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SHOPPING CENTRES

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XII

THE PRINCIPAL TRUST

LONDON & SOUTH EAST



LARKFIELD MILL

Aylesford, Kent ME20 6SQ



BAKERS COURT

Basildon, Essex SS14 3EH



SALAMANDER QUAY

Harefield, Middlesex UB9 1ZZ



GROVELANDS

Hemel Hempstead,
Hertfordshire HP2 7TE



REDWING COURT

Romford, Essex RM3 8QQ



THE SQUARE

Heathrow, Middlesex UB2 5NH



INSPIRA HOUSE

Welwyn Garden City,
Hertfordshire AL7 1GW



THE CURVE

Langley, Berkshire SL3 8US



QUEENSGATE

Waltham Cross,
Leytonstone EN8 7NX



GEORGE YARD SHOPPING CENTRE

Braintree, Essex CM7 1RB



HEATHWAY MALL

Dagenham, Essex RM10 8RE



THE BAYTREE CENTRE

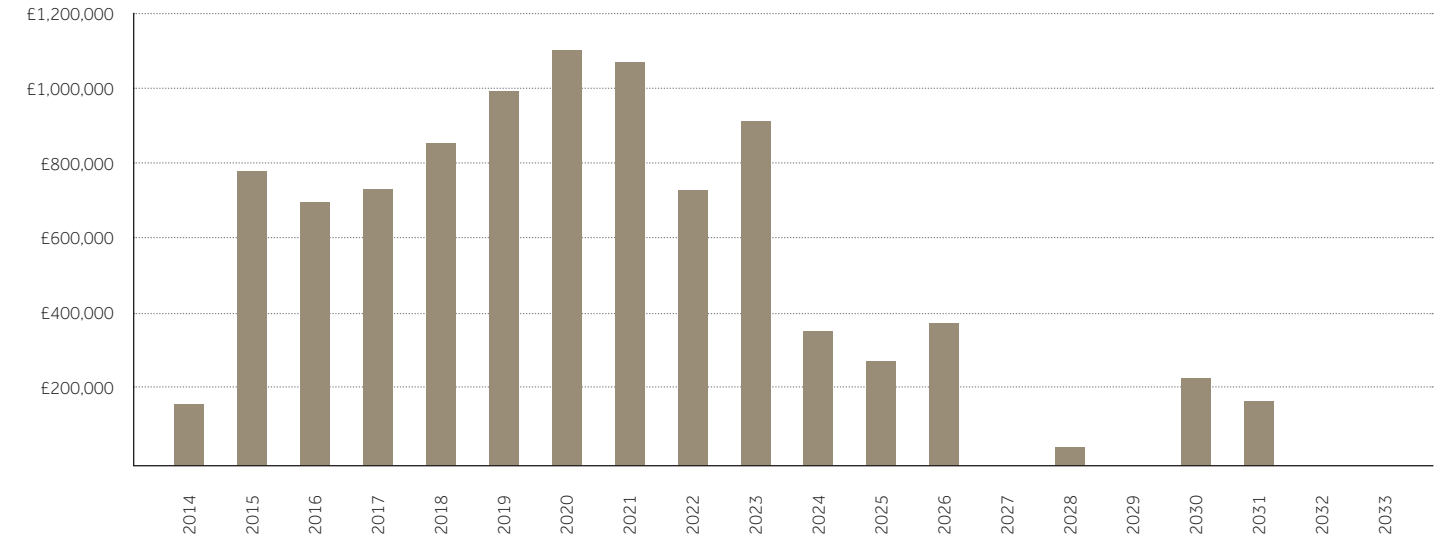
Brentwood, Essex CM14 4BX



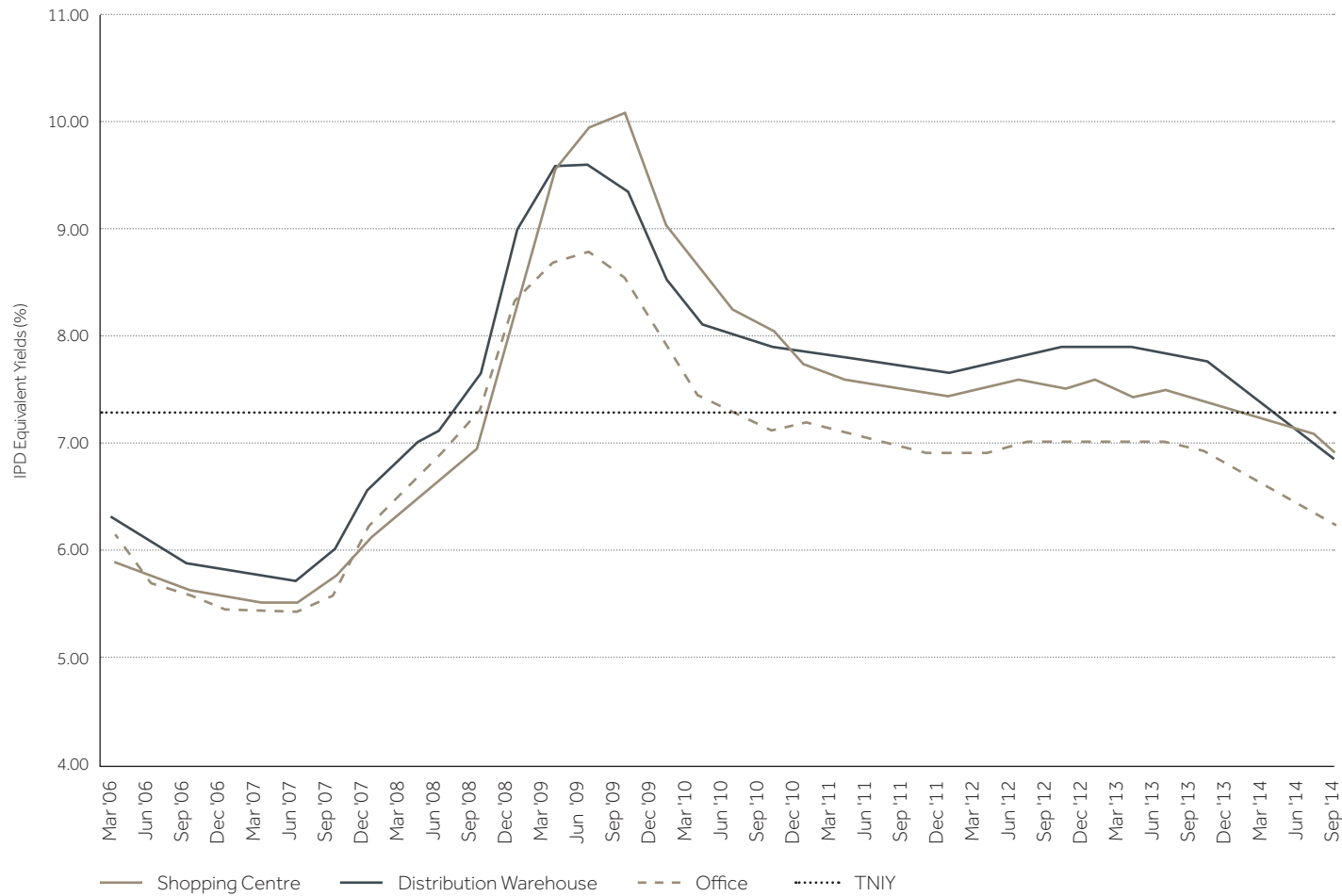
INVESTMENT SUMMARY

- A unique opportunity to purchase a balanced portfolio located entirely in **London and the Southeast** of England.
- **12 assets** including 3 shopping centres, two multi let industrial estates and seven offices.
- All assets are **less than 20 miles from the M25**, London's Orbital Motorway.
- Weighted unexpired lease term of **5.50 years to expiry and 3.76 years to break**.
- Rich opportunities to add value including consented developments and re-gears/re-lettings.
- **90% freehold**
- Low capital expenditure requirement with all accommodation ready to let.
- Total passing rent of **£10,078,574**.
