

## CASE STUDY

### CROYDON

### The Colonnades, Purley Way



- Asset & Development Management Consultancy
- Retained Leasing Agent

#### **PROPERTY**

A leisure park located fronting the A23, Purley Way comprising 10 units totalling approximately 145,000 sq ft.

#### **ROLE**

Fully retained Asset and Development Manager including co-ordinating all leasing and occupier events.

1. Providing complete pre-acquisition due-diligence including drafting an Asset Management Business Plan for Investor Approval
2. Being appointed to direct all leasing initiatives and to implement the Business Plan
3. Co-ordinating the appointment of a professional team.
4. Securing a change of use and waiver of a title restriction on part of the scheme to include A1 use.
5. Agreeing a surrender of the vacant former City Limits lease and pre-lettings to Wickes and Oxygen Freejumping
6. Managing the strip out, sub-division and refurbishment of the unit to enable occupation by Wickes and Oxygen.
7. Ongoing Asset and Development Enhancement initiatives being actively pursued.

#### **TIMING**

From 2015

#### **CONTACT**

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