



**FOCUSED PROPERTY ADVICE
2022**



£1bn of investment transactions over the last 5 years



£210m of investment transactions in 2021 alone



7,700,000 sq ft transacted in 2021



4,750,000 sq ft under management



£5,300,000 rent and service charge collection



**Award Winners
2014, 2015, 2016, 2018, 2020**

Shortlisted 2021



Commercial Property Partners is a private firm of specialist consultants providing advice on a broad range of commercial property interests. We are a Director led business which is defined by the quality and experience of the team.

We believe in offering strategic property advice throughout the lifecycle of a property, from Land Acquisition, Property Development, Leasing, Investment Disposal and ongoing Property Management.

In addition, our sister company CPP FM & Projects Ltd complements the wider business by providing services including Planned and Reactive Maintenance, FM Services, Fit-Out and Refurbishment Projects.

Operating from our offices in Leeds, Sheffield, Nottingham and London, CPP provide advice on a broad client base consisting of institutional investors, local authorities and governing bodies, private equity vehicles, property companies, developers, high net worth investors and occupiers.

Focused Property Advice

INVESTMENT TRANSACTIONS



NIMBUS PARK, DONCASTER SALE

Client	AIG
Price	£30,500,000





DHL SUPPLY CHAIN, MANTON WOOD, WORKSOP
SALE

Client	DHL Real Estate (UK) Ltd
Price	£67,000,000





LINK 62, NORMANTON
ACQUISITION

Client	Kennedy Wilson
Price	£7,050,000



EUROPA DRIVE, SHEPCOTE LANE, SHEFFIELD
ACQUISITION

Client	Confidential
Price	£7,875,000



MAGNA 34, ROTHERHAM
ACQUISITION

Client	Confidential
Price	£10,750,000



DONCASTER SOUTH, HARWORTH
SALE

Client	L&G
Price	£31,235,000



WOODHOUSE LINK, SHEFFIELD

SALE

Client	Network Space
Price	£17,450,000



MANTON WOOD, WORKSOP

ACQUISITION

Client	Clearbell
Price	£4,550,000



ELAND ROAD, DENABY

SALE

Client Telereal Trillium

Price £5,750,000



DERWENT HOUSE, SHEFFIELD

ACQUISITION

Client Adapt Real Estate

Price £12,700,000



POLARIS PORTFOLIO
SALE

Client	Clearbell
Price	£53,000,000



MAMAS & PAPAS, HUDDERSFIELD

SALE

Client	Clearbell
Price	£8,425,000



TOKENSPIRE BUSINESS PARK, BEVERLEY

SALE

Client	Vengrove
Price	£15,550,000

INDUSTRIAL BIG-BOX TRANSACTIONS



SUMMIT PARK, MANSFIELD
LETTING

Client Sladen Estates & Peveril Securities
Size 1.75m sq ft





GATEWAY 4, DONCASTER

LETTING

Client Trebor Developments & Hillwood

Size 411,000 sq ft



PLP SMITHYWOOD, SHEFFIELD

LETTING

Client PLP

Size 346,000 sq ft



SHEFFIELD 336

LETTING

Client	Exeter Property Group
Size	336,000 sq ft



NIMBUS PARK, DONCASTER

LETTING

Client	Sladen Estates / AIG
Size	270,000 sq ft

MID-BOX TRANSACTIONS



ASHROYD BUSINESS PARK, BARNSELY

- Acting for 4th Industrial, CPP have successfully let all 5 speculatively built units
- Tenants include, Minova, CNIM and Wolf Laundry
- Total space taken was 110,000 sq ft



FULWOOD 28, COMMON ROAD, HUTHWAITE

- CPP acted as letting agents on behalf of Columbia Threadneedle
- Modern 2nd hand distribution facility totaling 82,000 sq ft
- Deal secured with Symphony Group



MANTON 70, MANTON WOOD, WORKSOP

- CPP acquired the 71,000 sq ft building on behalf of Clearbell
- CPP subsequently let the building to Royal Mail