- Each property is held in an individual Channel Islands SPV.
- Seeking offers in excess of **£130,000,000** for the SPVs.
- A purchase of the SPVs at this level would reflect a **Triple Net Initial Yield of 7.23%**, a **Reversionary Yield of 8.22%** (assuming 1.80% costs).
- Subject to contract and exclusive of VAT.

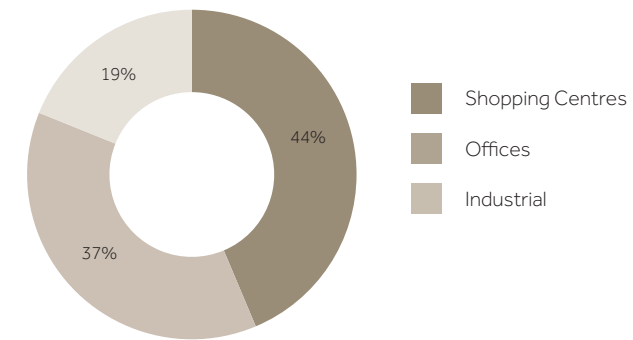
LEASE EXPIRY PROFILE



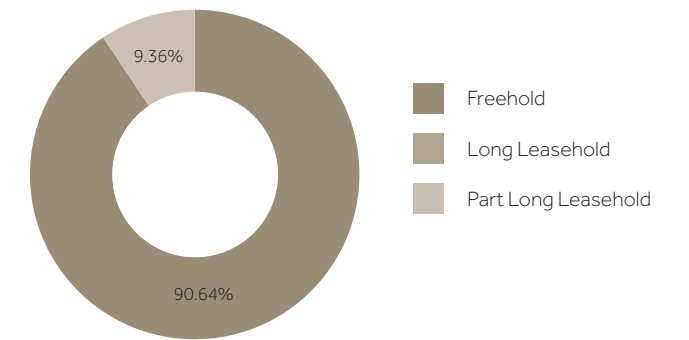
IPD EQUIVALENT YIELDS



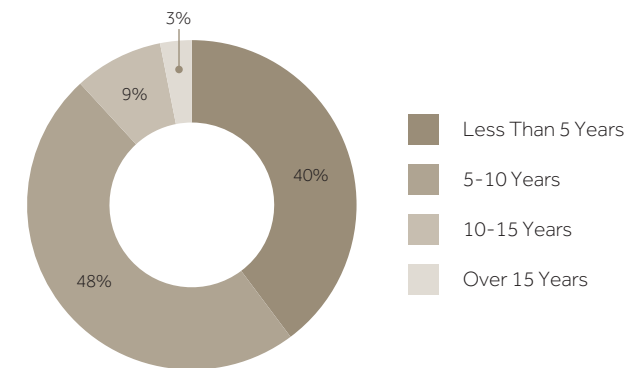
INCOME BY SECTOR



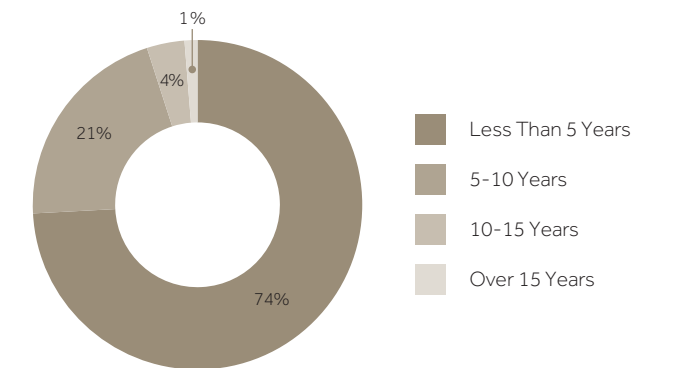
INCOME BY TENURE



UNEXPIRED TERM TO EXPIRY BY INCOME



UNEXPIRED TERM TO BREAK BY INCOME





LARKFIELD MILL

AYLESFORD, KENT ME20 6SQ

INVESTMENT SUMMARY

- Prominent multi-let estate.
- Recently refurbished in part.
- Established south east industrial location, 36 miles from Central London.
- Low passing rent of £4.85 ft².
- 1.5 miles from the M20 (Junction 4).
- High Speed train links from Aylesford to London St. Pancras in 54 minutes.
- Area 17.74 acres (site cover of 40%).

ASSET MANAGEMENT OPPORTUNITIES

- Let remaining vacant unit.
- Longer term site assembly.

TENURE

- Freehold.

TENANCY

- Multi-let to seven tenants.
- One vacant unit.

CURRENT RENT

- £1,546,526 per annum.

TOTAL AREA

- 318,194 ft².

CURRENT RENT

- £4.85 ft² on an overall basis.

WAULT

- Break: 3.52 years / Expiry: 4.87 years.

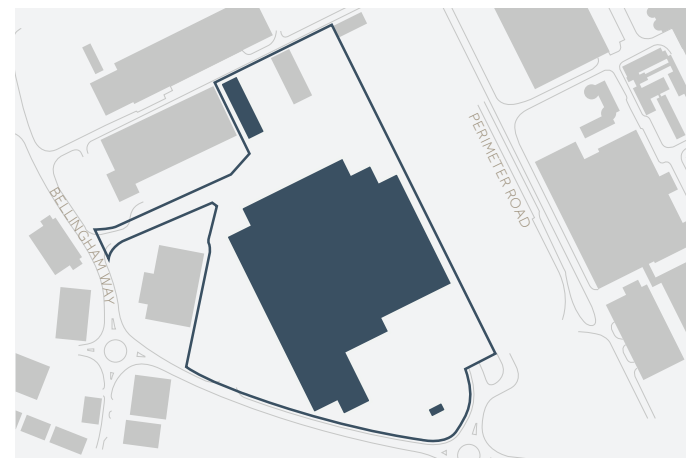
VACANCY BY TOTAL FLOOR AREA

- 10%.

