

THE LAST MILE

.....

# BUSINESS REPORT

Q2 • 2019



COMPAGNIE DU PARC LTD





# GROUP'S ACTIVITY

## ABOUT US

Compagnie Du Parc Limited is a private Real Estate investment firm owned by its founding partners. The group, through €2bn of successful transactions, aggregates more than 30 years of investment, development and management experience across France, Switzerland, US and the UK.

## PRIMARY FOCUS

The group's primary focus is industrial and logistic space within urban locations. By targeting strategic locations benefiting from strong macroeconomic fundamentals, Compagnie du Parc has achieved exceptional results across different cycles. It aims to become a pioneer and leader in each market it enters giving it a competitive advantage.

## FINANCIAL STRENGTH AND STABILITY

With a conservative approach, the group has the view to create a strong, diversified long term cash flow. In parallel, the group Loan to Value is carefully controlled ensuring protection from possible economic reversals.

# INVESTMENT STRATEGY

Compagnie du Parc's investment rational is to exploit the demand/ supply imbalance in London's industrial and logistics space mainly driven by:

- > London demographics, density and tight planning rules
- > Online Sales growth
- > Strong UK economy

To capture this opportunity, the group aims to create a £100m portfolio made of the following criteria:

- > Location: Within Greater London
- > Lot Size: Below the £20m threshold
- > Diversified Cash Flow: Largest tenant to represent less than 10% of the stabilized portfolio
- > Asset Management Opportunity: Value creation through active management, refurbishment, development
- > Long term financing with reasonable leverage and adequate hedging techniques,
- > Potential turnover of stabilised assets.

