

# CENTRAL REAL ESTATE LLP

## 27 West

Triton Property Fund, part of UBS Global Asset Management, appointed Central Property Estates to act as its development adviser and project manager responsible for negotiating the purchase and substantial reconstruction of this landmark office building adjacent to the elevated M4 in West London.

This role included appointing a full range of consultants, deciding upon a development strategy to maximise the value for Triton and negotiating with the existing occupier Agfa-Gaevert their continuous occupation of the building. In addition, action was taken to obtain the necessary planning consents and agreements to extend and reclad the building and create new signage at high level and then appoint a building contractor to carry out the work. Central Property Estates was responsible for the financial analysis and cash flow management throughout.



<b>Name:</b> 27 West
<b>Address:</b> 27 Great West Road, Brentford, Middlesex
<b>Client:</b> Triton Property Fund
<b>Use:</b> Air conditioned offices
<b>Project:</b> Acquire the property, extend, refit and reclad, let and sell
<b>Floor Area:</b> 103,400 sq ft net
<b>Construction Cost:</b> £8.2 m

more details on page two



The project was extremely successful and the detailed management which was provided enabled the substantial building works to occur whilst Agfa continued to occupy a minimum of 45,000 sq ft of air conditioned space which, on a phased basis, changed location within the building twice during the project. The building works also included carrying out the building fit out for Agfa.

At completion 57,800 sq ft net was let to InterX Plc which also took a lease of the new high level signage at an additional £200,000 p.a.

Brentford now has a new landmark by the M4 clearly visible at night when it is floodlit.

For further information please contact John Watkins.



Tenants: Agfa-Gaevert Limited, InterX Plc
Architect: Crouch Butler Savage Limited
Quantity Surveyor: Francis Graves Limited
Structural Engineer: Crouch Butler Structures Limited
Services Engineer: AWA
Building Contractor: Bryant Construction Southern Ltd
Property Agents: FPDSavills
Solicitors: Berwin Leighton Paisner, Olswang

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