LOCATION



SCHEME OVERVIEW





BAKERS COURT

BASILDON, ESSEX SS14 3EH

INVESTMENT SUMMARY

- Prominent multi-let industrial / trade counter estate.
- Recently refurbished.
- 33 miles east of Central London.
- Strategic location for the proposed London Gateway Port and 0.3 miles from A127 (arterial road linking to M25).
- Low passing rents and established reversions.
- Site Cover of 50%.

ASSET MANAGEMENT OPPORTUNITIES

- Develop rear yard per planning consent. (13/00356/FULL).
- Lease up vacant accommodation.
- Remove breaks.
- Seek lease renewal from Creative Design.
- Continue re-positioning of trade counter following recent lettings.

TENURE

- Freehold.

TENANCY

- Multi-let to 16 tenants.
- Fully let.
- Two units are sold off on long leases.

CURRENT RENT

- £358,411 per annum.

TOTAL AREA

- 68,260 ft².

CURRENT RENT

- £5.25 ft² on an overall basis.

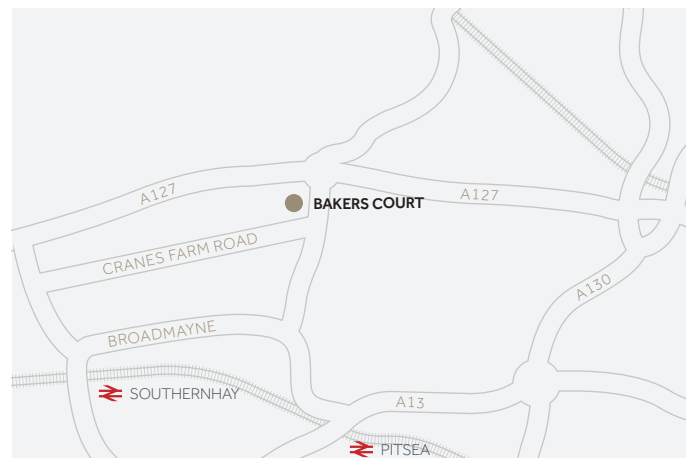
WAULT

- Break: 4.61 years / Expiry: 8.19 years.

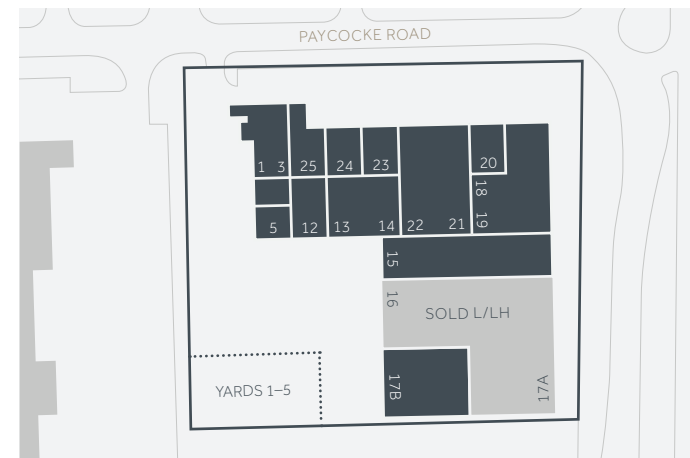
VACANCY BY TOTAL FLOOR AREA

- 0%.

LOCATION



SCHEME OVERVIEW





SALAMANDER QUAY

HAREFIELD, MIDDLESEX UB9 1ZZ

INVESTMENT SUMMARY

- Well let modern office complex with long term residential potential.
- Located southeast. 5 miles from the M25 (Junction 17).
- Flexible floorplates.
- Low passing rents.

ASSET MANAGEMENT OPPORTUNITIES

- Latest letting at £18.95 ft² establishes the estate to be significantly reversionary.
- Explore residential opportunities.

TENURE

- Freehold.

TENANCY

- The property is let to 16 tenants on 19 leases.

CURRENT RENT

- £513,933 per annum.

TOTAL AREA

- 33,372 ft².

CURRENT RENT

- £15.81 ft² on an overall basis.

WAULT

- Break: 3.68 years / Expiry: 5.79 years.

VACANCY BY TOTAL FLOOR AREA

- 3%.

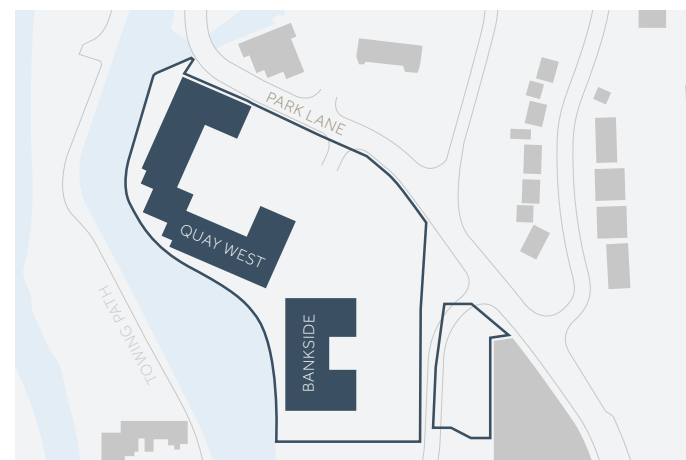
CAR PARKING RATIO

- 1:242 ft².

LOCATION



SCHEME OVERVIEW





THE SQUARE

HEATHROW, MIDDLESEX UB2 5NH

INVESTMENT SUMMARY

- Modern offices 12 miles west of Central London.
- Excellent road communications – M4 (1.3 miles), M25 (4.5 miles), M3 (10 miles), M1 (14 miles).
- 4 miles from Heathrow Airport.
- Rail links from Hayes & Harlington to London Paddington (16 minutes) and Heathrow Connect (6 minutes).
- Reversionary income.

ASSET MANAGEMENT OPPORTUNITIES

- Remove breaks.
- Let vacant units at new tone of £15.00 per ft².
- Review passing rent to new rental tone.

TENURE

- Freehold.

TENANCY

- Multi-let on FRI leases to 6 tenants.
- Two of the units are currently vacant.

CURRENT RENT

- £870,560 per annum.

TOTAL AREA

- 69,522 ft².

CURRENT RENT

- £12.03 ft² on an overall basis.

WAULT

- Break: 3.61 years / Expiry: 5.58 years.

