

## Deals

**CapCo buys Empress State**

Capital & Counties has bought the remaining 50% stake in the Empress State building, SW6, from joint venture partner Land Securities for £117m – a 6.2% yield. The 451,000 sq ft, 31-storey office building is let to the Metropolitan Police until June 2019 at a rent of £14.9m. Neither party was represented.

**Tritax buys home to The Range**

Tritax has bought a warehouse let to The Range in Doncaster from CBRE Global Investors for £37m – a 7.7% yield. The 750,400 sq ft shed is let to the homeware retailer for 20 years. GVA and SG Commercial acted for Tritax; JLL advised CBRE GI.

**Telereal signs on in Lancashire**

Telereal Trillium has sold 18.3 acres of a former Department for Work and Pensions site in Lytham St Annes, Lancashire, to Marcus Worthington Group for £9.5m. It has outline consent for 250 homes, a supermarket and a care home. GL Hearn represented Telereal; Marcus Worthington was unrepresented.

**PPR swoops in on Wimpole St**

PPR Estates has bought the 8,300 sq ft 10 Upper Wimpole Street, W1, from a private investor client of Knight Frank for £6.5m – a 4.3% yield. Finn & Co acted for PPR Estates.

## Piecemeal search adds up for LSB

JOANNA BOURKE

The London School of Business & Finance has upped its office requirement in the capital by a third.

It had instructed James Andrew International to find 150,000 sq ft but is now looking for 200,000 sq ft across three sites by 2014.

While the school is looking for more space in total, it needs to find smaller locations, owing to the lack of large schemes with affordable space.

It has this week secured one site, signing a 10-year lease for 5, 18-19 and 23 Southampton Place, part of the Holborn Links Estate, WC1, paying in the region of £32 per sq ft.

Some of the space will be



↑ WELPUT's plans for New Court, WC2

retained as offices, while planning consent will be sought to convert some of it for educational use.

The school is looking for the space ahead of a March 2014 lease expiry on 155,000 sq ft at the New Court building on Carey Street, WC2.

Mark Kleinman, director at James Andrew International, which advised the school on the Holborn Links deal, said: "We are aggressively seeking new options to relocate to, specifically looking in Midtown, the City fringe and Southwark."

Current landlord WELPUT is set to redevelop the New Court building, and is in the process of deliberating between one of two PLP Architecture-designed mixed-use schemes.

Allsop and GVA acted for Holborn Links Estate owner Englander Group.

## Aviva tops up social housing with Green deal

GreenSquare Community Housing has agreed the second sale-and-leaseback of its social housing with Aviva Investors this year.

GreenSquare has sold 129 homes to Aviva's REaLM Social Housing fund for £13.4m. It has leased the properties back for around 48 years.

A first tranche of 212 properties were sold to Aviva in February for £19m.

Together, the two deals represent around 3% of Green-

Square's stock. The group owns and manages 11,000 properties in Wiltshire, Oxfordshire and Gloucestershire.

Tim Jackson, executive director (finance) at GreenSquare, said: "We are nervous about rents in the long term beyond 2015. If we had more certainty, we would do more sale and leasebacks. I am worried about the government reducing the current annual rent increase limit of RPI plus 0.5%."

Nigel Rule, fund manager at

Aviva Investors, added: "We too are looking for certainty from government on rental growth beyond 2015."

"Our sale-and-leaseback financial due diligence process takes into account the risks relating to future rental growth as well as all management costs for the portfolio under consideration. We are confident that the portfolio offers robust cashflows even in the event of regulatory change."

Savills acted for GreenSquare.

## BORIS BRINGS CHINA TO EAST LONDON

Chinese firm ABP this week signed a deal with London mayor Boris Johnson to develop a £1bn Asian Business Port at the Royal Albert Dock, E16. Plans for the 35-acre scheme include 3.2m sq ft of commercial space, of which 2.5m sq ft will be offices. Working with Stanhope and architect Farrells,

ABP has a commitment to develop a minimum of 600,000 sq ft in the first phase. ABP said interest had already been shown by Chinese companies, including some of the country's top banks. The first occupiers could move in by 2017. Deloitte Real Estate advised the GLA. Watch the launch at [www.estatesgazette.com/videos](http://www.estatesgazette.com/videos)

