

February 2010

**Quadrant House,
55-58, Pall Mall SW1
Investment Disposal**



On behalf of Merchant Navy Officers Pension Fund and Wilky Fund Management we have sold the above Freehold office and retail property. We brought the 34,000 sq ft (3160 sq m) building to the market at a quoting price of £25.0m reflecting 5.25%, and undertook close to 60 inspections resulting in 14 written offers. The final terms of the transaction are subject to a confidentiality agreement with the buyers, a private European investor, however the transaction was the first fully let institutional property in the West End during 2009 to achieve sub 5% net initial yield.

**55 Old Broad Street, EC2
Office Acquisition**



Acting on behalf of our clients, One Source Information Services Limited we acquired 5,849 sq ft on a new FRI lease at £27.00 psf on a new 7 year lease subject to a tenant only break at the 5th year and a total 21 months rent free period and a capital contribution of £4.350 + VAT.

**The Buckingham Estate,
London WC2
Investment Disposal**



Having advised The Conygar Investment Company PLC on the £31m purchase of this 60,000 sq ft 8 building freehold office portfolio in late 2006, we have recently completed on the sale of the final remaining property, 6/7 Buckingham Street. The properties have been sold individually to a mix of owner-occupiers, developers and investors, in some instances achieving up to £1,000 per sq ft capital value.

Colliers Godfrey Vaughan undertook 19 West End investment transactions during 2009.

Gartmore Acquisition

Colliers Godfrey Vaughan won the pitch and are now solely instructed by Gartmore to advise them in their new City headquarters search for 60,000 sq ft.

We will be at MIPIM this year and would be delighted to see you if you are down there.

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Nick Pemberton: 07711 070 131
Julie Rees: 07710 257 924
Andrew Whitaker: 07795 010 196

**26 Wigmore Street &
86-87 Wimpole Street, W1
Investment Acquisition**



We have advised the purchaser on this £4.7m virtual freehold investment. The property is let to Derwent London for a further four and a half years. The price reflects 6% net initial yield and £695 per sq ft.

**Hythe House, 200 Shepherds
Bush road, Hammersmith W6
Office Letting**



On behalf of Aberdeen investors, we have now completed the leasing of 23,500 square feet in this refurbished office building. The third floor was let in two parts to Espresso Education (9,700 sq ft) and Intrasphere (1,700 square feet) in conjunction with our National Offices team.

CURRENT PROPERTIES AND RECENT DEALS ARE ON OUR WEBSITE

colliersgodfreyvaughan.co.uk

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CITY OFFICE

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