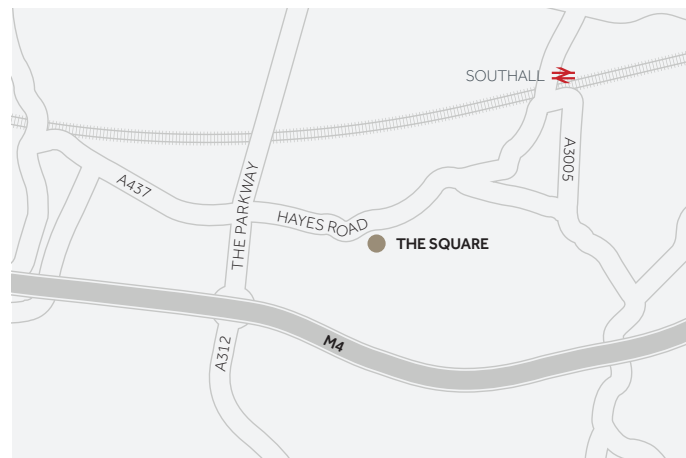
VACANCY BY TOTAL FLOOR AREA

- 17%.

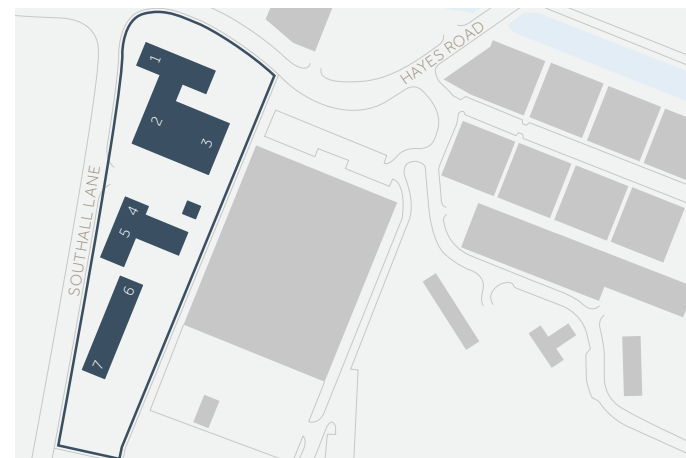
CAR PARKING RATIO

- 1:1030 ft².

LOCATION



SCHEME OVERVIEW





GROVELANDS

HEMEL HEMPSTEAD, HERTFORDSHIRE HP2 7TE

INVESTMENT SUMMARY

- Low density campus style office development.
- Excellent road communications – M1 (1.5 miles), M25 (5.2 miles).
- Located 24 miles from Heathrow Airport.
- Rail links from Hemel Hempstead to London Euston (26 minutes).
- Low passing rents.

ASSET MANAGEMENT OPPORTUNITIES

- Continue to increase rents following recent letting demonstrating reversion to £10.66 ft².
- Remove breaks in Towergate and Glanville and Schoff.

TENURE

- Freehold.

TENANCY

- Multi-let on 11 FRI leases to 10 tenants.

CURRENT RENT

- £381,567 per annum.

TOTAL AREA

- 33,887 ft².

CURRENT RENT

- £11.13 ft² on an overall basis.

WAULT

- Break: 2.16 years / Expiry: 4.27 years.

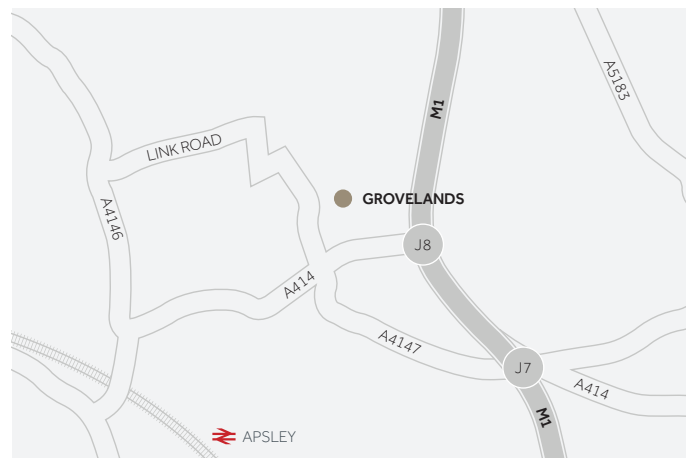
VACANCY BY TOTAL FLOOR AREA

- 14%.

CAR PARKING RATIO

- 1:210 ft².

LOCATION



SCHEME OVERVIEW





REDWING COURT

ROMFORD, ESSEX RM3 8QQ

INVESTMENT SUMMARY

- A purpose-built business centre in an established commercial location.
- 14 miles east of Central London.
- Adjacent to the A12 to London (0.6 miles), M25 (2.2 miles)
- 1.1 miles from Harold Wood train station providing direct access to London.

ASSET MANAGEMENT OPPORTUNITIES

- Remove break in Fallons lease.
- Seek early regear with ADT.
- Explore long leasehold sales.

TENURE

- Freehold.

TENANCY

- Multi-let on FRI leases to two tenants ADT Fire and Security Plc ("Very Low Risk") and Fallow International Freight Ltd ("Very Low Risk").
- The remaining 4 units have been sold off on long leases.

CURRENT RENT

- £144,238 per annum.

TOTAL AREA

- 12,192 ft².

CURRENT RENT

- £11.83 ft² on an overall basis.

WAULT

- Break: 2.2 years / Expiry: 5.35 years.

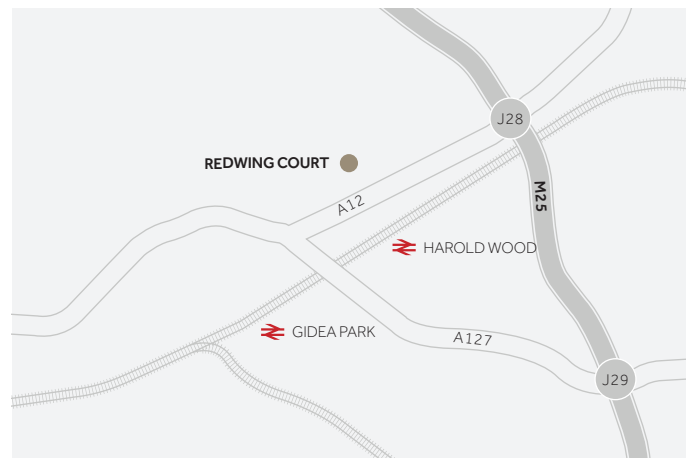
VACANCY BY TOTAL FLOOR AREA

- 0%.

