



FOCUSED PROPERTY ADVICE



**£500m of investment transactions
over the past 4 years**



**£143m of investment
transactions in 2018 alone**



**5,750,000 sq ft advised on
in 2018**



**2,600,000 sq ft
under management**



**£2,850,000 rent and
service charge collection**



**Industrial Deal of the Year 2019
for Sheffield 615**



Commercial Property Partners is a private firm of specialist consultants providing advice on a broad range of commercial property interests. We are a partner 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 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



DHL SUPPLY CHAIN, MANTON WOOD, WORKSOP SALE

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





THE SYMPHONY GROUP PLC, BARNSELEY
ACQUISITION

Client	Local Authority
Price	£43,900,000





NICKEL 28, SOUTH NORMANTON
ACQUISITION

Client	Confidential
Price	£28,710,000



SYNSEAL EXTRUSIONS LTD, COMMON ROAD HUTHWAITE & WHITEMEADOW FURNITURE LTD, EXPORT DRIVE, HUTHWAITE
ACQUISITION

Client	Oxenwood Real Estate
Price	£23,700,000



DONCASTER SOUTH, HARWORTH, DONCASTER
ACQUISITION

Client	Legal & General
Price	£21,680,000



WORTLEY MOOR ROAD, LEEDS
ACQUISITION

Client	Citvale
Price	£16,800,000



CROWN FARM WAY, MANSFIELD & LILAC GROVE, BEESTON, NOTTINGHAM
ACQUISITION

Client	Clearbell Capital
Price	£8,750,000



DPD GROUP UK, SMITHYWOOD, SHEFFIELD
ACQUISITION

Client	Tritax
Price	£6,150,000



DHL SUPPLY CHAIN, WAINDYKE WAY, NORMANTON
