

jobcentreplus

Princeton House

1-5 VICTORIA ROAD, FARNBOROUGH, GU14 7NT



**GOVERNMENT LET JOBCENTRE WITH
RESIDENTIAL DEVELOPMENT POTENTIAL**



Outline for indicative purposes only.

INVESTMENT CONSIDERATIONS

- **Farnborough is an affluent Hampshire town** located **30 miles** to the **southwest of Central London**
- Princeton House offers an **attractive self-contained office building** comprising **8,322 sq ft (NIA)** of accommodation arranged over ground and two upper floors with 18 car parking spaces
- A **highly prominent Town Centre site**, located on Victoria Road, a commercial thoroughfare from (A325) Farnborough Road to the town centre and popular Meads Shopping Centre
- **Let to the Secretary of State for Communities and Local Government** trading as **Job Centre Plus** on a lease expiring **1st April 2028**
- **The tenant is highly committed to the building**, having not exercised their April 2023 break option, **providing a long unexpired lease term of 5 years** Passing rent of **£171,866.67 per annum (£20.65 psf)**
- **325m from Farnborough (Main) Railway Station** (5 minutes walk) which provides regular services to **London Waterloo Station** in approx. **36 minutes**
- EPC C71
- **Potential for redevelopment** to alternative uses, including residential apartments, subject to the necessary consents
- **Freehold** with a site area of a **1/3 of an acre**

PROPOSAL

- We are instructed to seek offers in excess of **£2,000,000 (Two Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 8.09%** assuming purchaser's costs of 6.28% and a **low capital value of £240 per sq ft.**



LOCATION

Farnborough is located in northeast Hampshire, part of the borough of Rushmore and Aldershot. Farnborough is 30 miles southwest of Central London, 17 miles southeast of Reading and 10 miles northwest of Guildford.

ROAD

Farnborough benefits from excellent road connectivity, positioned off Junctions 4 and 4a of the M3 motorway granting easy access to the M25 and London. The A331 runs north to south along the east side of the town, providing southern access to Aldershot and northern access to Blackwater. The A325 provides access the town centre from Farnham to the north and the A31 and A3 towards Guildford the south.

M3	6 minutes
M25	18 minutes
A3	17 minutes
A31	11 minutes



RAIL

Farnborough offers excellent rail connectivity being serviced by two railway stations; Farnborough (Main) station and Farnborough North railway station. Farnborough (Main) railway station is operated by South Western Railway and provides communications from Basingstoke to London Waterloo running 4 services per hour. Farnborough North railway station is positioned parallel to the A331 on the northeast side of the town. The station is operated by Great Western Railway and offers hourly communications from Reading to Redhill.

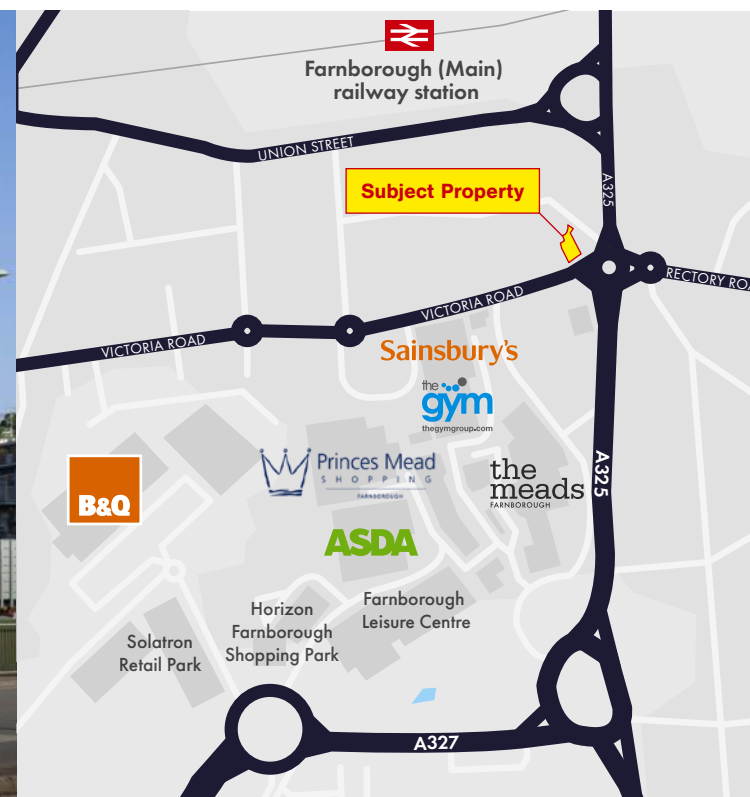
London Waterloo	36 minutes
Basingstoke	25 minutes
Reading	32 minutes
Guildford	17 minutes



AIRPORT

Farnborough Airport lies immediately to the south of the town and stages the Farnborough Airshow every two years. It is the business aviation gateway to London and has long been a hub of military and civilian aviation. Farnborough Airport sees the bulk of its traffic from conventional business jets. The airport is home to a number of the UK's largest business jet companies, including Gama Aviation, Executive Jet Charter and Bookajet. Farnborough has a large labour pool, offering competitive labour costs compared to adjoining areas. The percentage of the workforce employed in professional, scientific and technical trades is above average, reflecting a strong hi-tech manufacturing sector and R&D spend by local occupiers.