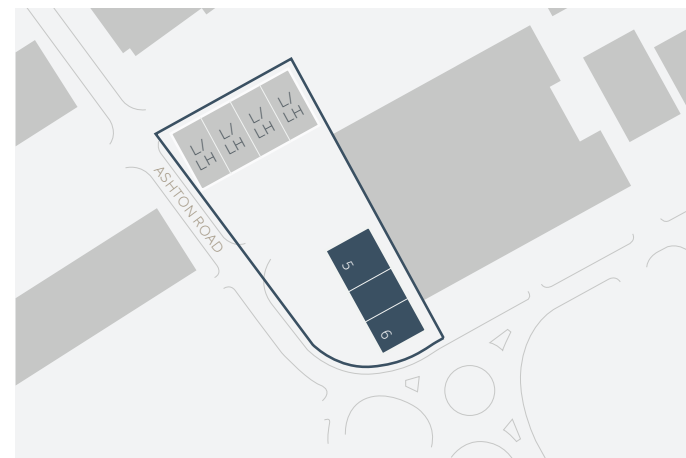
CAR PARKING RATIO

- 1:142 ft².

LOCATION



SCHEME OVERVIEW





INSPIRA HOUSE

WELWYN GARDEN CITY, HERTFORDSHIRE AL7 1GW

INVESTMENT SUMMARY

- Secure, gated, purpose-built office investment.
- Strong tenant profile (D&B 4A1).
- 25 miles north of Central London.
- Ideally located for national motorway network – M1 (3.3 miles), M25 (9.6 miles) and M11 (18.1 miles).
- Welwyn Garden City train station is 0.9 miles away providing direct access to London Kings Cross in 26 minutes.

ASSET MANAGEMENT OPPORTUNITIES

- Serve Interim Schedule of Dilapidations.
- Re-gear with tenant.
- Tenant's contract extends beyond lease expiry and has significant specialist fixtures and fittings in situ.

TENURE

- Freehold.

TENANCY

- Single-let on an FRI lease to GE Transportation Systems Ltd (Minimum risk).

CURRENT RENT

- £325,762 per annum.

TOTAL AREA

- 24,171 ft².

CURRENT RENT

- £13.48 ft² on an overall basis.

WAULT

- Expiry: 1.23 years.

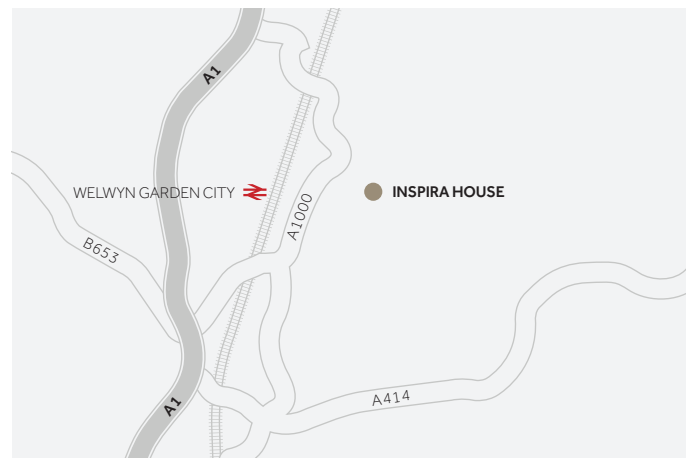
VACANCY BY TOTAL FLOOR AREA

- 0%.

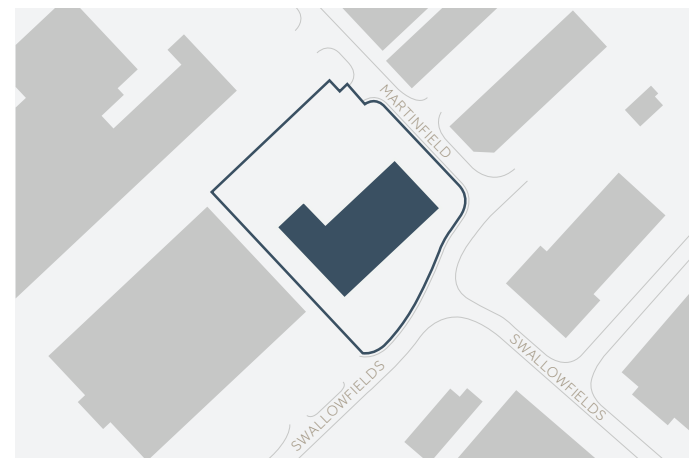
CAR PARKING RATIO

- 1:1726 ft².

LOCATION



SCHEME OVERVIEW





THE CURVE

LANGLEY, BERKSHIRE SL3 8US

INVESTMENT SUMMARY

- Attractive, modern, fully let office on an established business park.
- Popular Greater London office location.
- Excellent communications – M4 (1.3 miles), M25 (3.1 miles), M40 (8.3 miles), M3 (9.9 miles), M1 (22.7 miles).
- 5 miles from Heathrow Airport.

ASSET MANAGEMENT OPPORTUNITIES

- Remove break from Balfour Beatty lease.
- Regear with existing tenants.
- Benefit from longer term regeneration of Slough.

TENURE

- Freehold.

TENANCY

- Multi-let on FRI leases to 4 tenants, including Altus UK LLP and Balfour Beatty Group.

CURRENT RENT

- £666,678 per annum.

TOTAL AREA

- 41,228 ft².

CURRENT RENT

- £14.99 ft² on an overall basis.

WAULT

- Break: 3.27 years / Expiry: 5.5 years.

VACANCY BY TOTAL FLOOR AREA

- 26%.

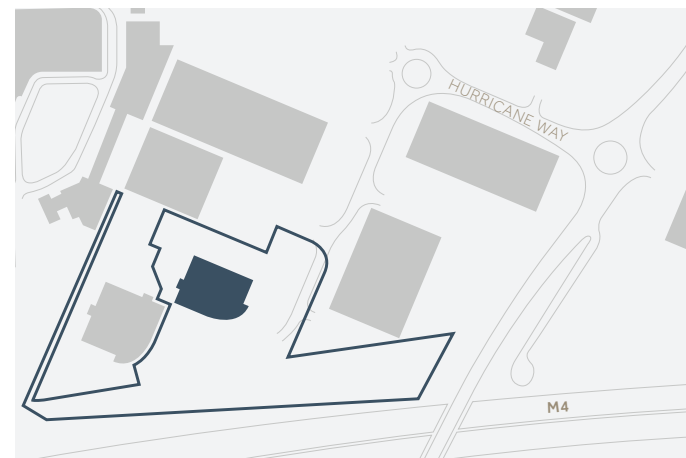
CAR PARKING RATIO

- 1:565 ft².

LOCATION



SCHEME OVERVIEW





QUEENSGATE

WALTHAM CROSS, LEYTONSTONE EN8 7NX

INVESTMENT SUMMARY

- Modern in-town office park of three buildings on a gated site.
- 16 miles north of Central London.
- Adjacent to Waltham Cross train station (London Liverpool Street: 27 mins).
- Excellent access to the national motorway network including - M25 (1.5 miles), M1 (18 miles), M11 (7 miles).
- Flexible accommodation currently arranged as one single let and two multi-let buildings.

