

NFUM buys Staines's Flow

By Paul Norman - Friday, May 08, 2015 13:40

NFU Mutual has completed the acquisition of Flow, a 60,000 sq ft single let office building at the Causeway in Staines, from Rockspring Property Investment Managers acting on behalf of Cheshire Pension Fund, for £38m, a 5.2% yield, CoStar News understands.

CoStar News revealed last month that NFUM had gone under offer on the building.



Rockspring and Cheshire Pension Fund, acting in turn through Cheshire West and Chester Borough Council, appointed Strutt & Parker to sell the building following an OJEU tender notice, which called for an agent "to advise on the sale of the freehold interest in a brand new Grade A single let office investment in Staines which has a lot size range of between £30-40m".

The sale is another reward for Rockspring's relatively lone decision to back speculative office development in the South East post the economic downturn.

Rockspring and Exton's 60,000 sq ft Flow One and Two at the Causeway in Staines was leased last year in its entirety to VM Ware.

In addition Rockspring Property Investment Managers and Bell Hammer's 82,000 sq ft The Stanza Building in Uxbridge, which was leased to Nexen Petroleum UK in July of 2013, sold in the November of that year, also to NFU Mutual Insurance Society, for £43.075m, reflecting an initial yield of 5.72%.

It has also speculatively developed the 67,000 sq ft Tor scheme in Maidenhead.

Rockspring was advised by Strutt & Parker. NFUM has been advised by Hoddell Stotesbury Morgan and Hanover Green.

pnorman@costar.co.uk