



# MARKET INSITE

GREAT COMMERCIAL  
PROPERTY DECISIONS **2023**

**INNES ENGLAND**   
MAKE A GREAT DECISION



# WELCOME TO MARKET INSITE 2023

Welcome to our 2023 Market Insite, and our 16th consecutive year of pulling together the data and presenting this report.

Seven of our Agency and Investment team presented the findings at our webinar ([bit.ly/MarketInsite2023Webinar](https://bit.ly/MarketInsite2023Webinar)) incorporating key deals, supply moving forward, and their views on the market. You will find the presenters mobile numbers and email addresses on the back page of this report, please ensure to make direct contact with them at any time.

Reviewing the data for 2022, the investment market reflected the economic and political backdrop, as the first half of the year continued at similar trends to 2021, a record year. Interest rates started to rise for the first time since 2008 followed by trussonomics, and we saw investors adopt a 'wait and see' approach with only 20% of the total sums transacted in the second half of the year. Whilst the national picture in the logistics market presented a similar picture, the East Midlands logistics sector saw over 6 million sq ft transacted in 2022, close to a 27% rise over 2021, highlighting how important on the ground market knowledge is to make key decisions.

As a company we made a significant move and established an office in Birmingham - led by Adam Rock. Opening in April, we are delighted to have a new home based at Paradise, with the first nine months delivering more than what we could have hoped. Thank you to those clients and contacts who have supported us. Recruitment is ongoing and further announcements will follow shortly. The first twelve months for our dedicated investment offer delivered one of the East Midlands largest office deals of £20m, and we are working with clients as yields re-set following the increase in the cost of debt.

Investments within our core business continued as we appointed Caroline Sanderson as a Director within our growing Asset Management Team. Caroline brings extensive experience in the sector to our team, with previous roles at British Waterways and McCarthy Stone. Most importantly our in-house talent

continues to flourish as we were thrilled to announce a number of promotions within the team. Congratulations to Matt Howson, Ross Whiting, Hannah Vassey, Andy Smith and Sam Hall. I am delighted that three of the team benefitted from our APC Scheme and qualified with us, it's been rewarding to see them progress within the business.

Our Sustainability Group continues to drive our desire to make a positive input to the built environment and support clients on the road to achieving Net Zero. We have appointed a partner to review our own carbon emissions and develop an initiative to achieve a rolling programme of reductions. The group implemented a Step Challenge internally and appealed to the competitive element in the whole team, with our winner completing an impressive 92,143 steps over 5 days.

A number of us joined PASIC (our chosen charity for 2022), at their Charity Ball which raised over £25,000. A huge congratulations to their fundraising team for organising a successful event. The charity has such a direct impact on families who have a child with cancer and it's humbling to meet parents who clearly feel passionate about the support of the charity.

As I write this intro, the FTSE is at an all-time high, inflation is on the wane and predictions of interest rates will be at 4-4.5% at the end of the year, not the 6-6.5% in Q4 2022. The market is adapting and whilst outside factors will no doubt be important, we will continue to provide our advice to our clients to secure the best outcomes.

Regards

*Matt Hannah*

Managing Director



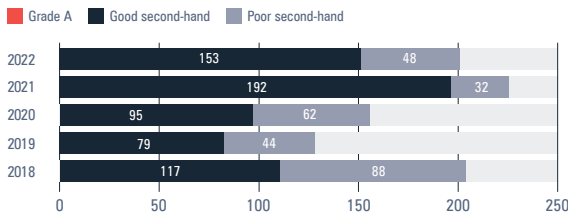
- 1. **New Becketwell performance venue** | Derby
- 2. **City Buildings** | Nottingham
- 3. **Genesis Park** | Leicester
- 4. **The Island Quarter** | Nottingham

# DERBY

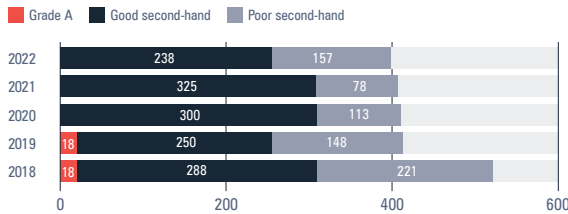
## OFFICES

The Derby office sector performed strongly in 2022, with take-up remaining at trend levels with 201,700 sq ft of lettings. The year's activity was dominated by smaller lettings (< 10,000 sq ft), which accounted for 75% of the year's activity. Once again, we saw take-up monopolized by good quality Grade B standing stock, with the best available buildings on Pride Park and The Wyvern attracting competitive interest. That remains the case as occupier demand continues to outstrip supply, which has fallen to a 20 year low. At the end of the year, just 394,600 sq ft was on the market with no Grade A space available. Prime rents remained stable at £16.50 per sq ft (with a lack of high quality space to provide evidence of higher levels), but secondary rents continued to grow, moving up by 11% over the year to £10.00 per sq ft.