ASSET MANAGEMENT OPPORTUNITIES

- Rebase rents to ERV.
- Open to National Rail platform providing direct access to Waltham Cross Station.

TENURE

- Freehold.

TENANCY

- Multi-let to 7 tenants including Telford Homes, Meta Management Services, ISS Medical Insurance and Hitachi.

CURRENT RENT

- £881,977 per annum.

TOTAL AREA

- 58,957 ft².

CURRENT RENT

- £14.96 ft² on an overall basis.

WARRANT

- Break: 4.98 years / Expiry: 7.33 years.

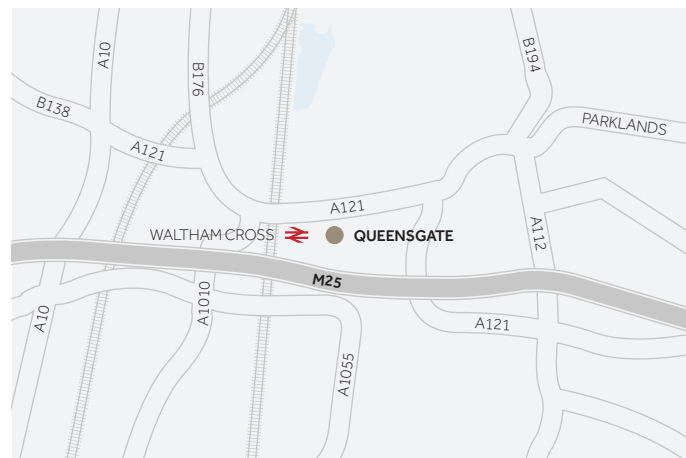
VACANCY BY TOTAL FLOOR AREA

- 0%.

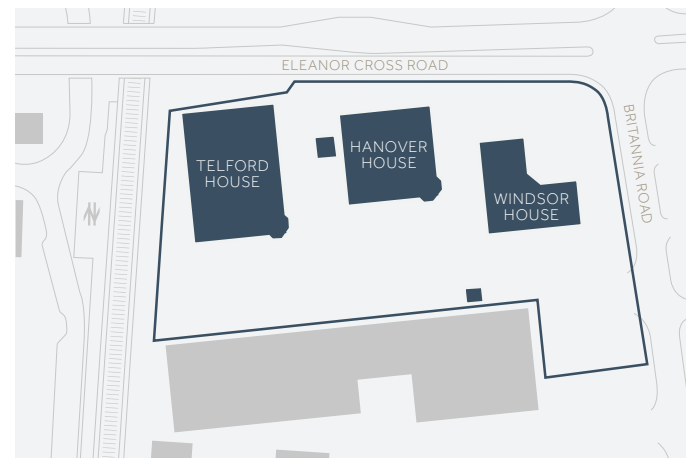
CAR PARKING RATIO

- 1:283 ft².

LOCATION



SCHEME OVERVIEW





GEORGE YARD SHOPPING CENTRE

BRAINTREE, ESSEX CM7 1RB

INVESTMENT SUMMARY

- George Yard is the dominant retail offer in Braintree town centre.
- Affluent catchment population.
- 33 retail units and 3 office suites.
- Anchored by a 24,570 ft² Co-Operative Department Store and a Morrisons supermarket (outside the ownership).
- Further retailers include WHSmith, Evans, Superdrug, Boots, Poundland, Claires and Dorothy Perkins.
- Strong tenant demand with live requirements from national multiple retailers.
- 93% let to national multiple covenants.

ASSET MANAGEMENT OPPORTUNITIES

- Complete lease re-gear with WHSmith (Unit 30-31).
- Complete lease re-gear with Dorothy Perkins (Unit 4).
- Secure Starbucks letting (Unit 25/26).
- Explore the opportunity to acquire Morrisons Supermarket to extend the ownership.

TENURE

- Freehold.
- Part-long leasehold (past service yard only).

TENANCY

- The property is let on a total of 30 tenancies.
- National multiple retailers account for 88% of the total rent.

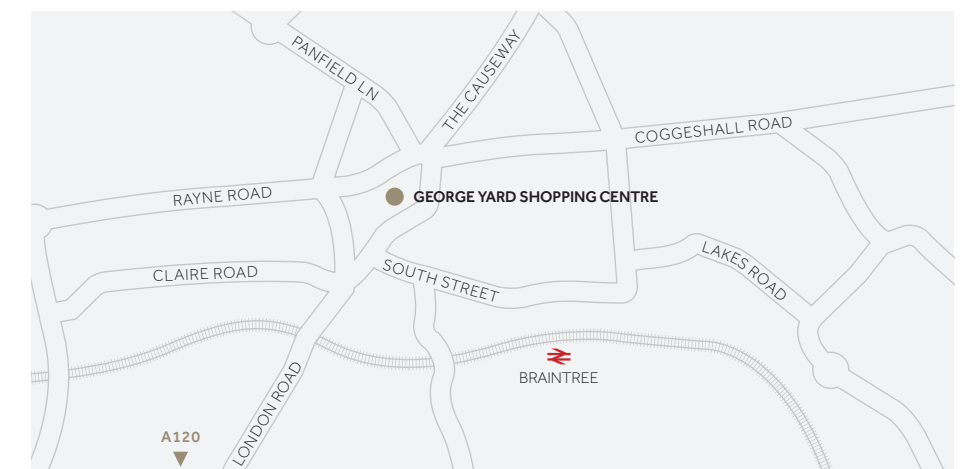
INCOME ANALYSIS

- Gross £1,293,842 per annum.
- After deduction of landlord shortfalls, the net income is £1,206,802 per annum.
- Estimated gross rental value of £1,469,654 per annum.
- A maximum Zone A rental tone of £60 ft².

