if not impossible, to locate suitable buildings.

With the aim of supplying the market, Slough Estates is going ahead with J4 Camberley – the new scheme on Stanhope Road, Camberley, close to junction 4 of the M3 motorway.

Totalling just under 110,000 sq ft, the development will be completed in 2006 and will comprise a range of low office content warehouse/ industrial buildings, from about 3,500 sq ft up to 25,000 sq ft.

London Clancy are the marketing agents.

## Southampton update

### Oxford at East Street

London Clancy has secured a letting of 24 East Street to Oxford on a new five-year full repairing and insuring lease, at a rental of £27,750 per annum exclusive.

The property comprises 827 sq ft of ground floor retail space and 550 sq ft of first-floor ancillary space.

### Retail space in Bournemouth

London Clancy is letting 433-437 Wimbourne Road, in the prosperous retail area of Bournemouth. The 4,100 sq ft former supermarket is on a corner site and has basement storage of 2,500 sq ft. The location would suit a restaurant (subject to change of use), a new generation convenience store or a retailer of large volume goods.

## News in brief

### Industrial let at Empress Road

London Clancy and Hughes Ellard have successfully let an 11,500 sq ft industrial headquarters at Itchen House, Empress Road, Southampton.



Independent Access are the new tenants and have taken a 10-year lease at a rental of £74,000 per annum exclusive. The let provides them with a modern facility with

clear-span manufacturing space and headquarter offices, with good connections to the motorway and City centre.

## Market Data – Business Rents \*

	Basingstoke		Camberley		Southampton	
	Per sq ft	Per sq m	Per sq ft	Per sq m	Per sq ft	Per sq m
<b>Offices</b>						
New/top quality	£14-£16	£150-£170	£15-£18	£160-£195	£21	£226
Modern/refurbished	£9-£14	£100-£150	£10-£15	£110-£160	£15-£18	£160-£195
Below average	£5-£9	£55-£100	£7.50-£10	£80-£110	£8	£85
<b>Industrial/warehouse**</b>						
New/top quality	£6.25-£7.50	£67-£80	£8.50	£90	£7.50	£80
Modern/refurbished	£5-£6.25	£55-£67	£7.50	£80	£6-£6.50	£65-£70
Below average	£3-£5	£30-£55	£5	£55	£4	£43

\* units over 5,400 sq ft/500 sq m approx. \*\* where approx. 10% is office content

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