SALE

Client	DHL Supply Chain Ltd
Price	£6,000,000



PHASE III, EASTERN INDUSTRIAL ESTATE, SOUTH WOODHAM FERRERS, ESSEX
ACQUISITION

Client	Petchey Holdings
Price	£4,700,000



A1 BUSINESS PARK, KNOTTINGLEY & UNIT B PRESIDENTS PARK, SHEFFIELD ACQUISITION

Client	Confidential
Price	£6,000,000



EDDIE STOBART LTD, SHERBURN IN ELMET, LEEDS
ACQUISITION

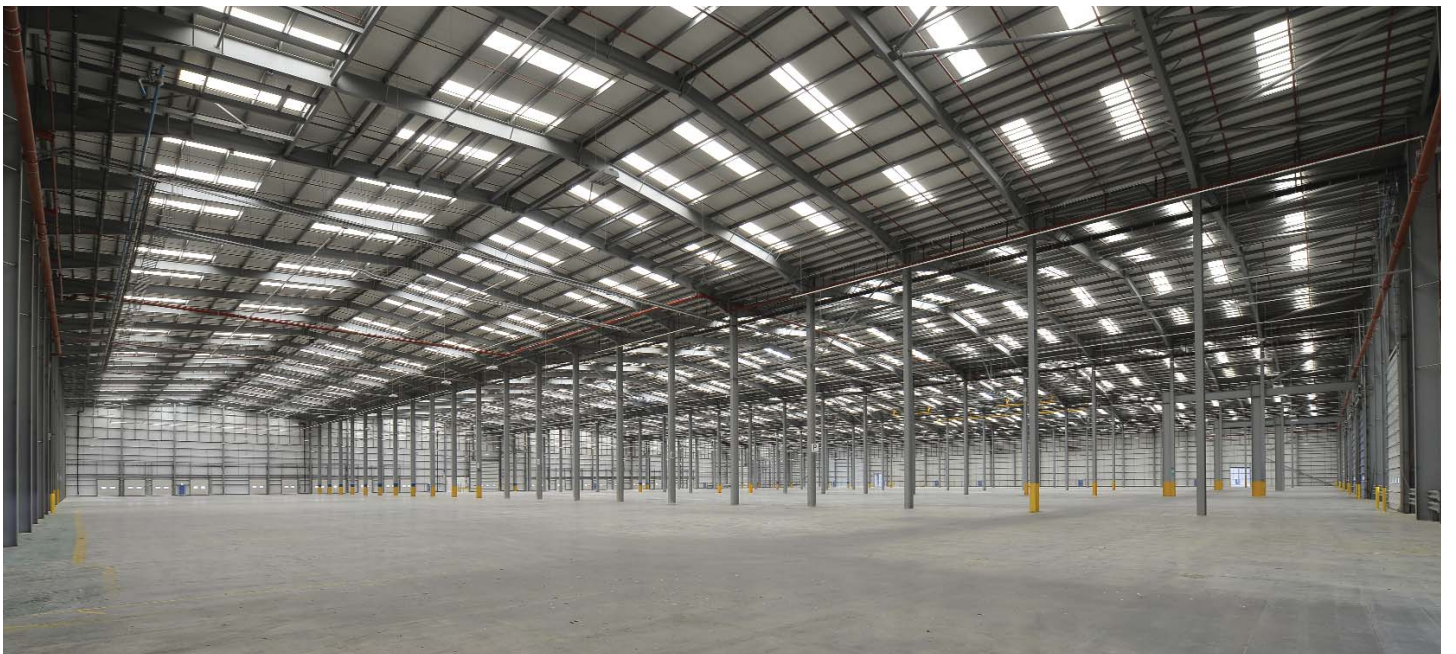
Client	Palmer Capital
Price	£31,750,000

INDUSTRIAL TRANSACTIONS



SHEFFIELD 615, SHEPCOTE LANE

Acting on behalf of Logikor, CPP successfully leased the UK's largest existing warehouse. The building totalled 615,000 sq ft and was leased to Clipper Logistics.





ASHROYD BUSINESS PARK, BARNSELY

Acting on behalf of Ackroyd & Abbott, CPP pre-let a 165,000 sq ft logistics unit to Universal Components Ltd and Barnsley Metropolitan Borough Council.



DONCASTER SOUTH, HARWORTH

CPP secured Daher Aerospace as a tenant for this 310,000 sq ft, high bay warehouse close to Junction 34 of the A1(M).



ASPECT, WEST MOOR PARK, DONCASTER

Acting on behalf of Clearbell, CPP successfully leased a logistics unit, totalling 123,000 sq ft to MH Star Ltd.



UNIT 1B, DERBY COMMERCIAL PARK, DERBY

Acting on behalf of retained occupier client CH Robinson, CPP negotiated terms to take a lease on a high specification logistics unit totalling 69,128 sq ft. The property was delivered on time enabling CH Robinson's growth from 30,000 sq ft to 69,128 sq ft.