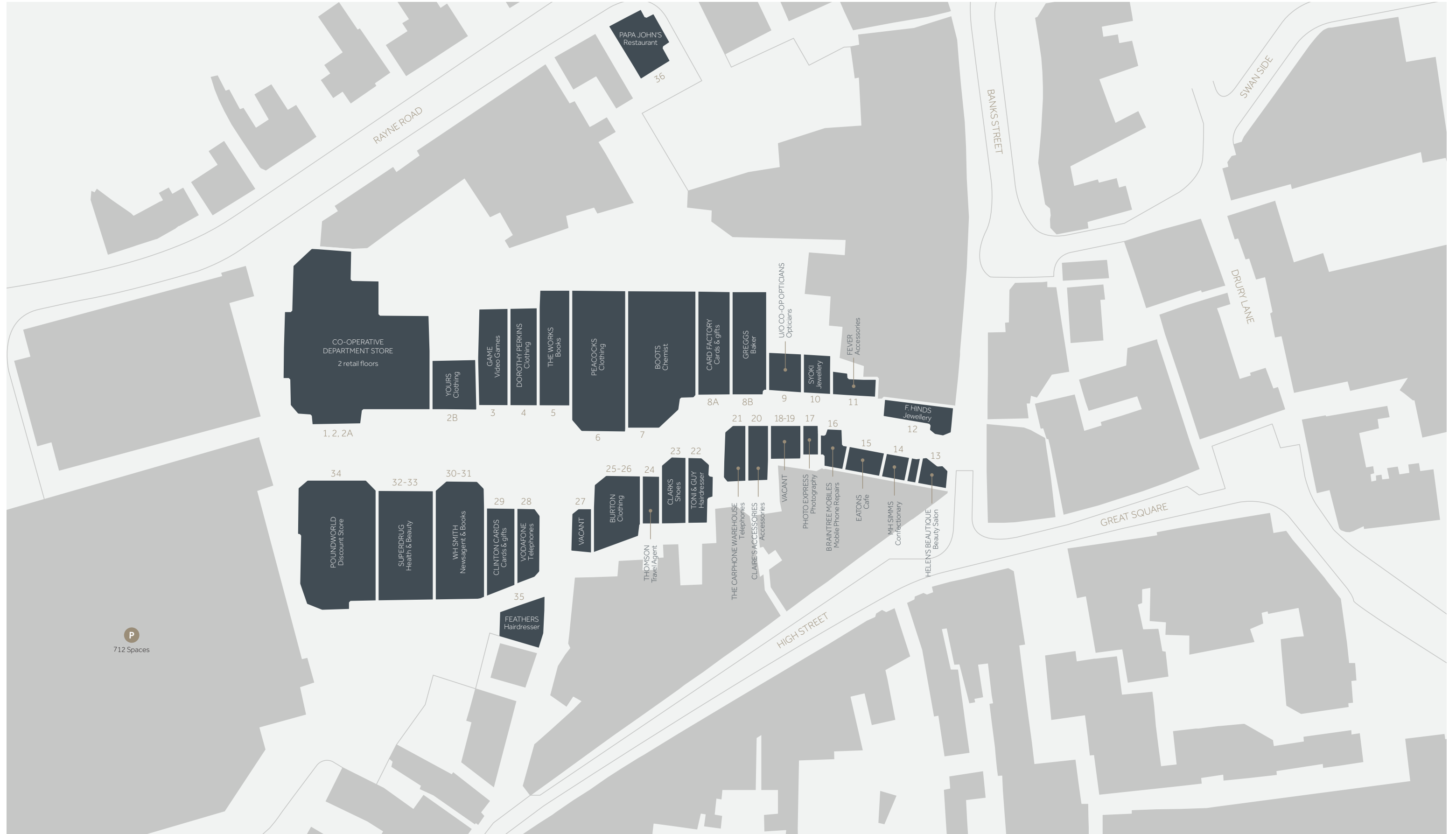
WAULT

- Break: 3.6 years / Expiry: 4.3 years.

LOCATION



CURRENT OCCUPANCY





HEATHWAY MALL

DAGENHAM, ESSEX RM10 8RE

INVESTMENT SUMMARY

- Dominates the retail provision in Dagenham.
- Loyal and local catchment population with considerable residential populations in close proximity to the centre.
- Strong value and convenience provision.
- Anchored by a Wilkinsons with national multiple retailers including Boots, JD Sports, Peacocks, Savers and Card Factory.
- Connected to the principle car park for Dagenham town centre (not in the ownership).
- 80% let to national multiple retailers.

ASSET MANAGEMENT OPPORTUNITIES

- Acquire 234 Heathway and 228 Heathway to enable a potential upside of the Tesco Express store.
- Complete relocation of Post Office unit from 214 - 216 Heathway to unit 28.
- Complete new letting to Costa Coffee at 214 - 216 Heathway.
- Let 4 vacant flats. ERV £800 - £950 pcm. Combined value of £700,000.

TENURE

- The property is held on a long lease from the London Borough of Barking and Dagenham for a term of 125 years from June 1981.
- The rent is reviewed annually to 9.81% of rents received in the previous year less permitted expenses and subject to a minimum head rent of £37,620 per annum.

TENANCY

- The property is let on a total of 35 tenancies.
- National multiple retailers account for 80% of the total rent.

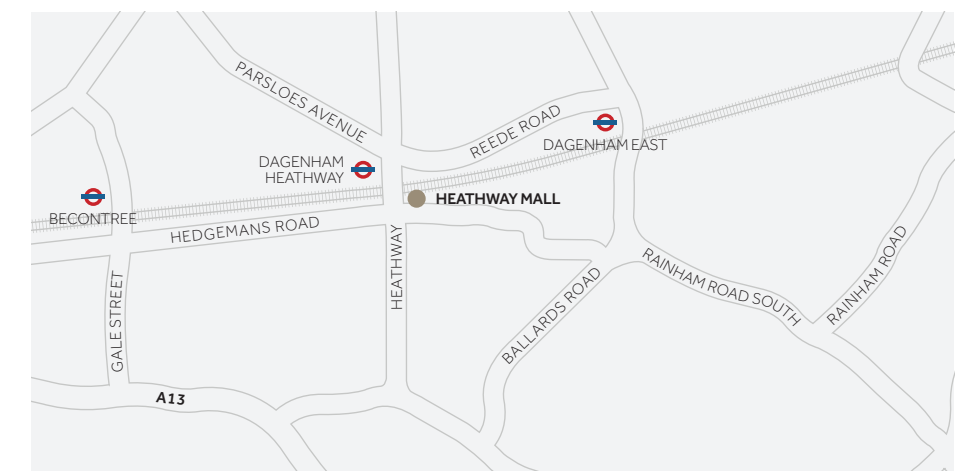
INCOME ANALYSIS

- Gross rental income of £968,242 per annum.
- After deduction of landlord shortfalls, the net income £860,199 per annum.
- Estimated gross rental value of £1,068,592.
- A maximum Zone A rental tone of £50 ft².

WAULT

- Break: 2.9 years / Expiry: 6.9 years.

LOCATION



CURRENT OCCUPANCY





THE BAYTREE CENTRE & HIGH STREET UNITS

BRENTWOOD, ESSEX CM14 4BX

INVESTMENT SUMMARY

- Anchored by a Co-op Supermarket and Wilko with further retailers including Sportsworld, Fitness First, Gap, WHSmith, Holland & Barratt and 99p Stores.
- 132,547 ft² of retail accommodation.
- Co-op supermarket anchor which acts as a strong footfall driver.
- The only shopping centre in Brentwood.
- Adjacent to Brentwood's principal 650 space car park.
- Loyal catchment population with significant residential populations in close proximity.
- Affluent catchment with significant over-representation of AB social groups.