LILAC GROVE, BEESTON, NOTTINGHAM

- CPP advised on 71,000 sq ft letting on behalf of Mileway
- Unit let on long term lease to household name retailer for e-commerce function



MAGNA 34 BUSINESS PARK, ROTHERHAM

- Acting on behalf of Mileway, both units let to Magnetic Technology Systems Ltd on a 10-year lease with a 5-year break option
- Unit 2 was a refurbishment of the building formerly occupied by DHL and Unit 3 was a new build unit
- Total space taken was 64,706 sq ft



ST MODWEN PARK, DONCASTER

- Phase 3 completes the site and follows from 2 successful previous phases
- Verhoke Transport completed a letting of Unit G
- Eaton and FitRite took the remaining units Unit E and F respectively
- Total space taken was 110,000 sq ft



CALLADINE BUSINESS PARK, HUTHWAITE

- Acting on behalf of a private landlord, CPP Secured letting within 6 months of tenant expiry
- 99,000 sq ft let to Home Delivery Solutions



BEIGHTON BUSINESS PARK, ROTHERHAM

- Unit E let to Agden Consulting Ltd t/a Face Theory – 20,135 sq ft 10-year lease
- Unit F let to Duron Yukota Ltd – 29,034 sq ft 10-year lease
- Two new build units acquired and leased for RMBC

OFFICE TRANSACTIONS



SHEFFIELD DIGITAL CAMPUS, SHEFFIELD

Brand New Prime Grade A office building, centrally located close to Sheffield Train Station

Acting on behalf of Scarborough Group/APAM, CPP achieved a new headline rent for Sheffield of £25.00 per sq ft. Occupiers included Certara, Spaces, Atkins, Mindbody, Egress and NOCN.