Take-up (000 sq ft)



Availability (000 sq ft)



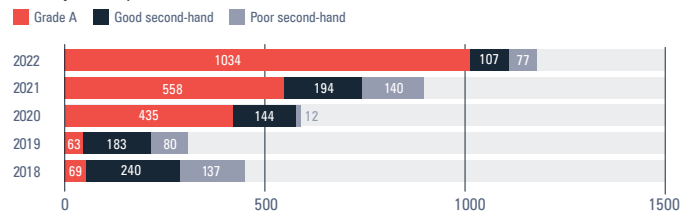
Prime Rents (£ sq ft)



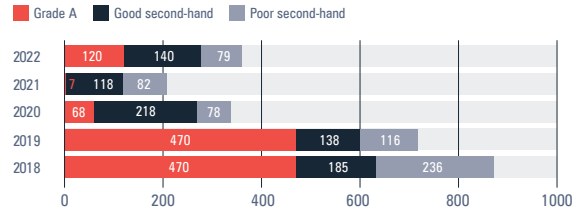
## INDUSTRIAL

Industrial take-up in Derby continued to accelerate in 2022, with a total of 1.2m sq ft of space acquired; the second highest take-up on record. The city's key employment sites performed well with Hello Fresh acquiring space at the specialist 155-acre food production and distribution campus Smart Parc, which will provide up to 2m sq ft of accommodation. St Modwen let 200,000 sq ft of new build Grade A at St Modwen Park, Derby (SMPD), whilst to the south of the city, Infinity Park welcomed the Nuclear Advanced Manufacturing Facility and a new 185,000 sq ft pre-let. Availability in the Derby industrial market edged up to 338,500 sq ft, with 300,000 sq ft of speculative new units delivered in phase one at St Modwen Park. In terms of standing stock, the largest unit available for immediate occupation is unit D54 at SMPD of 54,380 sq ft. Prime rents moved to a new record level of £8.50 per sq ft and have now risen by 41.7% over the past five years, whilst secondary rents have almost doubled over the period, rising by 84.6% to £6.00 per sq ft.

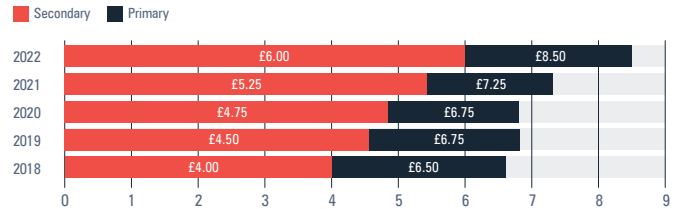
Take-up (000 sq ft)



Availability (000 sq ft)



Prime Rents (£ sq ft)



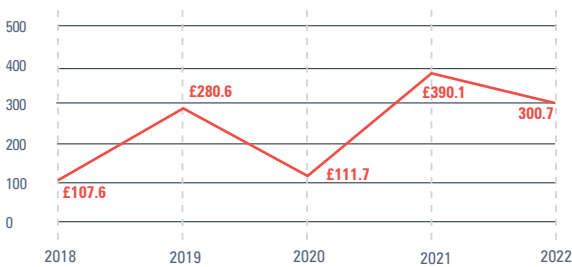
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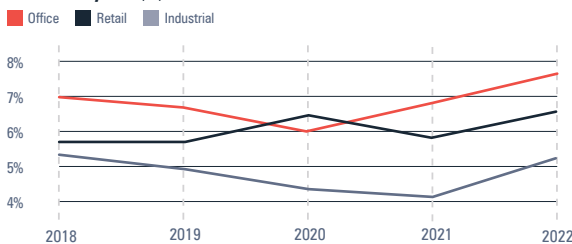
## INVESTMENT

Investment activity in Derbyshire eased back slightly from the levels seen in the previous 12 months, with total activity of £300m. Activity slowed considerably in the final quarter of the year, following a strong first three quarters. Investors continued to focus on the industrial sector, which accounted for 81% of the year's activity. The two largest transactions in the year were both industrial deals which completed in H1, with the largest being ICG's purchase of two vacant units totalling 500,000 sq ft at Mercia Park, Swadlincote for £101m. The other main deal was BMO Commercial Property Trust's purchase of Orion One and Two at Markham Vale for £44.5m. The price reflected a net initial yield of 3.7%.