SUPER G, WAKEFIELD

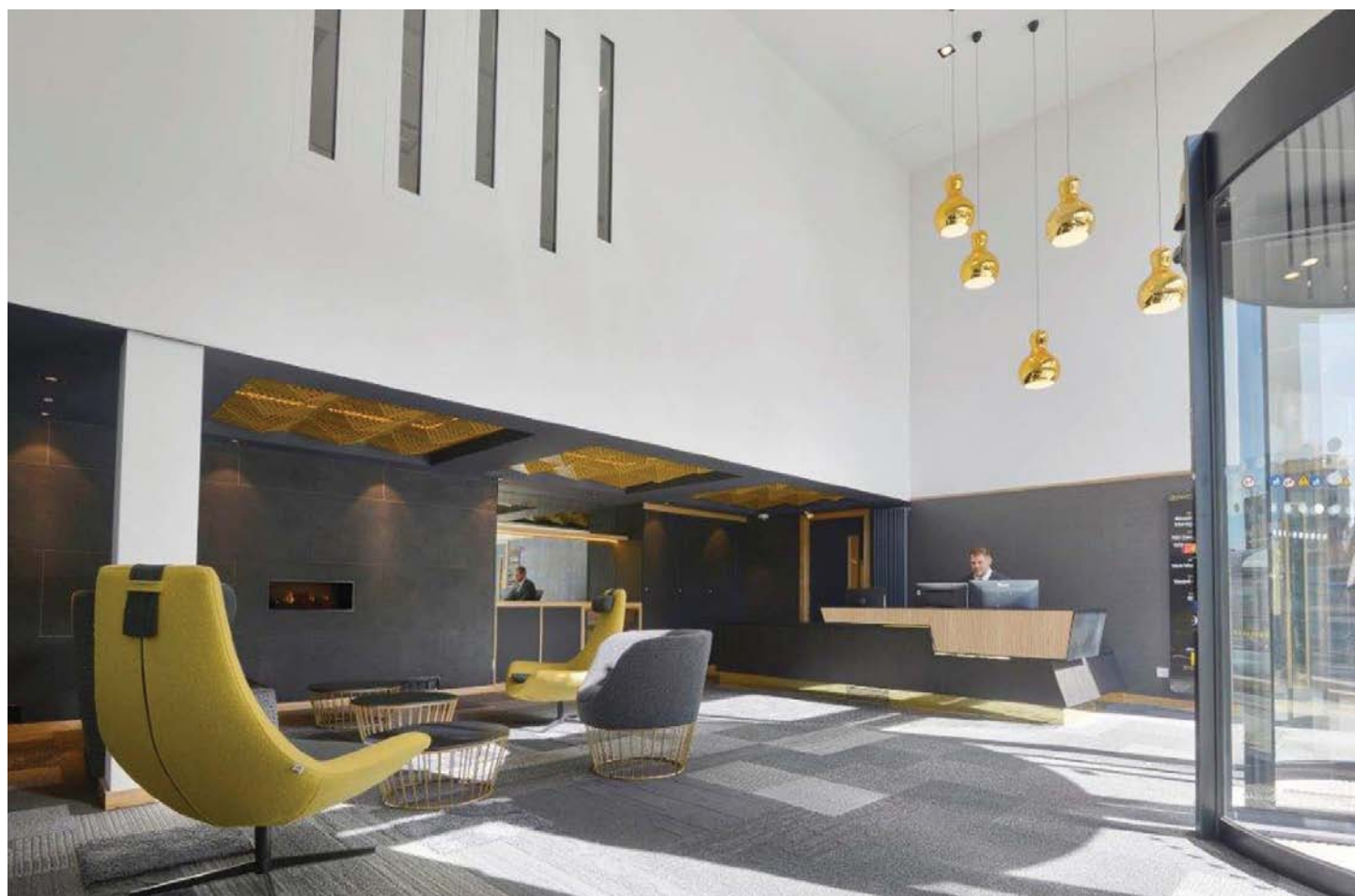
Acting on behalf of Barwood Capital and Tungsten Properties, CPP advised on the site acquisition and provided development funding advice for a 260,000 sq ft speculative warehouse scheme.



FITZWILLIAM STREET, SHEFFIELD

Acting on behalf of Litton Buccleuch, CPP provided development advice on an 860 bed student residential scheme.

OFFICE TRANSACTIONS



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.

