

# CENTRAL REAL ESTATE LLP

## CentricMK

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 refurbishment of this building which had been used as office and research space for an adjoining factory.

The original acquisition terms were renegotiated and the specification tailored to provide efficient economic space suitable for use as a call centre or for any intensive office use such as back office, sales or disaster recovery space. A scheme was devised to make the building self contained. This involved separating the services, removing a pedestrian bridge link and obtaining consent for new vehicular entrance and car parking arrangements.

Apart from the new car parking facilities the building was provided with an additional reception area, an increase in net lettable floor area, all new internal finishes and an upgraded facade. The opportunity was taken to connect the building to a large standby generator to provide an independent power supply.



<b>Name:</b> CentricMK
<b>Address:</b> CentricMK, Foxhunter Drive, Linford Wood, Milton Keynes
<b>Client:</b> Triton Property Fund
<b>Use:</b> Air conditioned offices
<b>Project:</b> Acquire the property, extend, refit and let
<b>Floor Area:</b> 107,700 sq ft net
<b>Construction Cost:</b> £4.7 m

more details on page two



A letting of some 69,000 sq ft was negotiated with Getronics who took a lease upon completion of the refurbishment.

To carry out this project, a full range of consultants were selected and appointed together with a building contractor to carry out the refurbishment. In each case Central Property Estates was responsible for negotiating these appointments and legal agreements and instructing the solicitors acting for Triton Property Fund.

For further information please contact John Watkins.



Tenants:  
Getronics

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, Lambert Smith Hampton

Solicitors:  
Olswang

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