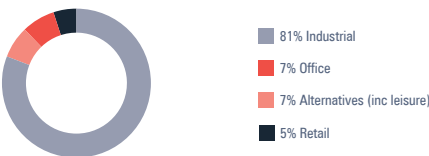
Investment across the County (£m)



Investment yields (%)



Investment by Sector



## OFFICES

➤ Prime headline rents  
**£16.50**  
Per sq ft

➤ Secondary rents  
**£10.00**  
Per sq ft

## INDUSTRIAL

➤ Prime headline rents  
**£8.50**  
Per sq ft

➤ Secondary rents  
**£6.00**  
Per sq ft

## INVESTMENT

➤ Transactions completed  
**£300.7m**



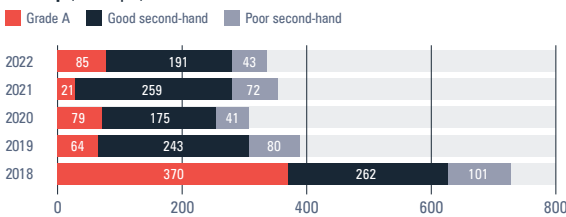
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# NOTTINGHAM

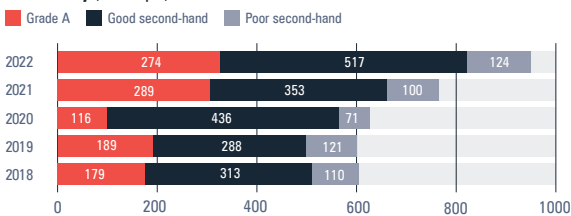
## OFFICES

Take-up in the Nottingham office market continued to record healthy levels of activity in 2022. Total activity recorded stood at 319,700 sq ft, with a further 110,000 sq ft under offer at the end of the year. The city centre market registered its strongest year since the start of the pandemic with 186,800 sq ft of lettings, 58% of the year's total. While we saw a general lack of larger transactions, the majority of lettings above 10,000 sq ft were focused on Grade A space. There was an increase in second-hand space coming onto the market, as occupiers looked to rationalise into better quality space. Total supply increased to 915,400 sq ft, with a number of larger second-hand buildings coming to the market, providing refurbishment or redevelopment opportunities. Prime rents moved to a new peak level, rising by 10% to £22.00 per sq ft, whilst rents on secondary space now stand at £16.00 psf.

Take-up (000 sq ft)



Availability (000 sq ft)



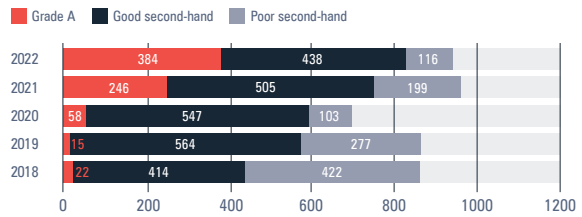
Prime Rents (£ sq ft)



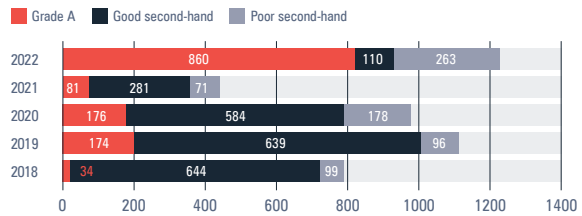
## INDUSTRIAL

Take-up in the Nottingham industrial market remained in line with the long run trend level of activity in 2022, with a total of 937,500 sq ft of lettings. Notable deals included the letting of Wilson Bowden and Urban Logistics REIT's Blenheim 81, shortly after completion to Cotton on Group and Northwood Urban Logistics' Teal Park, which welcomed a number of occupiers to the scheme. Supply increased to 1.2m sq ft following the completion of a number of new speculatively built schemes. The most significant addition was at Oxenwood Real Estate's Power Park, where 426,500 sq ft has been added across six units and Grade A supply now accounts for 70% of all stock on the market. Prime rents moved to £8.50 psf at the end of 2022 and have now increased by 36% over the past five years. Secondary rents moved up to £7.00 psf, but shortages in supply may see further advancement during the next 12 months.

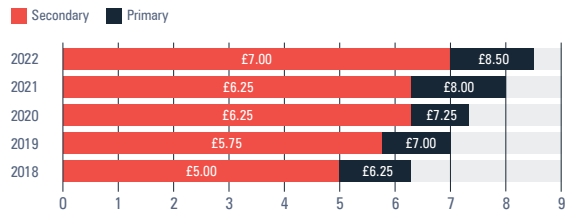
Take-up (000 sq ft)



Availability (000 sq ft)



Prime Rents (£ sq ft)



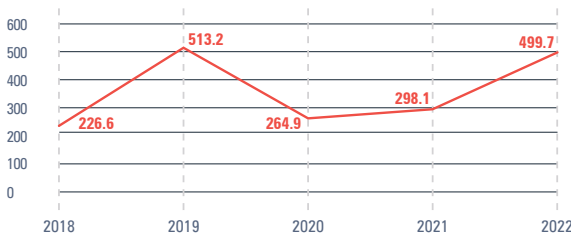
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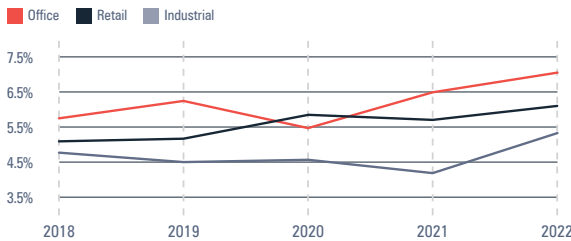
## INVESTMENT

