

INVESTMENT HIGHLIGHTS

- Caldecotte Lake Business Park is the **premier Business Park in Milton Keynes**
- **Located in the heart of the 'UK Growth Corridor' the UK's most economically active region**
- 7 Grade A office buildings, totalling 172,000 sq ft in 11 acres of landscaped grounds, 755 parking spaces (1:228 sq ft) and a best in class amenity offer
- Multi-let to 19 occupiers including Royal Mail Group, Rightmove Group, Countrywide, Bovis Homes, Universal Music, Gatehouse Bank, Computacentre and Goldman Sachs
- Unrivalled occupier appeal of the Park is evidenced by a **66% market share of business park lettings** between Q1 2018 - Q1 2019; with **66,000 sq ft leased in 2019**
- Weighted Average Unexpired Term of **5.60 years to expiry** (4.10 to breaks)
- Current rental income of **£2,878,178 per annum** equating to a **low average passing rent of £16.70 per sq ft** on let space
- Unrivalled amenity offering including Lakeshore Kitchen and Lakeshore Fitness and a free shuttlebus which have had a direct impact on occupier attraction and retention
- Milton Keynes has the **most pronounced landlord favourable market dynamic in the South East** with only 65,000 sq ft supply of Grade A offices available to satisfy 550,000 sq ft of live occupier requirements
- Offers are invited in excess of **£38,500,000 (Thirty Eight Million Five Hundred Thousand Pounds)**
- Low Passing Rent: **£16.70 per sq ft**
- Low Capital Value: **£224 per sq ft**
- Net Initial Yield: **7.00%** (Assumes purchaser's costs of 6.8%)