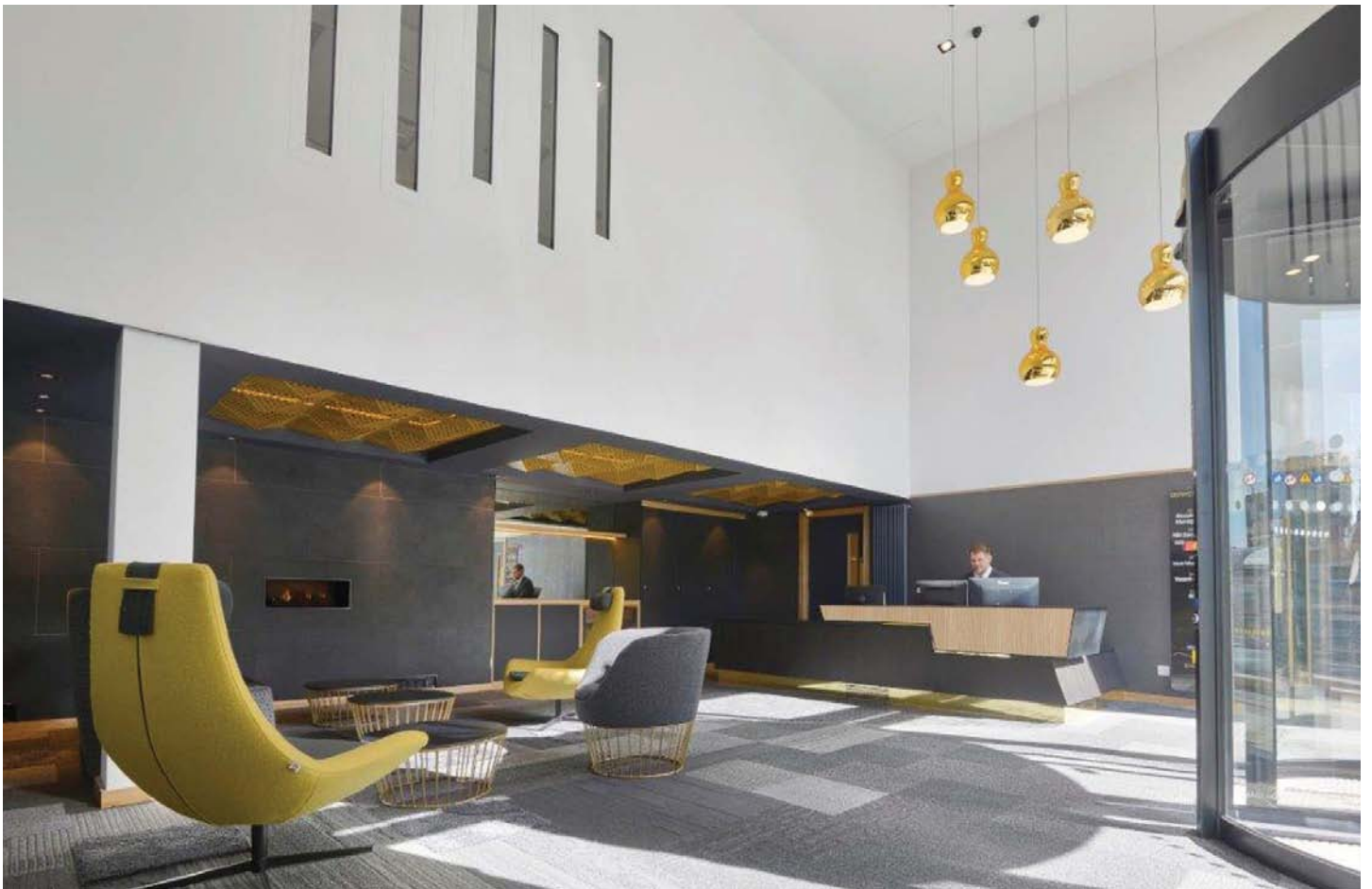




STEEL CITY HOUSE, SHEFFIELD

Fully refurbished Grade A Office building centrally located, close to the City Centre

Acting on behalf of a private client, CPP achieved a new headline rent of £20.00 per sq ft in the 21,000 sq ft letting to British Business Bank. Occupiers included Bresmed and BRM Solicitors.



DERWENT HOUSE, SHEFFIELD

Fully Refurbished Grade A Office building in the heart of the City Centre

Acting on behalf of PGIM Real Estate, CPP achieved a new headline rent of £18.50 per sq ft, with the letting to Wrigleys. Occupiers included SDL, Mott MacDonald and Withers & Rodgers.

PROPERTY & ASSET MANAGEMENT



POLARIS AND AMBER PORTFOLIO

Asset Management of 1.25 million sq ft multi let property portfolio located in Yorkshire and part of a portfolio worth in excess of £200 million owned by Clearbell Capital LLP. Proactive management of over 50 tenancies including lease renewals, lease re-gears and rent reviews and a rent roll of approximately £3.5 million per annum.



STEEL CITY HOUSE, SHEFFIELD

Steel City House is a Grade A multi-let office building in the heart of Sheffield City Centre. CPP's PM team are responsible for the day-to-day management of this asset, administering a service charge of approximately £250,000 pa. This includes provision of all facilities services, on-site concierge, maintenance of assets to statutory compliance standards and upkeep of the building common areas.



BAWTRY PARK, DONCASTER

Formerly a site occupied by the DHL supply chain, CPP have since taken up management of the site located on the outskirts of Doncaster following their departure. The site comprises over 600,000 sq ft of warehouse space. CPP are responsible for providing a comprehensive estate management service.



WAYFARERS SHOPPING ARCADE, SOUTHPORT

In January 2022 CPP increased their ever-growing and diversified portfolio with the addition of Wayfarers Shopping Arcade, a Grade II listed building situated on Southport's famous Lord Street. The historical building, assembled in 1898, is recognised as an iconic attraction within the North West region. The Arcade boasts a number of units totalling over 20,000 sq ft which CPP will provide a full property and asset management service.

KEY CONTACTS

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CLIENTS WE HAVE RECENTLY WORKED WITH...





CPP

Investment Advisory
Development Funding
Commercial Agency
Lease Advisory
Occupier Services
Property Management
Property Asset Management

LEEDS

| SHEFFIELD

| NOTTINGHAM

| LONDON

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