Investment activity in Nottinghamshire rebounded to its highest level since the start of the pandemic, with a total of £499.7m of property changing hands. Student accommodation schemes were the main focus of interest, accounting for £230m of investment, with the largest deal being Bricks Group's purchase of the Bendigo Building on Bath Street for £70m. Overall, five schemes could add a total of 2,250 student beds to the Nottingham market. Once again, Nottingham saw the largest office deal across the major East Midlands region, with French investment management group Corum buying E.On's 105,000 sq ft head office building, Trinity House in the city centre for £28m, reflecting a 6.85% yield. The largest industrial purchase was Oxenwood Real Estate's purchase of Power Park from Henry Boot Developments for £53.8m.

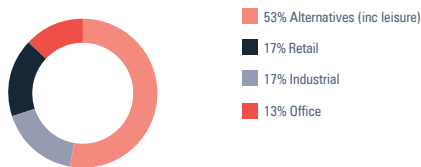
Investment across the County (£m)



Investment yields (%)



Investment by Sector



## OFFICES

➤ Prime headline rents  
**£22.00**  
Per sq ft

➤ Secondary rents  
**£16.00**  
Per sq ft

## INDUSTRIAL

➤ Prime headline rents  
**£8.50**  
Per sq ft

➤ Secondary rents  
**£7.00**  
Per sq ft

## INVESTMENT

➤ Transactions completed  
**£499.7m**



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# LEICESTER

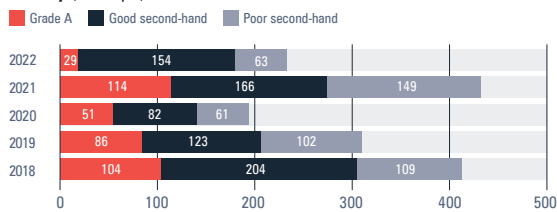
## OFFICES

Take-up in the Leicester office market fell back from the strong levels of activity seen in the previous 12 months, with lettings totalling 245,700 sq ft. There was a lack of larger lettings during the year, with only four transactions above 10,000 sq ft, the largest being the 19,015 sq ft letting at 1 St George's Way. Take-up was focused on second-hand space, which accounted for 88% of space acquired during the year. Availability continued to edge upwards and ended the year at 961,400 sq ft, with the main factor behind the increase being the levels of Grade A space on the market, which stood at 218,600 sq ft. All of the larger Grade A space is out of town, with only limited availability in the city centre. Prime rents remained at the new level set last year, £20.00 per sq ft, but secondary rents narrowed the gap, rising to £14.50 per sq ft.

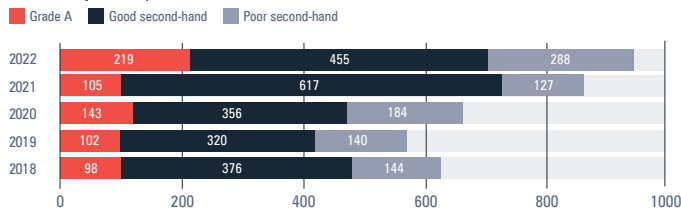
## INDUSTRIAL

Leicester's industrial market set a new record in 2022, with take-up topping 4m sq ft during the year. The Big Box market continued to see good levels of activity, with eight deals totalling 2.4m sq ft completing. Magna Park, Lutterworth continued to attract the majority of larger leasing activity, accounting for more than three quarters of Big Box space let. Availability remains good, with more than 3.2m sq ft currently on the market and almost 40% of space in Grade A buildings. The largest unit on the market is the 411,600 sq ft MP411 at Magna Park. Prime rents increased to £8.50 per sq ft, whilst secondary rents continue to reflect the strength of the market, rising to £6.25 per sq ft.

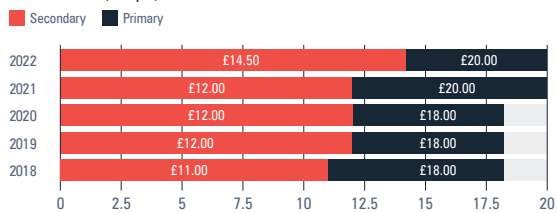
Take-up (000 sq ft)



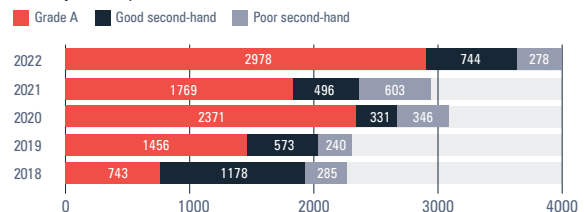
Availability (000 sq ft)



