

BUILDING Consultancy

MEETING DEMAND IN COMMERCIAL NEW BUILD DEVELOPMENT

Glenny LLP's involvement and experience has been instrumental in the successful completion of a substantial number of quality speculative new build commercial developments throughout the South East. These have exploited a demand for smaller B1, B2 & B8 units in the region of 1500-2500 sq ft, to a part institutional specification, but retaining an economical design philosophy. These attractive units whilst appealing to purchasers also meet the sometimes stringent requirements of the institutional funds.



These developments are exploiting the still buoyant freehold market, which continues to benefit from personal pension investment, a demand which is likely to continue following the Governments decision to preclude residential property from self-invested pension plans (SIPPs). The units potential is increased with the 6m eaves height enabling the purchaser (subject to planning) to incorporate a mezzanine floor thus increasing the internal floor

areas at minimal comparable cost. Often mixed use schemes, with dedicated office units, offer an alternative investment to meet the demands of local business.

Dencora & Helical Bar's £4m+ project of contemporary offices and industrial units is one such scheme which Glenny LLP has Project Managed recently. Located in the South Cambridge Business Park in Sawston, just three miles south of Cambridge, 27,700 sq ft of industrial space and 26,800 sq ft of office space was completed in May last year, whilst the recently completed Phase 2 is based on Dovetail Architects successful design of Phase 1 and comprise a terrace of five high specification self-contained offices, ranging from 1600 sq ft to 1870 sq ft and seven industrial units ranging from 1325 sq ft to 2500 sq ft.

The Industrial units are encapsulated by a mixture of built up profiled and flat composite wall cladding with an



aesthetic barrel vault roof detail. The units feature sectional shutter doors and curtain walling/windows. Internally the units are constructed to a shell finish only although toilet accommodation is provided.

The Offices are of traditional construction and benefit from comfort cooling, perimeter skirting trunking, suspended ceilings and fitted carpets. Ground and first floor toilets are provided together with a kitchenette.

Simon Commercial, Property Director of Dencora, comments "The development of South Cambridge Business Park has been an overwhelming success with 75% of the units sold in Phase 2, prior to completion. We are delighted that the space offered met market demand on both the office and industrial units."



For further information, contact Mark Stevens of Glenny LLP at our Building Consultancy Office on 01708 225547.