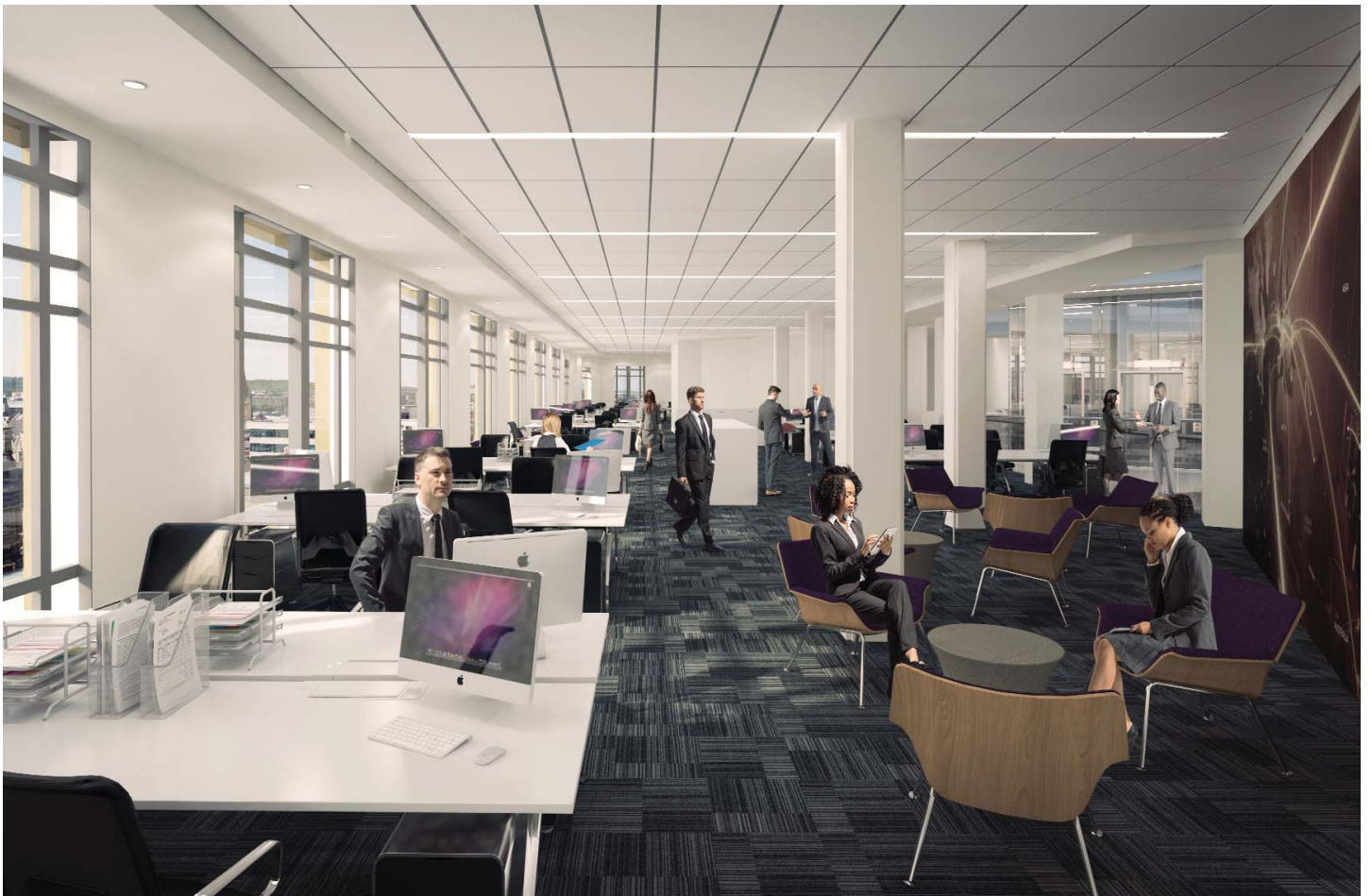


ACERO, SHEFFIELD DIGITAL CAMPUS, SHEFFIELD

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.

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. The sites include Davy Industrial Park, Sheffield; Parkway Works, Sheffield; Hutton Business Park, Rotherham and Sheffield Business Park in Sheffield.



PSI SERVICES - OCCUPIER SERVICES

CPP provide a full outsourced Property Management service to PSI, allowing them to focus on their core business by providing a bespoke property management service for their needs. CPP provide the following services to PSI: Property and Asset Management, Acquisitions and Disposals, Financial Management, Property Helpdesk Service and Health and Safety services.