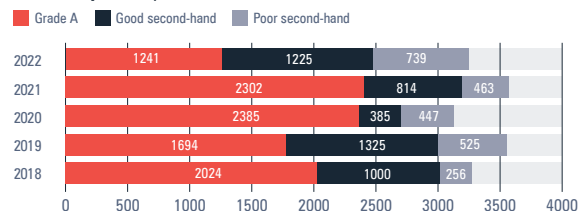
Prime Rents (£ sq ft)



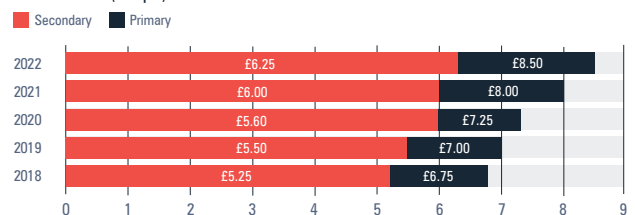
Take-up (000 sq ft)



Availability (000 sq ft)



Prime Rents (£ sq ft)



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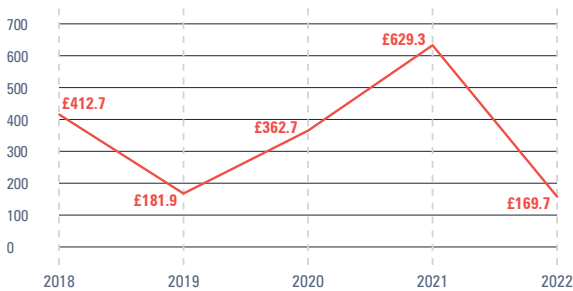
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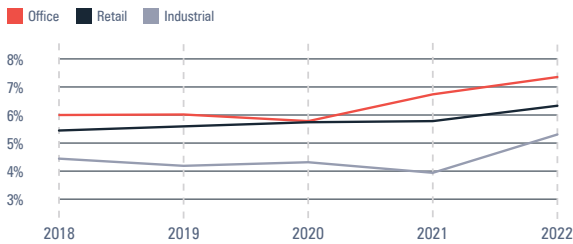
## INVESTMENT

Investment activity in Leicestershire slowed in 2022, with a total of £169.7m of property changing hands. The industrial sector continues to dominate the levels of property traded, accounting for 78% of the year's total activity. The largest deal was the £41m sale and leaseback of Melton Mowbray Distribution Centre, Saxby Road, which provides 712,000 sq ft of logistics space across three buildings along with 10 acres of development land, which was purchased by Urban logistics REIT, reflecting a 6.67% yield. The most significant deal outside of the industrial sector was the £25m purchase of the 89,000 sq ft former HMRC offices, Saxon House, which received planning approval for conversion to 102 flats.

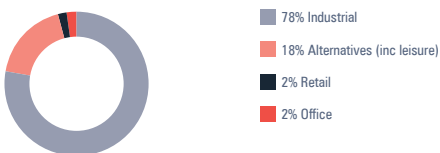
Investment across the County (£m)



Prime Yields



Investment by Sector



## OFFICES

➤ Prime headline rents  
**£20.00**  
Per sq ft

➤ Secondary rents  
**£14.50**  
Per sq ft

## INDUSTRIAL

➤ Prime headline rents  
**£8.50**  
Per sq ft

➤ Secondary rents  
**£6.25**  
Per sq ft

## INVESTMENT

➤ Transactions completed  
**£169.7m**



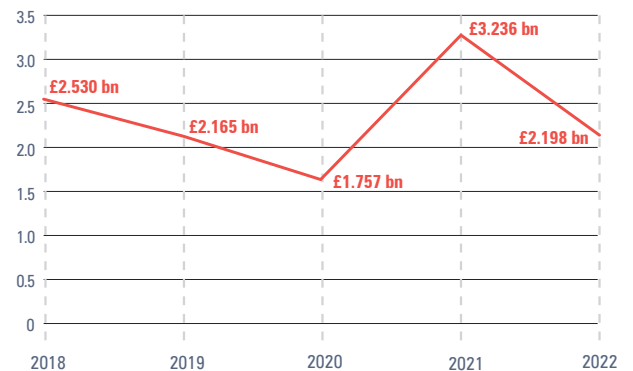
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# WEST MIDLANDS

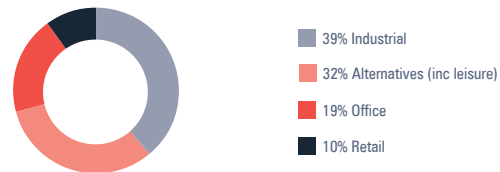
## INVESTMENT

Investment activity in the West Midlands eased back from £3.2bn in the previous 12 months, to record activity of £2.2bn in 2022. Activity was down in most sectors of the market, although the office sector saw a recovery in turnover, with a total of £415m of assets transacting. The largest office deal was Blackstone's purchase of the 310,000 sq ft, Colmore Building for £182m. The alternatives sector also proved resilient, providing the largest deal in the West Midlands with the £200m forward funding of the One Eastside build to rent development, by Pension Insurance Corporation. The scheme comprises two buildings of 16 and 51 storeys and will provide 667 residential units. The industrial sector continued to attract the highest proportion of investment into the West Midlands market, accounting for 39% of total activity, with the largest deal being BentallGreenOak's purchase of Richardson Parkway in Wednesbury for £90.5m, representing a net initial yield of 2.88%.

