

**13-14 Buckingham Street, WC2  
Investment Sale**



Acting on behalf of The Conygar Investment Company Plc, we have sold the above investment for £9.675m to a Charity Trust. The property is a multi let, Grade II Listed office building close to Embankment with views over the Thames. The purchase price reflects an initial yield of circa 6%.

**Hythe House, 200 Shepherd's  
Bush Road, W6 - Letting**



On behalf of a European client of Aberdeen Asset Managers, we have completed the leasing of the second floor of Hythe House to Elizabeth Finn Group. At 11,670 sq ft, this is the largest letting in Hammersmith this year. The rent was £25 per sq ft. 10,000 sq ft on the third floor is now under offer.

**CGV Investment research** has highlighted the diversity of buyers. In the first three quarters of 2009 there have been 106 different purchasers for 115 transactions in Central London. The team has undertaken 15 transactions this year to date. Please contact us should you wish to subscribe to our Quarterly London Investment Transactions schedule.

**180 Piccadilly, SW1  
Letting**



Acting for Henderson Central London Office fund, we have exchanged contracts on the 3,205 sq ft 6<sup>th</sup> floor to M3 Capital Partners. This is the last floor of 6, all of which we have let during 2009, totalling 19,200 sq ft.

**CENTRAL LONDON BUSINESS  
RATES TO INCREASE  
SIGNIFICANTLY**

- Rateable Values are going up by as much as 125% next year
- The Crossrail supplement of 2% of Rateable Value is an additional financial burden
- Empty rates will continue to be charged at 100% liability

To find out how Colliers Rating can reduce your rates liability please contact David Shuttleworth or Don Baker.

**87 Duke Street, W1  
Residential Sale**



On behalf of Grosvenor, as sole agents we have sold a 20 year leasehold interest on the top floor of the above residential building for £275,000 to a private individual.

**36 Dover Street, W1  
Investment Sale**



On behalf of DTZ investment management representing Kent County Council pension fund, we have sold the freehold interest of 36 Dover Street to a private investor for £10.6million. The ground floor is let to fishing and shooting retailer Orvis, with the upper office floors multi let at circa £50 per sq ft. The price achieved reflects a net initial yield of approximately 5.7% net initial yield.

**1-3 Worship Street, EC2  
City Acquisition**



On behalf of Prostate Cancer Research foundation we acquired 1,300 sq ft of newly refurbished office space at a negotiated rent of only £16 per sq ft.

**25-24 Great Windmill  
Street, W1  
Investment Sale**



On behalf of the LPA receiver we have sold this vacant retail and residential property to The Soho Housing Association for £3m.

CURRENT PROPERTIES AND RECENT DEALS ARE ON OUR WEBSITE

[colliersgodfreyvaughan.co.uk](http://colliersgodfreyvaughan.co.uk)

WEST END OFFICE

020 7935 4499

CITY OFFICE

**AGENCY – WEST END & CITY**

Charles Godfrey	020 7487 1976	charles.godfrey@colliersgv.co.uk
Mike MacKeith	020 7487 1942	mike.mackeith@colliersgv.co.uk
Robert Few	020 7487 1971	robert.few@colliersgv.co.uk
Julie Rees	020 7487 1789	julie.rees@colliersgv.co.uk
Mark McAlister	020 7487 1852	mark.mcalister@colliersgv.co.uk
Willem Janssen	020 7487 1707	willem.janssen@colliersgv.co.uk
Will Habershon	020 7487 1629	will.habershon@colliersgv.co.uk
Tom Tregoning	020 7487 1813	tom.tregoning@colliersgv.co.uk
David Robson	020 7344 6772	david.robson@colliersgv.co.uk

**INVESTMENT AND DEVELOPMENT**

Ted Muxworthy	020 7344 6522	ted.muxworthy@colliersgv.co.uk
Nick Pemberton	020 7487 1617	nick.pemberton@colliersgv.co.uk
Andrew Whitaker	020 7487 1869	andrew.whitaker@colliersgv.co.uk
Dominic Amey	020 7344 6604	dominic.amey@colliersgv.co.uk
Theo Utton-Gaunt	020 7487 1874	theo.utton-gaunt@colliersgv.co.uk
Chris Ware	020 7487 1626	chris.ware@colliersgv.co.uk

**RENT REVIEW & LEASE RENEWAL**

Nigel Vaughan	020 7487 1964	nigel.vaughan@colliersgv.co.uk
Simon Crane	020 7487 1698	simon.crane@colliersgv.co.uk
Mark Masefield	020 7487 1614	mark.masefield@colliersgv.co.uk
Charlotte Crowe	020 7487 1676	charlotte.crowe@colliersgv.co.uk
Eleanor Fiennes	020 7487 1624	eleanor.fiennes@colliersgv.co.uk

**ASSET MANAGEMENT**

Brendan Brookman	020 7487 1658	brendan.brookman@colliersgv.co.uk
Andrew Marshall	020 7344 6854	andrew.marshall@colliersgv.co.uk
Paul Wilton	020 7344 6850	paul.wilton@collierscre.co.uk
Kirsty Craik	020 7344 6883	kirsty.craik@colliersgv.co.uk

**RESIDENTIAL**

Caroline Hardwicke	020 7487 1884	caroline.hardwicke@colliersgv.co.uk
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**RETAIL**

Paul Moody	020 7487 1796	paul.moody@collierscre.co.uk
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**HEALTHCARE**

Richard Keeling	020 7487 1993	richard.keeling@collierscre.co.uk
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**RATING**

Don Baker	020 7487 1895	don.baker@collierscre.co.uk
David Shuttleworth	020 7344 6510	david.shuttleworth@collierscre.co.uk

**BUILDING SURVEYING**

James Lane	020 7344 6552	james.lane@collierscre.co.uk
Andrew Beeson	020 7344 6814	andrew.beeson@collierscre.co.uk

**SUPPORT**

Gina Derry	020 7487 1611	gina.derry@colliersgv.co.uk
Sarah Scott	020 7487 1827	sarah.scott@colliersgv.co.uk
Stephanie McArthur	020 7344 6995	stephanie.mcarthur@colliersgv.co.uk
Sue McDonald	020 7344 6686	sue.mcdonald@colliersgv.co.uk
Lorraine Bubb	020 7487 1821	lorraine.bubb@collierscre.co.uk

**CONSULTANT**

Michael Cassidy	020 7935 4499	michael.cassidy@colliersgv.co.uk
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