

## Top stories from EGi

### Nod for Amazon mega shed

Liverpool city council has approved a 1.3m sq ft mega shed lined up for use by internet giant Amazon. The project is being led by Gallan Stoford Liverpool – a joint venture between Gallan Group and Stoford. It will be built at Stonebridge Cross on the East Lancashire Road in Croxteth.

### Green light for Green Man

Plans for the next phase of a £155m regeneration scheme in West Ealing, W13, have been approved. Ealing council has granted planning permission to A2Dominion and Rydon for the 187-home phase two of the Conran & Partners-designed Green Man Lane development. Completion is set for 2016.

### Colliers appoints City head

Colliers International has poached James Gann from Deloitte Real Estate to become a partner and head of its City investment team. Gann was a director at Deloitte for 18 months and led its City investment and development team. Prior to joining Deloitte Gann was a partner at Strutt & Parker.

### Record Covent Garden rent

A financial firm, believed to be Noonday, has agreed a record Covent Garden rent, paying £75 per sq ft to WELPUT for 5,800 sq ft at Orion House, WC2. Typical rents in the area are closer to £70 per sq ft. Crossland Otter Hunt acted for the tenant; Strutt & Parker, and Grafton Advisors (part of Quintain) advised WELPUT.

### South East take-up boom

South East office take-up is poised to hit a post-recession high of 3.5m sq ft, Strutt & Parker has forecast. It would be the highest figure since 2007. The agent has calculated that there are 3.9m sq ft of active requirements in the Western Corridor/M25 office market, with 735,000 sq ft currently under offer.

# Amsprop to refashion Burberry HQ

JOANNA BOURKE

Lord Sugar's Amsprop Estates is planning a £60m revamp of Burberry's former HQ after buying the Haymarket block this week.

In an off-market deal, the company paid £31m to a private Russian investor for the 36,500 sq ft 18-22 Haymarket, SW1.

The Grade II listed property has been largely vacant since 2009, when luxury retailer Burberry relocated to Victoria, SW1. It was built for the firm as its flagship headquarters just before the First World War.

Situated in the heart of St James's, the building is expected to benefit from the Crown Estate's planned £500m investment in its holdings in the area.



↑ St James's stalwart: 18-22 Haymarket, SW1

Amsprop is now mulling options to refurbish the property into a £60m prime office and retail scheme.

Daniel Sugar, managing director of Amsprop Estates, said: "This is one of the most impressive freehold buildings in central London, one which we feel will benefit hugely from the

Crown's commitment to improve Haymarket, and from the spin-off following its vast expenditure on its nearby St James's estate scheme."

Nicholas Marks, director at James Andrew International, which advised Amsprop, added: "We forecast that those side streets between Haymarket and Lower Regent Street will also benefit from the Crown's plans, which will drastically improve the location."

The purchase brings Amsprop's spending in central London in the fourth quarter to nearly £80m. *Estates Gazette* revealed last week that the firm bought three buildings on Old Street Roundabout for £20m (16 November, p42).

## Lansdowne hedges for new Mayfair office

One of London's largest hedge funds, Lansdowne Partners, is in talks for a new Mayfair HQ.

Lansdowne, which is a major shareholder in Manchester United, has instructed Otway Norwood to find it as much as 15,000 sq ft in Mayfair.

The firm is understood to have lease expiries between 2014 and 2015 for a similar combined amount of space at 36 Berkeley Square and

15 Davies Street, both W1.

West End sources said Lansdowne was already looking at a number of developments close to its current offices, including Grosvenor's and Stow Capital Partner's 33 Davies Street, where rents are expected to reach £115 per sq ft.

West End office availability and demand at the end of Q3 stood at 5.8m sq ft and 5.6m sq ft respectively, so supply is

likely to be quickly taken up.

Hedge fund tenants signed leases for 58,000 sq ft in the core West End during the eight months to August, compared with 25,000 sq ft in the whole of 2012, according to Cushman & Wakefield.

Jones Lang LaSalle and Knight Frank are letting agents on 33 Davies Street.

All parties declined to comment.

## HERMÈS BAGS NEW WEST END HQ

French luxury goods group Hermès is relocating to a new West End headquarters to pave the way for an expansion of its 1 Bruton Street shop, W1. The company famed for silk scarves and handbags worn by celebrities such as Kim Kardashian, has signed a 10-year lease for a 6,200 sq ft office at Centreland's 8 Hinde Street, paying £70 per sq ft. It will relocate from its circa 7,800 sq ft offices at the Time & Life Building above its shop. It has consent to convert the offices into 4,400 sq ft of extra retail space. Glinsman Weller and Summit Property Advisors acted for Centreland; Lesley Perkins advised Hermès.

