

## UK Commercial Developers - Top 250 League Table - 10/2009

Ranking by square footage	SECTOR								
	Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'	Shop' Centre	Grand Total
101	Warner Estate Holdings Plc				95,000		40,000	630,000	765,000
102	The Mall Limited Partnership							758,000	758,000
103	Graftongate Developments Ltd	750,000							750,000
104	Grantside Developments Ltd				748,040				748,040
105	Delancey Asset Management Ltd			250,000	485,323				735,323
106	CORE				735,000				735,000
107	Calthorpe Estates Ltd		31,000	42,000	613,960	44,000			730,960
108	Tiger Developments Ltd			63,500	667,000				730,500
109	ROK Developments	290,000			435,000				725,000
110	Aviva Investors				108,000			600,000	708,000
111	St Pauls Development Plc	700,000							700,000
112	Wilton Developments			690,000					690,000
113	Elphinstone Properties Ltd				671,000	17,000			688,000
114	Beetham Organization Ltd				687,405				687,405
115	Realis Estates Ltd			685,000					685,000
116	Neptune Developments Ltd		245,000		428,750				673,750
117	Blueprint (General Partner) Ltd			125,010	500,000				625,010
118	Downing Developments Ltd			600,000	18,000				618,000
119	Rokeby Developments Ltd		35,500		250,000		320,000		605,500
120	Explore Investments				600,000				600,000
121	Langtree Group				442,000	140,000			582,000
122	Frogmore Property Company Ltd	90,698			349,386	130,000			570,084
123	Fordgate Ltd				450,000			111,000	561,000
124	Invista Real Estate Investment Management				298,000	43,000		219,000	560,000
125	Blackfriars Investment (Management) Ltd		250,000		300,000				550,000
126	Liberty Properties Plc	100,000		155,000		182,500	105,000		542,500
127	Benmore Developments (NI) Ltd				525,000				525,000
128	Administrator - Mountgrange Capital		200,000		260,000	60,000			520,000
129	BAM Properties Ltd				516,000				516,000
130	BSC Group			515,000					515,000
131	Mandale Group				500,000				500,000
132	Maple Grove Developments Ltd			500,000					500,000
133	RO Developments	109,500	30,000		345,370	10,000			494,870
134	Priority Sites Ltd			400,000	90,000				490,000
135	Easter Group	480,000							480,000
136	Urban Splash Group Ltd			230,000	103,000	144,000			477,000
137	Kilmartin Property Group	244,500		20,000	207,500				472,000
138	Scottish Widows Investment Management Ltd				463,285				463,285
139	Heron International				462,000				462,000
140	Bericote Properties Ltd	450,000							450,000
141	Landid Property Ltd			260,000	180,000				440,000
142	Ravenbourne Securities Ltd	439,000							439,000
143	Chancerygate	120,000			315,000				435,000
144	Silverlink Property Developments Plc				430,000				430,000
145	Babcock & Brown Ltd				376,000	50,000			426,000
146	REDEVCO UK				394,000	32,000			426,000
147	Parkridge Developments Ltd	200,000			72,604	150,000			422,604
148	Capital & Counties Ltd			420,000					420,000
149	Carlyle Skelton Development Group			414,000					414,000
150	IVG UK Ltd				408,530				408,530

**Ask Property Developments Ltd**

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 Tel: 0844 800 3335 Fax: 0844 800 3336  
 Email: firstnamesurname@askdevelopments.com  
 Web: www.askdevelopments.com

**Contacts**

Ken Knott (Chief Executive)  
 David Burkinshaw (Development Director)  
 Alan Burke (Director)  
 Andrew Parker (Senior Project Executive)

**Financial**

Year Ending	Mar 2008	Mar 2007	Mar 2006
Turnover	£31.6m	£11.9m	£5.65m
Pre-Tax Profit	£-9.03m	£-1.92m	£-2.41m
Net Assets	£-11.9m	£-2.83m	£-0.77m
Total Assets	£25.1m	£32.8m	£17.9m

**Primary Sector: Mixed Use****Comment**

Ask was founded by Ken Knott, the former Amec Developments director, in March 2000.

