

BARWOOD CAPITAL

Development and
Acquisition Requirements

SEPTEMBER 2017



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CAPITAL

Barwood Capital has launched its fourth Fund (the Barwood Property 2017 LP) with the ability to secure £200 million of commercial and residential assets in regional markets across the UK

WHAT TYPES OF PROJECTS?

- Development (speculative or pre-let)
- Refurbishment, re-development and/or asset management opportunities
- Vacant buildings
- Land (with or without planning)
- Opportunities to CREATE value and/or long term secure income streams

WHAT ARE WE LOOKING FOR?

Sectors:	Primary focus on industrial & logistics Selected offices in high growth locations Residential Alternatives (student, PRS, BTR, retirement living, car parks) Will consider ALL opportunities for added value
Stock Size:	£5 million to £50million
Locations:	UK regions outside London

HOW DO WE WORK?

- We are creative in sourcing deals and identifying angles
- We make swift smart decisions
- We build long term and strong relationships with partners
- We manage assets directly or through developers, asset managers and land promoters

BARWOOD CAPITAL

- **An FCA authorised UK real estate investment and development business which has consistently delivered outstanding returns to investors from regional property**
- **Over the last 20 years Barwood Directors have managed and traded over 13 million sq ft of commercial property and have a built a strong reputation and excellent track record**

CURRENT PROJECT EXAMPLES:

WALSALL ROAD, BIRMINGHAM

Barwood Capital secured this 6 acre site off market in a joint venture with First Industrial. The purchase was conditional on achieving detailed planning consent for the scheme which was achieved in February 2017 with the purchase completed in March 2017. Construction is now underway on a 100,000 sq ft warehouse with practical completion expected by November 2017.



WOODLANDS BUSINESS PARK, MILTON KEYNES

Bought off market from receivers, this 12.5 acre office park is located a mile to the north of Central Milton Keynes, with significant asset management and development potential. Following the demolition of an obsolescent 40,000 sq ft office, a revised planning consent for 150,000 sq ft of Grade A offices has been granted with major estate improvements completed. Vacancy across the Park has been reduced from 30% to 7% in 12 months.

BUCKINGWAY, CAMBRIDGE

Purchased in December 2015, this 8 acre site is adjacent to the Cambridge Services on the A14, in partnership with Goya Developments. Detailed planning was secured for the delivery of 156,000 sq ft of new industrial warehousing in four separate units, ranging from 20,000 sq ft to 50,000 sq ft. Construction on site has commenced with Practical Completion expected in February 2018. The land and buildings were forward sold in August 2017.



AQUILA, HUYTON

Barwood Capital acquired this 120,000 sq ft warehouse on a 9.4 acre site in Knowsley on the junction of the M57 and M62 between Liverpool and Manchester in 2015. A simultaneous surrender with the tenant was agreed followed by an extensive refurbishment. A new 15 lease was granted to Grupo Antolin, a tier one Jaguar Land Rover supplier, marking the largest Merseyside letting in 2017. The investment has now been sold.

RIVERSIDE HOUSE, NORTHAMPTON

Riverside House was acquired off market from receivers in December 2016. A 60,000 sq ft office building, directly adjacent to Northampton General Hospital and opposite the new £330 million University campus currently under development. The asset offers excellent opportunities for refurbishment and asset management of the office accommodation and development of a surplus parking area for alternative uses in an area of Northampton which has seen significant investment and highways improvements.



OUR EXPERT TEAM



Guy Brogden
Executive Chairman



Joanna Greenlade
Managing Director



Richard Bowen
Director



Alan Rudge
Non-executive Director



Andrew Barlow
Director



Edward Henson
Director



Steve Chambers
Director



Danielle Sheppard
Investment
Director



Hitesh Patel
Group Financial
Controller

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