## ADMINISTRATORS OF THE LAST MILE



ANNICK ROUXEL



PATRICK HAAG



GEORGES MAJERUS

## COMPAGNIE DU PARC & PROPERTY MANAGEMENT TEAM



**JONATHAN COENCA**  
Managing director



**GEORGE ALCOCK**  
Acquisition &  
Asset management Director



**ELHAME MELIANI SHEIKH**  
Office Manager



**PATRICE HUGON**  
Head of Finance



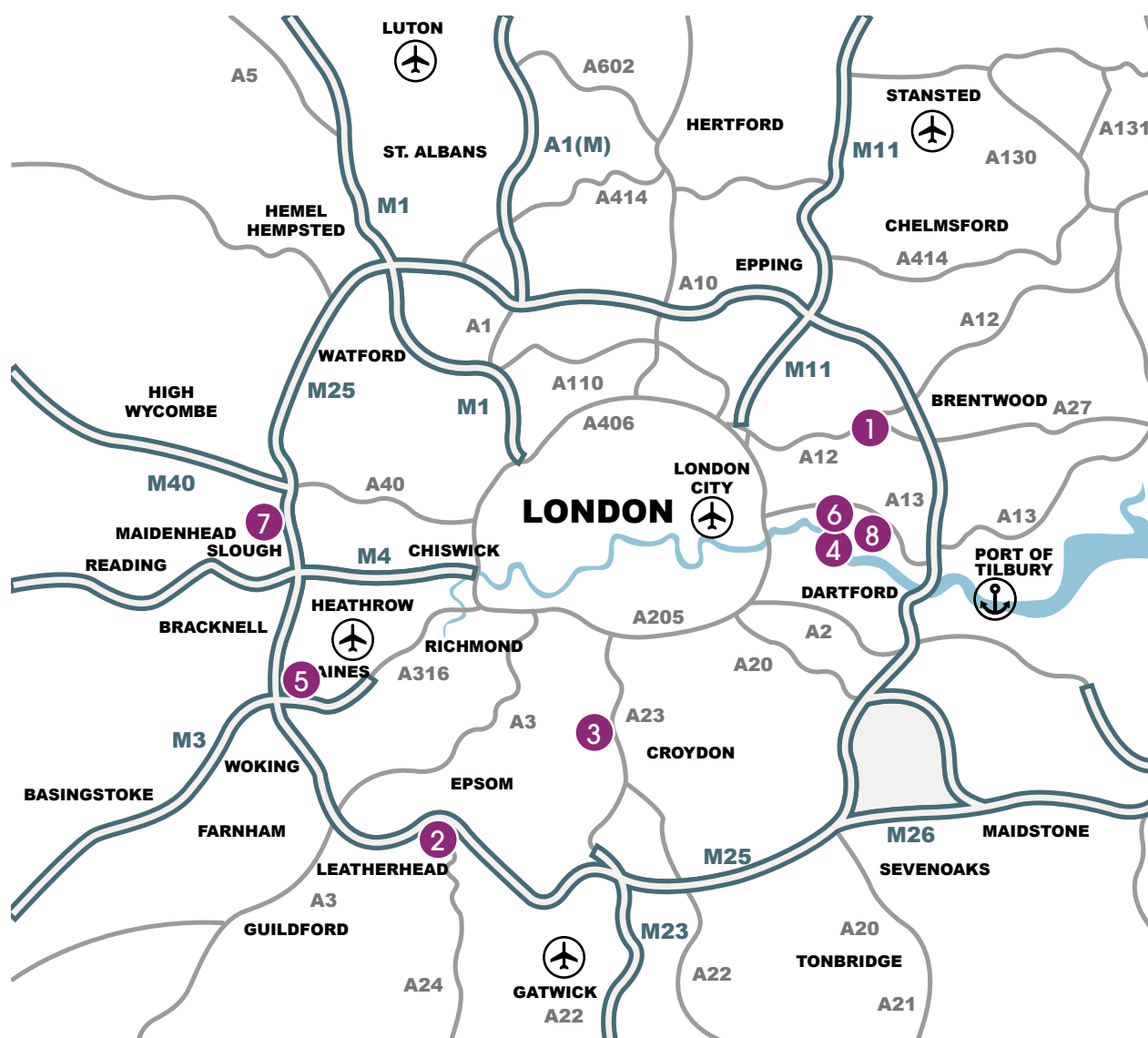
**MICHAEL RICHMAN**  
FRICS



**REBECCA STOUT**  
MRICS



# CURRENT PORTFOLIO OVERVIEW



	Property	Rentable space (Sq.Ft)	Land Area (Acre)*	# Units	Page n°
01	Allen Ford	56,678	2.26	2	6
02	128 Kingston Road	17'405	0.86	2	8
03	Endeavour Way	21'383	1.10	5	10
04	Veridion Way	16'553	0.50	2	12
05	Essence House	20'417	0.89	2	14
06	Ripple Road	16'559	0.58	1	16
07	Albion Close	22'654	0.80	1	18
08	Ensign Estate	100'870	13.00	38	20
	<b>TOTAL</b>	<b>272'519</b>	<b>19.99</b>	<b>53</b>	







\* 1 acre = 4,047 m<sup>2</sup>



## OVERVIEW

- > East London industrial property purchased in Q3 2015;
- > 2 warehouses with mezzanine space use as car workshop;
- > Large secured external yard use to store 200+ vehicles;
- > Occupied by the tenant since first built in 1960's.

## KEY FIGURES

-  56'678 Sq Ft
-  2.26 Acres
-  Ground floor
-  250
-  2 Units
-  Freehold











## OVERVIEW

- > Self-contained warehouse and office block purchased in Q3 2017
- > The property benefits from a secured yard
- > Close proximity to the town centre

## KEY FIGURES

-  17'405 Sq Ft
-  0.86 Acres
-  Ground floor
-  20
-  2 Units
-  Freehold



## TENANTS

### Largest occupier



### Activity

Suppliers of catering & hospitality uniforms and work wear

## LOCATION

128 Kingston Road is located to the north of Leatherhead Town Centre and within ½ mile of M25 Junction 9, with good access to central London via the A3. Leatherhead has rich economic fundamentals, with a strong industrial and R&D heritage, being home to the UK Headquarters of Unilever, Exxon-Mobil and various research companies.











