

Launch of new business units early buyers purchase off plan



GLE Property Developments Ltd is launching a range of freehold business units for sale. Two schemes are under construction and already a number have been sold off plan. The schemes are in the Brimsdown area of Enfield and at Bounds Green, on the New Southgate/Muswell Hill borders.

Riverwalk Business Park Enfield

A previously run-down brownfield site is being transformed with the construction of high quality business units by GLE working in partnership with the London Development Agency.

The first phase of 19 small business units tailored to suit local companies will be available in November.

Businesses will benefit from self contained space with private parking. Strong local interest before the launch has resulted in circa 50% of the units being sold already.

Larger freehold industrial/warehouse units will be available in March 2007, where preference will be given to companies being displaced by the 2012 Games redevelopment project at Stratford.

The units are available on a freehold basis with their own private yards.

GLE's development at Riverwalk Business Park includes the construction of a new access road to be adopted as a public highway, riverbank renewal works and a new footbridge providing public access to the River Lea footpath walk.

(www.riverwalkbusinesspark.co.uk)

Bounds Green/New Southgate

Another GLE development is under construction at Bounds Green Road on the New Southgate/Muswell Hill borders close to the North Circular Road on the site of the former Middlesex University campus.

The first phase, Horizon Trade Park, comprises four business units each with self contained yards. Units are due for completion in November. Considerable early interest has been received prior to marketing and these units are now under offer.

Close to the Horizon scheme is Phase II of this development, Gateway Mews which comprises 16 attractive small freehold office/business units. The accommodation is mainly arranged as two storey units with some areas available as separate suites.

(www.bounds-green.co.uk)

SIPP opportunity

GLE Property Developments believe the units currently on offer provide an ideal opportunity for a SIPP investment (Self Invested Pension Plan).

Peter Weir, a Director of Suffolk Life, one of the country's leading SIPP providers, pointed out some of the benefits that can accrue to individuals who acquire commercial property using SIPPs.

"Income from a SIPP owned property accumulates tax free within the pension fund. Any capital gain realised by the pension fund is also free of capital gains tax. Tax relief is generally allowable on the initial investment. The SIPP can let the property back to the policyholder's business on normal commercial terms or, if it prefers, let the property to provide an income to the fund".

Peter stressed the importance of obtaining financial advice when investing. Suffolk Life only deals with applications from registered Independent Financial Advisers who are engaged by the investor. (www.suffolklife.co.uk)

Small business needs

GLE Property Developments is part of Greater London Enterprise (GLE), an economic regeneration organisation owned by the London boroughs.

In addition to business accommodation, the group also offers finance for businesses from £200 to £2m, coupled with advice and support to encourage business expansion.

GLE operates London Business Angels, which provides an introduction service for innovative businesses seeking growth capital between £100,000 and £750,000. It has a network of over 200 Business Angels (private investors) with a total of £50m available for investment.

Asset and cashflow finance is delivered through GLE's subsidiary, Independent Growth Finance Ltd, who specialise in the small and medium sized business market.

For further information visit:
www.gle.co.uk

RIVERWALK JEFFREYS ROAD, ENFIELD
A New High Quality Business/Industrial Unit Scheme
from 1,200 - 3,972 sq ft

FOR SALE

GATEWAY OFFICE MEWS
New Development of Office / Business Units
from 1,555 - 3,757 sq ft Available December 2006

HORIZON TRADE PARK
New Development of Business/Industrial Units
from 2,680 - 5,081 sq ft Available November 2006

FOR SALE