Investment Volume (£bn)



Investment by Sector



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# BIRMINGHAM

## An exciting first year in the West Midlands, since opening our new Birmingham office

In 2022, we consolidated our presence in the West Midlands with the opening of our new Birmingham office at 2 Chamberlain Square. The new office opened on 1 April, heralding an exciting new chapter for Innes England and allowing us to secure a long-awaited foothold in the region.

Headed up by Birmingham-based director Adam Rock, the office has an initial focus on Professional Services, covering a full range of services including; valuations, landlord and tenant/lease advisory, buildings surveying as well as agency and development.

The first nine months of the Birmingham office have far surpassed expectations. Due to this successful start, we have beaten our initial forecasts and have in place a very healthy pipeline for 2023.

Highlights of our first year include:

- Undertaking loan security valuations for most (if not all) high street banks, an ever-increasing list of challenger lenders, investors, developers, and private individuals. Almost 100 valuations have been completed for over 30 different clients, with two thirds of those being new clients to the business.
- As part of our integrated service, our Building Surveying team has undertaken an increasing number of project monitoring assignments for various schemes across the region, complementing the valuation work.
- Landlord and tenant work is increasing with new instructions received from clients new to the business.
- Our Agency and Development team have also orchestrated some recent disposals across the West Midlands with many properties available for sale and to let across the wider Midlands.

Due to our ever-increasing client demands and market opportunities, we are conducting an ongoing recruitment campaign seeking like-minded property professionals to join our growing team and to better serve our clients, maintain speed of delivery of services and keep our fees competitively priced.

*"I'm immensely proud of the progress we've made. We have carved a fantastic foundation and dug ourselves a much stronger presence in the West Midlands that is undeniable and the drive we've now begun to expand our team further is a show of strength and a message to the industry that we don't intend to slow our growth."*

Adam Rock, BSc (Hons) FRICS IRRV (Hons)



- 1. Business Park Investment | Solihull
- 2. Manor House | Monmouthshire
- 3. Residential | Staffordshire
- 4. Mixed Use Scheme | Worcestershire
- 5. Office Investment | Birmingham
- 6. Residential Development | South Staffordshire
- 7. Birmingham Office



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Director & Head of Birmingham

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# RETAIL & ROADSIDE

## Market Insite Retail Review

### Overview

The theme of challenge and adaptation has followed the retail sector into 2022, with landlords and tenants once again having to adjust to the economic climate.

Rising costs and changing consumer behaviours led to more than 17,000 shop closures in 2022, the highest in the past five years and a 50% increase from 2021. A third of all closures were branches of chains which have been consolidating their bricks and mortar portfolios since the pandemic, with many retailers rationalising their portfolios to focus more on online sales.

We have been closely following The Centre for Cities recovery index, which calculated footfall and expenditure data across the UK, to highlight the upturn in the high street. This however concluded in March 2022, as most city centres have now reached pre-pandemic levels. *The latest footfall figures and the Spend Index show that Nottingham, Leicester and Derby are marginally below pre-pandemic levels. This is to be expected however, with the move to hybrid working meaning a proportion of employees are continuing to work from home for parts of the week.* (Springboard Data Analytics).

The East Midlands saw the biggest drop in vacancy rates across the UK in 2022 and also achieved the third lowest net decline of high street shops.

The proportion of online sales is steadily rising, with the latest figures reaching 26.4% of total retail sales, which have fallen from the peak in January 2021, when sales rose to a high of over 30%.

Zone A rents across the region are still some way behind previous levels, however, we are seeing national brands take space in all three cities. The rise of the independent/ local retailers continues to be the hot topic, with many pitches now home to a multitude of local brands rather than national occupiers.

We were pleased to see that the Rateable Value reassessments may provide a welcome sign of relief. As of April 2023, many high street units will see significant changes to their Rateable Values, with some properties seeing a reduction of almost 65% as a result.

The roadside market continues to thrive, with operators competing to acquire sites along the most prominent routes and paying premiums for the best sites.

- 1. **The Island Quarter** | Nottingham
- 2. **New unit occupiers** | Derby
- 3. **New Nike store at Fosse Park** | Leicester

### Nottingham

The food and beverage sector has dominated much of the take-up within Nottingham in 2022, with a host of international and national operators now trading. These include Jollibee's and Popeye's along Clumber Street and Upper Parliament Street respectively, Wingstop in Cornerhouse as well as Gusto, Rosa's Thai, Pho, 200 Degrees, Pizza Punks and Zapp Supermarket across the city centre. 2022 also saw the opening of the much-anticipated Cleaver and Wake and Binks Yard, which form part of the first phase of the Island Quarter regeneration project.