ASSET MANAGEMENT OPPORTUNITIES

- Continue to explore the opportunity to re-develop part of the shopping centre to create 211 residential units as recognised in the local plan (Policy TC13 + CP6).
- Acquire Unit 38A (currently let to Thorntons) on the High Street to extend the existing shopping centre ownership.
- Secure lease renewals with Natwest, TUI and Ronald Brown.

- To enter into discussions with Starbucks to take a lease over the Mall Café.
- Let 4 vacant units.

TENURE

- The property is predominantly held freehold.
- There is a minor long leasehold interest for a term of 125 years from June 1987 at a peppercorn rent. (98 years unexpired.)

TENANCY

- The property is let on a total of 31 tenancies.
- National multiple retailers account for 97% of the total rent.

INCOME ANALYSIS

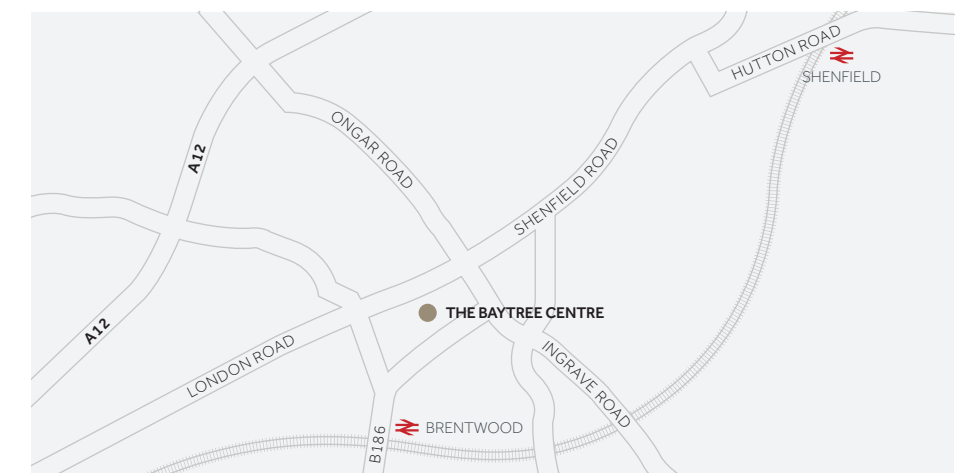
- Gross rental income of £1,636,800 per annum.
- Net rental income £1,373,696 per annum.
- Estimated gross rental value of £1,736,915.
- Zone A rental tone of £70 ft².

WAULT

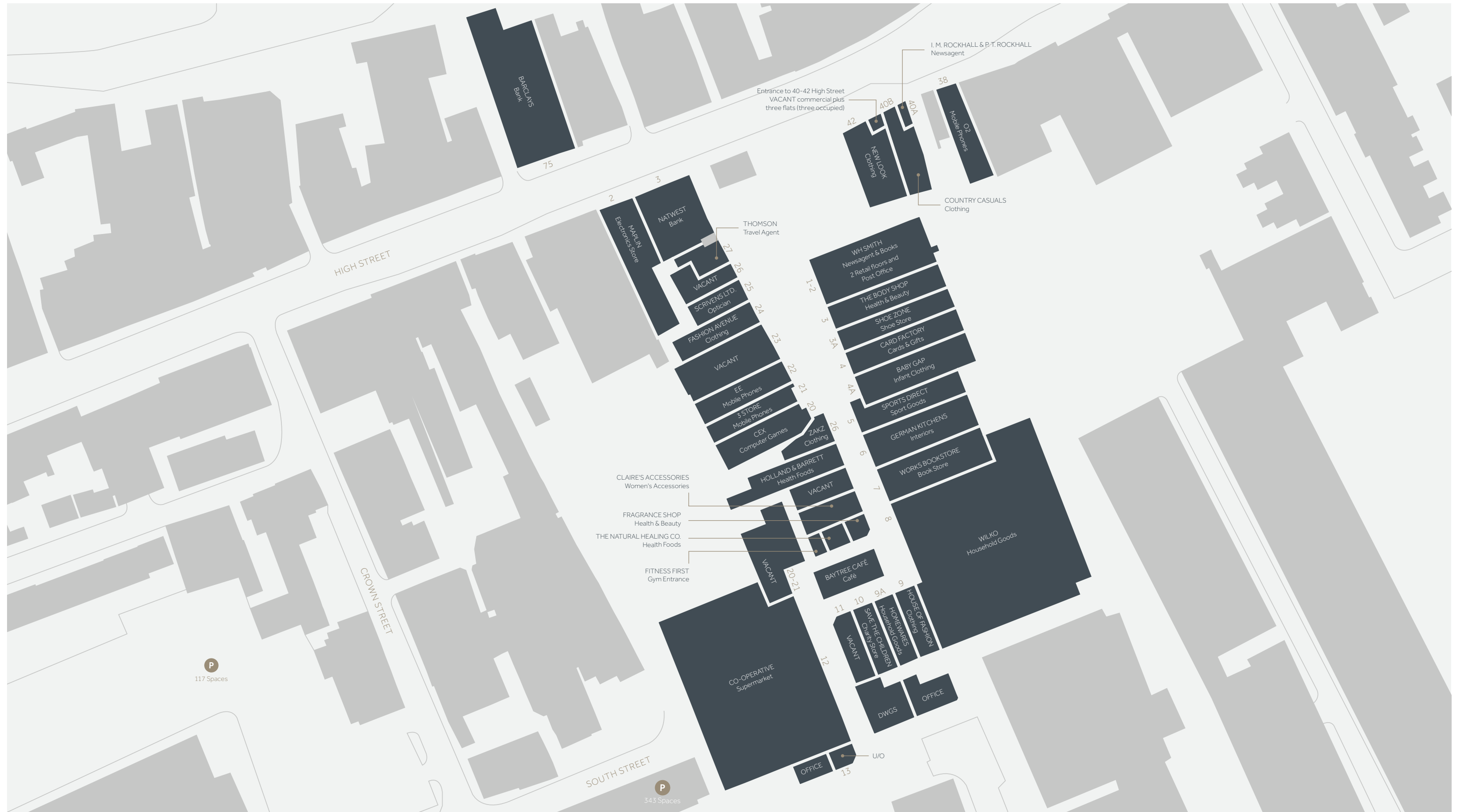
- Break: 4.9 years / Expiry: 5.6 years.

NB Summary above reflects Baytree Centre only, details for 38-42 and 75 High Street are available on the marketing website.

LOCATION



CURRENT OCCUPANCY



FURTHER INFORMATION

For further information including full property details, EPCs, building, environmental & measured surveys please contact one of the parties below for access to The Principal Trust marketing website:

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