08/09 - Knott, Simon Bate and the rest of the senior management team bought out the entire share capital of the company, including the stake held by Morgan Stanley Real Estate Funds (MSREF). The MBO is backed by long-term banking partner Co-operative Bank. Ask secured additional funding of £12.75m which will enable the group to continue to develop its property portfolio.

**Aspasia Group**

Riverside, Jubilee Way, Grange Moor, Wakefield WF4 4TD  
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 Email: developments@aspasiagroup.com  
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**Contacts**

Peter Nabridnyj (Managing Director)

**Primary Sector: Hotels****Comment**

Aspasia Group are a Yorkshire based property development company with over 15 years experience in purchasing and developing land.

Aspasia specialise in commercial, residential and retail schemes and are constantly looking to acquire further land or existing properties with redevelopment/ refurbishment potential.

05/09 - Aspasia Group and Skelwith Group unveiled plans for the Woolston residential and leisure complex in Bradford with the four-star Woolston Hotel  
 A revised planning application has been submitted and work is due to start by the end of the year for completion in 2011. All 145 hotel rooms are to be sold to investors at £99,950 upwards with guaranteed returns for three years, after which investors will receive 50% of income.

**Aspin Estates Ltd**

5 Fitzroy Place, Glasgow G3 7RH  
 Tel: 0141 221 7799 Fax: 0141 221 9909  
 Email: info@aspinestates.co.uk

**Contacts**

Harvey Fields (Managing Director)

**Primary Sector: Business Park****Assetz for Investors Ltd**

Assetz House, Newby Road, Stockport, Cheshire SK7 5DA  
 Tel: 0161 456 4000 Fax: 0161 482 7588  
 Email: investors@assetz.co.uk  
 Web: www.assetz.co.uk

**Contacts**

Stuart Law (Managing Director)

**Comment**

02/09 - Assetz Development is planning a seven-storey split hotel and office scheme on Guildhall Street in Preston city centre.

The 104-bedroom, 15,000 sq ft serviced office building, designed by Buttress Fuller Alsop Williams, will be the first of a new brand being launched by Assetz, which is yet to be announced.

The hotel will offer 'budget-boutique' rooms, which will be smaller than average but feature better decor and facilities, while the serviced offices will aim to offer the same quality of service as a hotel.

**Assura Group**

3300, Daresbury Business Park, Warrington WA4 4HS  
 Tel: 01244 893681  
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 Web: www.assuraproperty.co.uk

**Contacts**

Richard Burrell (Chief Executive)

**Financial**

Year Ending	Mar 2009	Mar 2008	Dec 2006
Turnover	£48.3m	£40.8m	£16.1m
Pre-Tax Profit	£-111m	£12.6m	£18.5m
Net Assets	£174m	£265m	£268m
Total Assets	£464m	£471m	£328m

**Primary Sector: Healthcare****Comment**

Assura Property develops and retains for long term investment: Primary Care Resource Centres; GP surgeries; and Community Hospitals.

10/08 - Assura reviewed its business plan and in October 2008 announced an £80m additional funding package to support its revised strategy.  
 This strategy involves concentrating resources on GP Provider Companies (GPCOs), selling off non-core property and pharmacy assets and reducing associated head office overheads.

**Evander Properties Ltd**

30 Old Burlington Street, London W1S 3AR  
 Tel: 020 7297 0913 Fax: 020 7297 0999  
 Email: info@evanderproperties.com  
 Web: www.evanderproperties.com

**Contacts**

Jeremy Greenland (Director)  
 Neil Dickinson (Director)

**Primary Sector: Industrial****Comment**

Evander was set up in 2007 by former ProLogis vice-president Jeremy Greenland. In the same year Evander formed a joint venture with US investment fund Rockpoint to manage a £180m portfolio of industrial properties bought from Gladman.

04/09 - Former ProLogis developer Neil Dickinson joined Evander Properties as director and an equity shareholder.

**Evans Property Group**

Millshaw, Ring Road, Beeston, West Yorkshire LS11 8EG  
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 Web: www.evanspropertygroup.com

**Contacts**

John Bell (Managing Director)  
 Tom Stokes (Managing Director - Easyspace)  
 David Helliwell (Director)  
 Alan Syers (Portfolio Director)  
 Paul Millington (Finance Director)

**Primary Sector: Office****Comment**

06/09 - Evans gained consent for plans for a 172,000 sq ft headquarters for Rotherham council.  
 The multi-million-pound scheme, designed by Carey Jones Architecture, will be built on the former Guest & Chrimes brass foundry site, and will form a part of the council's £2bn regeneration plans for central Rotherham.  
 The ex-industrial site has been cleared, and Evans aims to begin construction of the six-storey building this autumn, for completion in late 2011/early 2012.