Other activity includes Paperchase taking 9 Clumber Street, whilst Co-Op Bank have now occupied the former Santander on 1 Clumber Street.

Bridlesmith Gate has had something of a rebirth, now displaying murals inspired by those in Copenhagen and being fully let to local independents at more affordable rents than previously achieved and on flexible lease terms. Operators include Sneakverse, Barista Lab, Stick and Ribbon, and Relic x Hooked.

Hockley has been the standout area within Nottingham, named one of the coolest postcodes in the UK and dubbed *'the Soho of Nottingham'*. Being home to an eclectic mix of cafes, bars, restaurants and boutique retailers, its day and night offering has made it very popular. Rents in the area are now similar to those along Bridlesmith Gate, previously a prime pitch with national covenants.

Out of town, Riverside Retail Park has been reimagined and achieved full occupancy with all stores now open. Previously let to Toys R Us and Arcadia Group brands, these units have been split and let to occupiers including Food Warehouse, Home Bargains and Poundland; with the latter being their largest store in the UK to date. This highlights a greater theme in the market, showing the rise in the value for money retailers. Two operators are also due to open drive to/ thru units on the park, subject to planning.

The Broadmarsh redevelopment will move into the first phase of *'the Green Heart'*, an area the size of Nottingham Forest's City Ground between Collin Street and Lister Gate. The regeneration project had several key developments to date including;

- Work starting on the new Central Library, planned to be completed in H2 2023
- The opening of the new Broadmarsh Bus Station, located below the new 1,200 capacity car park
- A new public space and art around Sussex Street and Carrington Street

The Council made a significant bid in Round 2 of the levelling up fund of £20m for the Broadmarsh Vision and the rejection of this bid will mean partnership with the private sector will be required.



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## Derby

Much of the activity in Derby has been centred on Derbion, with a wealth of new retailers introduced including the likes of Ted Baker, Søstrene Grene, 200 Degrees Coffee, White Rose, Boux Avenue, River Island and Jack Wills. H&M has also taken a larger unit, upsizing into a 25,000 sq ft store.

The shopping centre will be further strengthened, with plans now submitted to construct a new £14m entrance to Derbion dubbed the 'Eastern Gateway', courtesy of a £5m government grant. This will include 2,300 sq ft of urban green space as well as new premises to accommodate shops, bars, or cafes along East Street.

Aside from Derbion, a private investor has purchased a parade of seven shops adjacent to the centre, on Albion and East Street, letting them to regional and independent operators, including 10,000 sq ft to a regional leisure operator.

Boo Burger, a national restaurant chain, has signed a lease to occupy 2,000 sq ft on the corner of Victoria Street and St Peters Street.

Phase 1 of the £200m Becketwell redevelopment scheme commenced, which includes a 259 bed BTR scheme, which is due to be completed in the Spring and will be followed by the construction of a 3,500-capacity performance venue scheduled to be opened in Q4 2024. Further development plans include Grade A office accommodation, further commercial space, a hotel, multi-storey car park and a purpose-built student residential scheme.

The transformation of Derby's Victoria Market Hall saw the first phase completed in 2022. The roof was completed in August and further plans to repair the interior will begin in Spring 2023 to be completed in 2024. The Market Hall will become a new F&B hub and will see the creation of a 'make-and-trade' zone for entrepreneurs and space for events and activities.

Out of town, the owners of Bradshaw Retail Park are repurposing the site and are seeking redevelopment plans for up to 400 residential properties with potential for additional mixed use including retail, leisure, food and beverage and offices with up to a maximum of 14 storeys in the development.

In contrast, Wyvern Retail Park has shown there is indeed demand on retail parks with a number of transactions. Go Outdoors has taken the vacant Toys R Us unit, M&S have opened a new food hall inspired by Derby's historic railway engine sheds and a new Tim Horton's drive to unit opened in late 2022.

Wendy's and Starbucks are due to open along a roadside development next to the Aldi on Normanton Road – one of Derby's busiest roads. This is the first Wendy's in the Midlands and the 11th in the UK. The plans were approved in November for three drive to/thru café/restaurants. Meanwhile, Costa are due to open a new drive thru/to next to KFC in Foresters Leisure Park.

## Leicester

Much like Nottingham, a significant proportion of the high street and shopping centre activity in Leicester revolved around food and beverage operators. The vast majority of new lettings were to existing chains and to new local independents. Within High Cross, Lush relocated from Gallowtree Gate, Pizza Punks occupied the former MOD Pizza whilst Doner Shack, Slim Chickens, Lids, The Works, Bubbleology, Dune and Damned Society also opened. Gallowtree Gate, the prime pitch within the city, saw a host of new venues including, Popeyes, Pret A Manger, Scrumptiousss and Affogato.