## OVERVIEW

- > 5 industrial units as part of a terrace acquired in Q3 2017.
- > All units benefit from a self-contained secured yard and loading doors.
- > The buildings have 8.45m ridge height

## KEY FIGURES

-  21'383 Sq Ft
-  1.10 Acres
-  Ground floor
-  25
-  5 Units
-  Freehold

## TENANTS

### Largest occupier



## Activity

## Commercial drainage and environmental services

## LOCATION

Endeavour Way is located in the Beddington industrial area to the north west of Croydon town Centre, with good access to both central London and M25 via A23. Beddington Lane is an extensive industrial Zone within Croydon, itself one of the core commercial areas within Greater London and a strategic growth zone.













## OVERVIEW

- > 2 self-contained industrial units acquired in Q3 2017.
- > The property was built in 2009 and benefits from 8m internal eaves height
- > The units have a secured fenced yard.

## KEY FIGURES

-  16'553 Sq Ft
-  0.50 Acres
-  Ground floor
-  16
-  2 Units
-  999 years Leasehold

## TENANTS

### Largest occupier



Wholesale supplier specializing in plant-nutrition products, cultivation equipment and gardening essentials

## LOCATION

The estate is situated just off the A2016, and 4 miles north of the A2, which provides access to the M25 and the national motorway network. It is located in the London borough of Bexley, in Thamesmead regeneration area and will benefit from the arrival of crossrail at Abbey Wood train station in 2020. It is strategically located between Tilbury docks and central London.

The area includes many established industrial parks and is home to numerous firms who deliver London. With cheap space relative to other parts of the capital, the area is attracting many large occupiers such as OCADO, ASDA, LIDL, IRON MOUNTAIN etc...

*Future Abbey Wood Crossrail Station.  
Only 20 minutes from Bond Street*











## OVERVIEW

- > 2 self-contained industrial units acquired in Q1 2018.
- > The property was built in 1998 and benefits from 7.5m eaves height
- > The units have a secured fenced yard.

## KEY FIGURES

-  20'417 Sq Ft
-  0.89 Acres
-  Ground floor
-  25
-  2 Units
-  Freehold



## TENANTS

### Largest occupier



### Activity

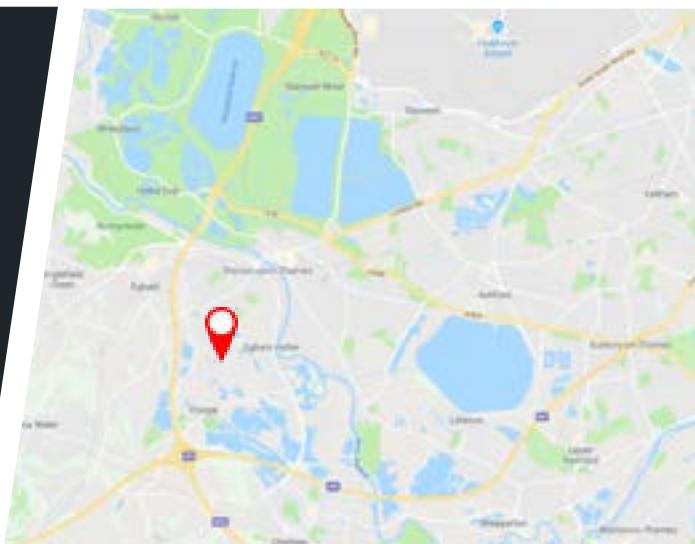
Trading and distribution of essential oils

## LOCATION

Thorpe Industrial Estate, Egham is located approximately 19 miles South West of Central London, in close proximity to Junction 13 of the M25, and 6 miles from Heathrow airport.

Thorpe Industrial Estate is a 40 acre site and home to a variety of industrial, cargo logistics and trade counter occupiers including Howdens, Screwfix, Maranello Ferarri and Brakes Brothers.

