



Newsletter

Autumn Edition 2016

Welcome to our Newsletter which aims to bring you up to date with some of the things happening at BE Group. We hope you enjoy this edition of our newsletter and look forward to doing business with you.

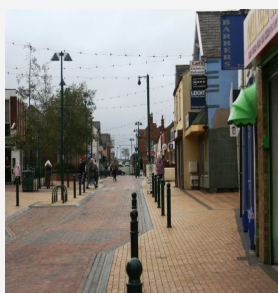
Economic Development News

Over the last few months, BE Group's Economic Development team have been hard at work across the whole of the UK. A number of projects have been both completed and won, most notably as we continue to strengthen our relationship with **Flintshire County Council** across the border in Wales.

We are working with the Council on a Town Centre Investment Strategy for Buckley. This is with a view to producing a marketing brochure in order to promote a number of development opportunities in the town. Buckley is most known outside of the local area for its nightclub venue The Tivoli which has played host to a number of acclaimed British bands through the years, notably Led Zeppelin, Radiohead and Oasis.

Meanwhile, somewhat closer to home, we are working with **Warrington Borough Council** and **Penketh Parish Council** on a similar project, undertaking a development masterplan for the retail and community precinct on Honiton Way in Penketh.

Since our last update, many jobs have come to a satisfying end. **Fareham Borough Council's** Economic and Employment Land Study will go on to assist the Council's planning to

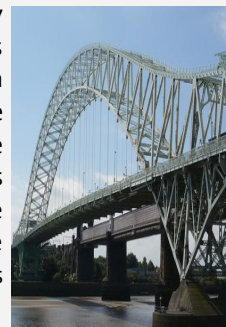


2036. Elsewhere, a similar study for **Amber Valley Borough Council** in Derbyshire has also been completed and will look to support the previous Employment Land Study we completed for the Council in 2008.

By drawing on the extensive experience of our property agency team, work has also finished on **Warrington Borough Council's** Economic Development Needs Assessment as well as two complementary jobs in Runcorn for **Halton Borough Council**.

The first of these jobs focused on West Runcorn and the completion of a baseline report for the Masterplan of this area. Incorporating most of the land to the west of the Weston Point Expressway, the study area stretched from the Riverside College Campus to the Ashville Point Business Park to the south.

The second was a feasibility study focusing on the delinking of sections of highway infrastructure which currently link Runcorn and the strategic road network to the landmark Silver Jubilee Bridge. It is hoped that congestion on the bridge will ease given the development of the new Mersey Gateway Bridge, which is set to complete in 2017.



Sports and Social



On Sunday 18th September, Simon, Sam and Charlotte took part in the English Half Marathon and 10k race in Warrington. Thanks to our friends and colleagues, BE Group have raised over £300 for local charity Brainwave, who specialise in the rehabilitation and development of children with brain damage.



BE Group will be entering a team in this year's Birchwood 5k Santa Dash on Sunday 11th December, to help raise further funds for Brainwave. The team is made up of novice runners taking part in their first 5k, as well as seasoned runners who are hoping to beat last year's time. We have also managed to rope in family and friends to take part!



New Agency Instructions

This quarter we have received several new instructions throughout Cheshire .

In Birchwood, over 75,000 sqft of new office accommodation includes 4b Birchwood One Business Park, two units at Olympic Park (where one is currently being refurbished), Chepstow House on Trident Business Park and 106 Dalton Avenue, 305 Bridgewater Place and The Centre, all located at the popular Birchwood Park.

Elsewhere, two modern detached buildings 9 & 10 Mandarin Point, near Warrington Town Centre have become available and in Runcorn 2 Abbots Park and the newly modernised Halton 5 are offering a variety of office sizes for lease.

Two new industrial instructions include a 15,000 sqft hybrid building in Birchwood, offering a unique split of laboratory, office and workshop space, which will be available from January 2017. In Runcorn, an additional warehouse on Brindley Road is available to lease, creating up to 46,000 sqft of free space in this location.

There is also an opportunity to purchase 0.9 acres of land at Tudor Road, Runcorn.

Please contact our Agency team if you would like more information on any of our instructions.

Agency News

10,000 SQFT LETTING AT WARRINGTON'S CENTRE PARK



BE Group, on behalf of client DIB Partnership, has leased 4 Cygnet Court at Centre Park in Warrington to Newsquest (Northwest) Limited on a 10 year lease.

Centre Park is an established business park located on the southern fringe of Warrington town centre, and the home to a long list of occupiers including Phonak, Clearsky Accounting, Countryside Properties, Pearson Vue amongst others.

Simon Roddam of BE Group commented, "BE Group are delighted to have secured this significant letting at Centre Park. Whilst there is a healthy supply of office accommodation on the Centre Park estate, 4 Cygnet Court was well positioned to attract this occupier in terms of the offer and proximity to the park's amenities."

Simon Roddam added, "Having just collated the Warrington & Environs office take up figures for the Manchester Office Agents Forum (MOAF), it was clear to see that take up has increased by 30% on where it was at the same point last year. This is clearly encouraging and we hope occupier confidence remains through these turbulent times following the EU referendum. It's business as usual in Warrington."

BE Group and joint agents Cushman & Wakefield acted on behalf of DIB Partnership.

MANCHESTER CITY CENTRE OCCUPIER RELOCATES TO BIRCHWOOD

BE Group, on behalf of client Seddon Developments, has recently completed two property deals at Birchwood One Business Park in Birchwood, Warrington, to two separate occupiers who have relocated from Manchester City Centre.



The ground floor of 601 Birchwood One Business Park, measuring 1,667 sqft, has been leased to ACT Access Control Technology on a 5 year lease.

Chancerygate, one of the UK's leading Industrial Property and Development Companies has bought the property as an investment and has now occupied the first floor as their North West Office.

Simon Roddam of BE Group commented "We see around 65% of office take up in Birchwood year on year coming from local occupiers simply relocating within the Birchwood area, which demonstrates a strong insular market. That said, the recent transactional activity at Birchwood One has demonstrated an interesting dynamic amongst occupiers in the City who see the benefits of the quicker motorway access and more economical occupational costs."

Simon Roddam added, Birchwood's "pinch point" road project has also had a huge impact on improving travel times in and out of the area since its completion in March. I anticipate further inward movers like ACT and Chancerygate from the more congested North West locations in the near future".

Mike Walker, Development Director for Chancerygate commented "We are delighted to move to Warrington and Birchwood and see it as the perfect place for the next stage of our growth in the North West. As a business we need good motorway access to get to and from sites we are developing or assets that we have under management across the North."

BE Group advised Seddon Developments on both transactions.