



Corinthian House, Croydon

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McKay Securities PLC
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PRESS RELEASE

McKay Securities PLC

Acquisition of Corinthian House, Croydon

McKay Securities PLC has completed the acquisition of the freehold of Corinthian House, Croydon from a private investor for £11.3 million in an off market transaction. The 45,000 sq ft 1960's office building on ground and ten upper floors, is located in a prominent position on the junction of Lansdowne Road and Dingwall Road, close to East Croydon Rail Station. It overlooks the 8.5 acre Gateway regeneration site, where the implementation of major redevelopment proposals is expected to improve the area, acting as a catalyst for rental growth.

Income from the seven existing tenants in the building totals £533,585 pa (average passing rent of £16.30 psf), from leases that have a range of expiry dates out to 2016. The initial yield on purchase of 4.5% will increase to 6.25% once three vacant floors within the building are let, assuming current market rents.

Commenting on the purchase, Simon Perkins, Managing Director of McKay said "this is a well located property with low passing rents that should increase with more direct management. The plot is under-utilised, and there are good medium term proposals for redevelopment once the Gateway scheme has been implemented"

Whitmarsh Holt Young and Stiles Harold Williams represented McKay Securities, and Makins Moore represented the vendor.

Contacts

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Steven Mew, Director

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This information is provided by RNS
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