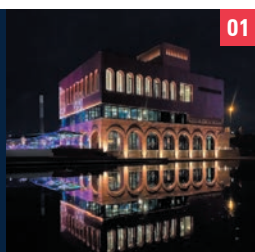
With the demand in leisure concepts continuing to rise, Sixes Social Cricket opened on Halford Street a 15,000 sq ft unit.

Following the successful extension in 2021, Fosse Park West has also welcomed a host of new occupiers, including a 10,000 sq ft Nike concept store dubbed 'Nike Unite', Zizzi, Skechers, MenKind and Bubble CiTea. Tim Horton's took the former Pizza Hut site and Dunkin' also opened, which was the first Leicestershire units for both brands.

Leicester has ongoing and planned investments totalling more than £2bn, within both the private and public sectors. Such investments include;

- Connecting Leicester scheme, which aims to improve transport connections within the city centre and public realm improvements, this is an ongoing investment aimed to reach into 2023 and beyond
- Leicester Waterside, which includes the development of two hotels, high specification offices and the restoration of Grand Central Square.
- St Margaret's Bus Station regeneration now has an A+ EPC and a score of -4, an increase from 18 to 24 bays, new seating, a café as well as electric bus charging points. The building will also provide secure storage for up to 100 bicycles.
- Leicester Train Station is also due to start redevelopment in H1 2023 with expectations for completion in mid-2024. The redevelopment aims to change the covered entrance into a plaza for retail and F&B, and the taxi ranks are to be relocated onto Station Street.

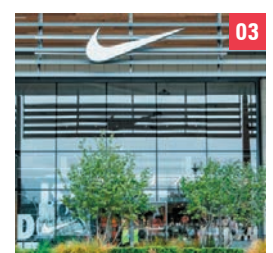
Debenham's in Leicester Highcross is due to be developed into 305 residential apartments arranged over 12 storeys, repurposing some retail supply and bringing more residents into the city centre.



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02



03

# OUR INTEGRATED SERVICES - ADDING VALUE AT EVERY STAGE OF THE PROPERTY LIFECYCLE

When it comes to commercial property advice, we seek to lead the way through our unrivalled knowledge and extensive experience across the Midlands.

We believe 'united we do more' which means through our diverse service offering, we can provide our customers with more value, catering for every stage of the commercial property lifecycle.

## Integrated Services



As a team, we never want to standstill. Our agile approach means we can respond to the ever-changing markets and customer needs, as well as keeping up with the latest industry trends, whilst striving for a sustainable future.

## Key projects of 2022 in review

Our extensive range of services offered by our key departments has meant we can provide an all-encompassing solution for a wide range of businesses across the UK who are looking for local and tailored expert advice.

Our cross functional teams are proud to have provided a friendly, localised approach through our four office locations in Derby, Nottingham, Leicester and Birmingham, providing best-in-class market knowledge and insight for our prestigious client list across the Midlands.

With some of our departments operating nationwide, we are delighted to have also undertaken several successful Building Surveying and Property Management projects in multiple locations across the UK, supporting the property aspirations of clients' within the education, healthcare, retail, commercial, industrial, roadside and leisure industries.

Here are a few key projects of 2022 where our team has worked together:

- Abbeyfield Road, Nottingham (Warehouse/Office Site)
  - Agency and Development (Acquisition and Lettings)
  - Professional Services (Valuations)
  - Building Consultancy (Pre-Acquisition Survey and Dilapidations)
- 84 Friar Lane, Nottingham (Office)
  - Agency and Development (Sales)
  - Building Consultancy (Dilapidations and Project Management)
  - Property Asset Management (Maintenance and Repairs and Statutory Regulatory Compliance)
- Market Place, Derby (Retail & Residential)
  - Property Asset Management (Full Property Management Services including Rent Collection, Service Charge Management and Strategic Advice)
  - Building Consultancy (Condition Report and Project Management)

If you would like to find out more about our integrated service offering, please visit [www.innes-england.com](http://www.innes-england.com)



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## Our integrated service offering includes:-

### ➤ Agency and Development

- Acquisitions
- Disposals
- Lettings
- Land Sales

### ➤ Building Consultancy

- Dilapidations
- Building Surveys
- Development Monitoring
- Design and Project Management

### ➤ Property Asset Management

- Rent Collection
- Service Charge Management
- Maintenance & Repairs
- Statutory Regulatory Compliance

### ➤ Professional Services

- Valuation
- Rent Reviews
- Lease Renewals
- Arbitration & Expert Witness

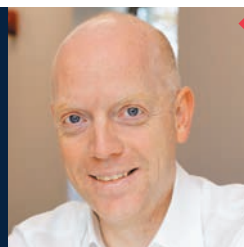
### ➤ Investment Consultancy

- Sales
- Acquisitions
- Asset Management & Portfolio Advice

- 1. **Abbeyfield Road** | Nottingham
- 2. **84 Friar Lane** | Nottingham
- 3. **Market Place** | Derby



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