**Evenacre Ltd**

Cottonfields, New Road, Cutnall Green  
 Droitwich, Worcestershire WR9 0PQ  
 Tel: 01299 851131  
 Email: paul@evenacre.co.uk

**Contacts**

Paul Jones (Director)

**Primary Sector: Office****Comment**

Evenacre was started by former Maximus MD Paul Jones. (0/609).

06/09 - Evenacre bought Victoria House in Birmingham's Colmore Row, for £1.5m. Evenacre will undertake a £250,000 refurbishment at the building.  
 The company is looking to build on these investments, as well as exploring development opportunities

**Exemplar Properties Holdings LLP**

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**Contacts**

Clive Bush (Founding Partner)  
 Daniel Van Gelder (Founding Partner)  
 Mark Younger (Development Partner)  
 Crispin Gandy (Investment Manager)  
 Campbell MacDougall (Construction Partner)  
 Maxwell Shand (Development Manager)

**Primary Sector: Office****Comment**

Exemplar Properties is a privately owned property company established in 2003 by Clive Bush and Daniel Van Gelder.

09/08 - Exemplar Property, in a JV with US investment bank JPMorgan, bought the 150,000 sq ft Richmond Riverside complex in Surrey. The pair paid £43.5m – a 7.45% yield – for the building, which is let mainly to auction website company eBay.

**Exton Estates Ltd**

22 Grafton Street, London W1S 4EX  
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**Contacts**

Stuart Bedford (Director)  
 James Mawson (Director)  
 Kevin McGowan (Director)

**Primary Sector: Office****Comment**

Exton Estates is a privately owned commercial property company specialising in both commercial development and investment, focussing on the South East market.

The core business sector is distribution and industrial property however the company has extensive experience in the office, retail and leisure development markets.

02/09 - Hammerson selected Exton Estates as development manager on a 60,000 sq ft office scheme in Staines, Surrey. The JV will redevelop and extend the 40,000 sq ft Burgan House on the Causeway.  
 It is the first instruction for the Exton team following its partnership with Royal London Asset Management in Maidenhead, where they redeveloped and prelet the 49,000 sq ft Luminaire building to Stiefel Laboratories in 2008.

## UK Commercial Developers Pipeline 10/2009

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
<b>Derwent London Plc</b>			<b>2,099,500 sq ft</b>		
Mixed Use		<i>LONDON EC1</i>			
		City Road / Old Street	410,000 sq ft	Planning Consent	11 2008
		<i>LONDON W1</i>			
		One Oxford Street	300,000 sq ft		
Office		<i>LONDON EC1</i>			
		The Angel Centre, 403 St John Street	263,000 sq ft	Scheme Completion	8 2010
		<i>LONDON EC1</i>			
		The Turnmill, 63 Clerkenwell Road	65,000 sq ft	Planning Consent	
		<i>LONDON EC2</i>			
		18-30 Leonard Street	20,500 sq ft	Planning Consent	
		<i>LONDON EC2</i>			
		3-4 South Place	52,500 sq ft	Planning Application	2007
		<i>LONDON NW1</i>			
		132-142 Hampstead Road	260,500 sq ft	Site Acquired	8 2007
		<i>LONDON SE1</i>			
		40 Blackfriars Road	81,000 sq ft	Planning Consent	
		<i>LONDON W1</i>			
		16-19 Gresse Street	47,000 sq ft	Scheme Completion	9 2009
		<i>LONDON W1</i>			
		2/4 & 8 Fitzroy Street (phase 3)	85,000 sq ft	Scheme Completion	12 2009
		<i>LONDON W1</i>			
		Henrywood House, 3-5 Langham Place	100,000 sq ft	Scheme Completion	2014
		<i>LONDON W2</i>			
		Bridge House, 55-65 North Wharf Road, Paddington	240,000 sq ft	Scheme Completion	2016
		<i>LONDON WC2</i>			
		40-43 Chancery Lane, Holborn	104,000 sq ft	Planning Consent	2 2008
Retail		<i>LONDON SE10</i>			
		Greenwich Reach	71,000 sq ft	Planning Consent	
<b>Development Securities Plc</b>			<b>3,479,400 sq ft</b>		
Leisure		<i>BRENTWOOD</i>			
		Mountnessing	110,000 sq ft	Planning Consent	3 2008
		<i>LONDON W6</i>			
		Hammersmith Grove	35,000 sq ft	Site Acquired	9 2007
Mixed Use		<i>LONDON SW19</i>			
		Hartfield Road, Wimbledon	118,000 sq ft	Construction Start	1 2009
		<i>WALLINGTON</i>			
		Former Cannon UK Offices, Manor Road		Site Acquired	10 2009
		<i>WELLS</i>			
		Priory Road	100,000 sq ft	Construction Start	2009
Office		<i>BIRMINGHAM</i>			
		Curzon Park, Curzon Street	840,000 sq ft	Planning Application	8 2007
		<i>CAMBRIDGE</i>			
		Cambourne Business Park	750,000 sq ft	Construction Start	7 2006
		<i>LANCASTER</i>			
		Luneside, Phase 1	90,000 sq ft	Construction Start	2008
		<i>LONDON EC4</i>			