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.

CPP FM & PROJECTS



SWAN HOUSE, SHEFFIELD Cat. A Fit-Out & Refurbishment

- 20,000 sq ft
- Principal Contractor
- Strip-Out
- Cat A Fit-Out
- New Floors & Ceilings
- Replacement Lighting Scheme
- New Sub-meters
- AC Replacement
- WC Upgrades
- Kitchens
- Fire Compartmentation



THE MOUNT, BROOMHILL, SHEFFIELD PPM, Reactive & Grounds Maintenance

- Two multi-let office blocks comprising 45,000 sq ft on the outskirts of Sheffield city centre
- Reactive maintenance - M&E, HVAC & Building Fabric
- Grounds maintenance
- Full monthly and annual PPM programme:
 - *Emergency lighting*
 - *Legionella control*
 - *Air handling units*
 - *Fire extinguishers*
 - *Fire alarm & smoke detectors*
 - *Access control*
 - *Gas boilers*



STEEL CITY HOUSE, SHEFFIELD PPM & Reactive Maintenance

- Landmark 66,000 sq ft
- Grade A Office Building
- Monthly & Annual PPM Programme
- Emergency Lighting Testing & Servicing
- Air Conditioning Servicing
- Fire Extinguisher Servicing
- Fire Alarm & Smoke Detection Servicing & Testing
- Generator Servicing
- Plantroom Inspections
- Drainage Inspections
- Reactive Maintenance



DEARING HOUSE, YOUNG STREET, SHEFFIELD Refurbishment & Fit-Out

- 4 storey Grade-A office building
- Refurbishment & Cat. A fit-out of ground, first and second floors
- Principal Contractor
- Design & Build
- Strip-out existing finishes and tenant's fit-out
- Renovate existing structure
- New air-conditioning
- Electrical rewiring including new sub-metering
- Replace ceilings
- New floor coverings
- Reconfigure and re-fit WCs
- Reception upgrade
- Installation of access control system

KEY CONTACTS

INVESTMENT



Roger Haworth
Partner

E: roger@cpartners.co.uk
T: 07872 377153



Richard Wright
Partner

E: richardwright@cpartners.co.uk
T: 07708 811832



Jonny Pickup
Associate

E: jonny@cpartners.co.uk
T: 07791 032707

INDUSTRIAL



Toby Vernon
Partner

E: toby@cpartners.co.uk
T: 07872 377228



Ed Norris
Partner

E: ed@cpartners.co.uk
T: 07711 319339



Rob Darrington
Partner

E: rob@cpartners.co.uk
T: 07506 119770



Sean Bremner
Partner

E: sean@cpartners.co.uk
T: 07541 505980



Stuart Waite
Partner

E: stuart@cpartners.co.uk
T: 07432 472402



Max Pickering
Assistant Surveyor

E: max@cpartners.co.uk
T: 07835 059363

PROPERTY & ASSET MANAGEMENT



Matthew Fitzgerald
Partner

E: matthew@cpartners.co.uk
T: 07478 868861



Charlie Proctor
Assistant Surveyor

E: charlieproctor@cpartners.co.uk
T: 07858 996641



Nick Wales
Managing Director of
CPP FM & Projects

E: nick@cpartners.co.uk
T: 07444 109732

CPP FM & PROJECTS



CPP LLP

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

CPP FM & PROJECTS

Facilities Management
Planned Maintenance and Reactive Maintenance
Fit-out, Refurbishment and Conversion Projects

SHEFFIELD

Abbey House
11 Leopold Street
Sheffield
S1 2GY

0114 273 8857

NOTTINGHAM

Quantum House
3-5 College Street
Nottingham
NG1 5AQ

0115 896 6611

LONDON

12 Hay Hill
Mayfair
London
W1J 8NR

020 3968 9016