

# Praedia fires up £100m equity for Cannon

London-based investor Praedia has teamed up with residential investor Simon Marks to create a new company, Cannon Estates.

The new business has raised £100m of equity with backing from a Middle Eastern investor, now based in Geneva, and has completed its first two acquisitions.

Cannon has bought the 37,000 sq ft Cannon Street Estate, which comprises 40/42 and 44/46 Cannon Street and buildings on Garlic Hill and Great St Thomas Apostle, all EC4, for more than £10m. The estate was sold by PricewaterhouseCoopers after being placed in receivership by lender HBOS.

Cannon has also bought the freehold of luxury retailer Gucci's London headquarters at 4 Grafton Street, W1. The firm paid £18.2m for the 21,500 sq ft property. Gucci's lease on the building expires next year. Cannon said it plans to restore the Grade I-listed property to its "former glory as a grand Mayfair mansion".

The group said it was seeking further "value add opportunities" in London and the South East to help build its portfolio.

James Andrew International advised Cannon; Savills acted for the private vendor of Grafton Street.