



Residential Management goes from strength to strength!



Bridger Bell are very pleased to announce that we have been selected by the owner to manage an exciting new development of a former newspaper building in North Cheam called The Printworks. The property has been converted to 79 apartments and has a selection of one and two bedroom units and some studios, which will be privately leased and Bridger Bell will be managing the communal areas.

We have liaised with the owner throughout the development and provided advice on lease terms, contractors, health and safety

matters and the service charge budget. Going forward, Bridger Bell will arrange for the communal areas to be maintained, put in place insurance policies, ensure compliance with Health and Safety legislation, administer the service charge and deal with the leaseholders' enquiries.

We have also recently been instructed to manage the communal areas of residential developments in Ealing and Hindhead, Surrey and we are looking to expand this part of our business in Epsom and the surrounding areas.

Barwell Business Park shows strong demand!

Aviva Investors who own the premier Business Park in Surrey are now seeing almost 100% occupancy rates. Bridger Bell and our joint agents JLL have let over 15 units in the last 18 months new tenants include Cutting Edge Wheels, Canyon Bicycles and Evinox Heating. Barwell Business Park is located off Leatherhead Road (A243) providing good access to the West of London via the A3 and the national motorway network via junction 9 of the M25.

The Park offers a diverse range of units from 896 sq ft (83 sq m) workshops to 26,315 sq ft (2,445 sq m) industrial, warehouse and business units.

For full information click on: www.barwellbusinesspark.co.uk



Special points of interest:

- Barwell Business Park shows strong demand
- Let us manage your residential property
- Talk to us about your property requirement



Frances Wilson MRICS joined Bridger Bell in January to work in the property management department.

Frances is a Chartered Surveyor and has many years experience of property management specialising in service charge management of blocks of flats and private roadways. Frances provides a professional service to Directors of Management Companies, leaseholders, freeholders and developers.

If you would like advice or further information on residential management in particular, please contact Frances Wilson, telephone

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Deals and current availability



Loss of Office stock is a major problem for small businesses!

You cannot have failed to have noticed the huge amount of Residential development taking place in the general area that was once the haven for small business users. Offices above shops, small secondary business centres, older style office blocks have all fallen victim to the Residential developer. The upside is that it has soaked up poor quality business space that had reached its sell by date. On the other hand, we have lost a vast amount of secondary business space well suited for occupation by the local business space user.

Why has this happened? Quite simply, office rents have gone backwards in the last 20 years, when compared to the huge growth in the value of residential property. Consequently developers cannot afford to build secondary offices. Office rents peaked in Epsom in the late 1980's at levels approaching £30 per sq.ft. Today, we are lucky to achieve half these rental

levels. The market value of a one bedroom flat commands a price that could be more than two and a half times the value of an office suite of similar size! Part of the downward pressure on commercial rents can be attributed to the proportional increase in Business Rates, but to be frank the local business community is a victim of its own culture of demanding artificially low rents, excessive rent free periods but also expecting to occupy modern quality space. It just doesn't work!

Until small businesses are prepared to pay realistic rent levels and compete with the residential market they will be squeezed into a dwindling supply of premises. The full impact of Permitted Development from office space to residential will be felt for many years to come and the new challenge is for the Private sector to provide medium quality business space.



Please call us for an informal chat...

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