SITUATION

The property is situated on the eastern side of Victoria Road just off the Clockhouse Roundabout (A325). Farnborough Road adjacent to Princeton House runs north towards Farnborough (Main) Railway Station 325m (a five-minute walk) and south towards the town's main commercial area. Princes Mead and The Meads Shopping Centre are approximately 500m south west (a six minute walk). The Meads Shopping Centre is anchored by a large Sainsbury's, The Gym, Starbucks, Clarks, Trespas and a Vue Cinema. Princes Mead Shopping Centre is one of the largest shopping centres in Farnborough, hosting over 30 stores in the town centre.

The immediate surrounding area is characterised by modern purpose-built residential blocks (Brand & Calloway House) on Farnborough Road and a SACO aparthotel and a Premier Inn directly opposite the subject property on Victoria Road.

DESCRIPTION

Princeton House is a three-storey purpose-built office building arranged over ground, first and second floors. The building was constructed in the early 1980's and extends to 8,322 sq ft net internal area. To the rear of the site, there is a generous car park which is accessed via Clockhouse Road just off the Clockhouse Roundabout.

 EPC rating of C71

 Site area of 1/3 of an acre

 Double glazing

 Singular main stair and lift cores with extra staircase

 18 car parking spaces equating to a car parking ratio of 1:462 sq ft

 Regular rectangular floor plates

 Outside of Article 4 Direction





TENANCY

The entire property is let on a fully repairing and insuring lease for 10 years commencing 2nd April 2018 and expiring 1st April 2028. The lease was subject to a tenant break option on the 2nd April 2023 which has not been exercised demonstrating their commitment to the property. The passing rent is £171,866.67 per annum (£20.65 psf) and the lease falls inside the provisions of Landlord and Tenant Act 1954.

Fully let to the undoubted covenant of The Secretary of State for Communities and Local Government. The property is used as a Job Centre Plus under the Department for Work and Pensions (DWP). Created in 2001, it is the UK Government's largest public service department. DWP administers employment benefits and the state pension, together with a wide range of working age, disability and ill health benefits with a claimant list of approximately 20 million people.

TENURE

Freehold (title number: HP625942) with a site area of approximately 1/3 of an acre.

RESIDENTIAL DEVELOPMENT POTENTIAL

Princeton House offers an excellent opportunity to purchase an office building in Farnborough with medium term potential for conversion or redevelopment to a residential led mixed use scheme, subject to obtaining the necessary consents.

- The property falls within the jurisdiction of the Rushmoor Borough Council. The site is not identified as comprising any listed buildings, conservation areas or archaeology.
- Flood Zone 1- less than 0.1% annual probability of river or sea flooding.
- Located outside the Article 4 Direction thus there is a possibility of obtaining permitted development rights (Class O) for conversion to residential flats.

RESIDENTIAL COMPARABLES

Address	Size sq ft	Bedrooms	Price	Price psf	Date
23, York House, 49 Victoria Road, Farnborough, Hampshire GU14 7PA	583	1	£210,000	£360.21	Mar-23
3, Forester House, Coombe Way, Farnborough, Hampshire GU14 7GA	483	1	£180,000	£372.67	Dec-22
110, Brand House, Coombe Way, Farnborough, Hampshire GU14 7GD	527	1	£180,000	£341.28	Dec-22
Flat 17, Dukes Court, Queensmead, Farnborough, Hampshire GU14 7SU	524	1	£180,000	£343.51	Sep-22
Flat 11 Greencroft, Clockhouse Road, Farnborough, Hampshire GU14 7TJ	501	2	£200,000	£399.20	Dec-22
Flat 57, 8 Queensmead, Farnborough, Hampshire GU14 7GN	713	2	£240,000	£336.61	Nov-22
5, Stratford Court, Salisbury Road, Farnborough, Hampshire GU14 7AJ	727	2	£280,000	£385.14	Jul-22
39, Brand House, Coombe Way, Farnborough, Hampshire GU14 7GB	604	2	£250,000	£413.91	Dec-21



FARNBOROUGH MARKET COMMENTARY

The Farnborough and Rushmore office market consists of 4.5 million sq.ft of office space. Pipeline for 2023 is approximately 36,000 sq.ft, representing a 0.8% market expansion.

The regional office market has proved resilient, particularly on the highly successful Meads Business Centre, with a vacancy rate of 1.8%, and the Cody Technology Park underpinned by Farnborough's inherent accessibility by road, rail and air. The sub 10,000 sq.ft market has seen the most activity with over 30,000 sq.ft leased since March 2022. Hybrid working is pushing occupiers to exchange quantum for quality, with an increasing focus on ESG credentials and staff wellbeing. Headline rents in Farnborough for prime floorspace is £27.50 - £29 per sq ft.

Access to skilled employees is a key driver for office and R&D occupiers, which puts Farnborough at an advantage regionally compared to other locations such as Camberley and Farnham. Farnborough benefits from an above average proportion of skilled workers, particularly from the highly regarded Farnborough College of Technology, ranked excellent by Ofsted.

EPC

C71 – Full report available in the data room.

VAT

The property is elected for VAT purposes and therefore VAT will be payable by the purchaser unless the sale is structured as a TOGC (Transfer of Going Concern).

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

For access to the Allsop data room please use the following link:
<https://datarooms.allsop.co.uk/register/JOBCENTRE>

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For further information or to make arrangements for viewing please contact:

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