



Acquisition at Brooklands

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McKay Securities PLC
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McKAY SECURITIES PLC

PRESS RELEASE

Acquisition at Brooklands, with leaseback to Yamaha Motor (UK) Ltd

McKay Securities PLC have acquired the freehold of a 60,000 sq ft (GIA) office / industrial unit on the Brooklands Industrial Estate, Weybridge from Yamaha Motor (UK) Ltd for a price in the region of £6.5 million. Yamaha have taken a leaseback of the office content of the building for a five year term, and have guaranteed rent and outgoings in respect of the vacated 38,200 sq ft warehouse unit for at least nine months, providing an initial yield to McKay of 7.2%.

The building was constructed for Yamaha in 1991 for head office, storage, distribution and training functions. Having decided to relocate their distribution to mainland Europe, the sale and leaseback of part has assisted Yamaha with this strategy.

Commenting on the purchase, Simon Perkins, Managing Director of McKay said "we are delighted to have acquired this good quality building on the Brooklands Estate. We look forward to working with Yamaha over the next few years and will look to improve on our initial yield with the short term letting of the warehouse unit, before marketing the whole in five years time. Being inside the M25 and close to Heathrow there are encouraging prospects for rental growth, and with neighbouring retail uses the possibility exists for redevelopment in the longer term".

Paul Miller and Company represented Yamaha Motor (UK) Ltd.

Background Information

McKay Securities PLC is a Real Estate Investment Trust specialising in the development and refurbishment of quality commercial buildings within established and emerging growth areas of Central London and the South East of England. Completed projects are retained and managed for long term growth within the Group's portfolio, valued in excess of £285m (at 31st March 2006).

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This information is provided by RNS
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