## UK Commercial Development Schedule 10/2009

TOWN	ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)
LONDON SW6	Bedford House, New Kings Road	Office	100,000	Planning Consent	10 2007	Commercial Estates Group Ltd
LONDON SW6	Fulham Wharf	Office	100,000	Selected Developer	9 2009	Helical Bar Plc
LONDON W1	1 Grafton Street	Office	54,000	Construction Start	2 2008	Hines UK
LONDON W1	14-30 Oxford Street	Retail	130,000	Planning Consent	10 2009	Frogmore Property Company Ltd / Land Securities Group Plc
LONDON W1	16-19 Gresse Street	Office	47,000	Scheme Completion	9 2009	Derwent London Plc
LONDON W1	175-179 Oxford Street	Mixed Use	23,650	Scheme Completion	9 2009	Salmon Harvester Properties Ltd
LONDON W1	18-19 Hanover Square / Brook Street	Mixed Use	270,000	Planning Application	2008	Great Portland Estates Plc
LONDON W1	2/4 & 8 Fitzroy Street (phase 3)	Office	85,000	Scheme Completion	12 2009	Derwent London Plc
LONDON W1	210-214 Piccadilly	Mixed Use	150,000	Planning Consent	8 2009	Crown Estate
LONDON W1	2-16 Baker Street	Office	125,000	Scheme Completion	2015	McAleer & Rushe Ltd
LONDON W1	224-244 Regent Street	Retail	120,000	Planning Consent	10 2006	Shearer Property Group / Delancey Asset Management Ltd
LONDON W1	28 South Molton Street	Retail	5,300	Planning Consent	3 2009	Kenmore Property Group Limited
LONDON W1	28 South Molton Street	Office	4,600	Planning Consent	3 2009	Kenmore Property Group Limited
LONDON W1	41-51 Bolsover Street	Mixed Use	210,000	Planning Consent	2007	Manhattan Loft Corporation Ltd / Ridgford Properties Ltd
LONDON W1	44 Dover Street	Office	80,000	Scheme Completion	2009	Royal London Asset Management
LONDON W1	4-48 Oxford Street	Office	100,000	Scheme Completion	2020	Frogmore Property Company Ltd
LONDON W1	50-57 High Holborn	Office	300,000	Planning Consent	7 2009	Blackfriars Investment (Management) Ltd
LONDON W1	69-71 Dean Street	Leisure	27,000	Planning Consent	8 2009	Soho Estates Ltd
LONDON W1	8-10 Grafton Street & 22-24 Bruton Lane	Office	85,000	Suspended	11 2008	O&H Properties Ltd
LONDON W1	8-10 Hanover Square	Office	40,000	Planning Application	2008	CORE / LaSalle Investment Management
LONDON W1	9/15 Sackville Street	Office	35,000	Scheme Completion	3 2011	Mitsui & Co Europe Plc / CB Richard Ellis Investors

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