*Egham Business Park*











## OVERVIEW

- > Detached industrial unit acquired in Q1 2018
- > The property was built in the 1970's and benefits from a self contained secured yard

## KEY FIGURES

-  16'559 Sq Ft
-  0.58 Acres
-  Ground floor
-  25
-  1 Unit
-  Freehold













## OVERVIEW

- > Detached industrial unit acquired in Q3 2018
- > Built in 1999, the building benefit from 2 loading bay and 7m clear internal height
- > As undergone a full refurbishment in Q1 19

## KEY FIGURES

-  22'654 Sq Ft
-  0.80 Acres
-  Ground floor
-  30
-  1 Unit
-  Freehold

Largest occupier

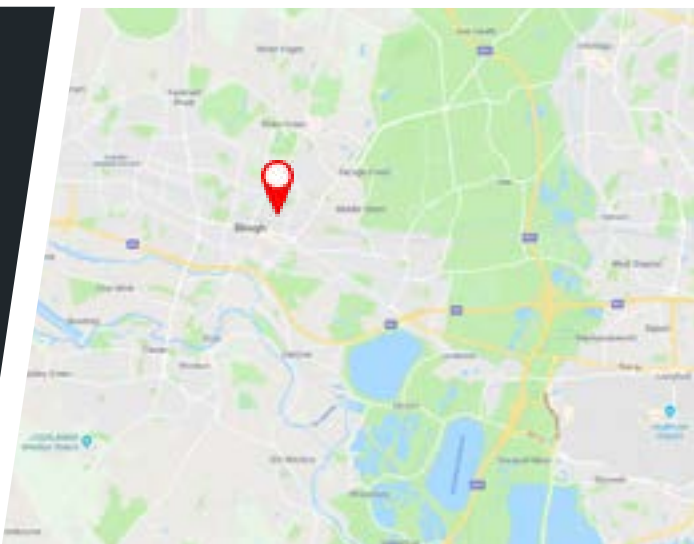
Activity

Under commercialisation

## LOCATION

Slough is a primary south eastern industrial area, serving West London, Heathrow and the Thames Valley. Located 20 miles west of central London, and 7 miles from Heathrow airport, Slough enjoys a strategic location with excellent access to the M25 M4 and M40. With access to a workforce of over 1.6 million people within a 1 hour drive, Slough has become home to many of the world's largest corporate occupiers. The future will see increased accessibility and amenities for Slough, which will benefit from Crossrail, a new direct 6 minute rail link to Heathrow and numerous town centre regeneration projects. The expansion of Heathrow will not only bring the airport closer to Slough but will also see a large industrial zone repurposed and occupiers looking to relocate.

Albion Close is located in close proximity to the amenities of Slough town centre and National Rail/Crossrail station, in an area which will continue to witness significant redevelopment.



# ENSIGN INDUSTRIAL ESTATE

Purfleet RM19 1TG  
Botany Way - Greater London  
United Kingdom



## OVERVIEW

- > Multi-let Industrial Estate acquired in Q1 2019
- > The estate benefits from a low site coverage

*Purfleet on Thames Redevelopment map*



## KEY FIGURES

-  100'870 Sq Ft
-  13.0 Acres
-  Ground floor
-  150
-  38 Units
-  Freehold



## TENANTS

### Largest occupier



### Activity

Truck maintenance

## LOCATION

Purfleet is an industrial town located adjacent to the Dartford Crossing / M25 J 30/31, approximately 18 miles east of Central London and less than 2 miles from west Thurrock. Transport connections are excellent, being within 1 mile of both the M25 and the A13 which provides direct access into the City of London.

Having historically seen under investment, planning permission for the £1 Billion Purfleet Centre Regeneration has now been granted which will see the development of a new town centre, up to 2,850 homes, media facilities and university campus. The new development will immediately abut Ensign Estate and will displace many industrial occupiers. The industrial provision in Purfleet has also seen a commensurate discount in rental values to both Rainham/Barking to the west, and West Thurrock to the East, standing to benefit from significant rental growth with the provision of modern industrial assets. The area is home to numerous major distribution occupiers including DSV, Tesco, Carpetright and Unilever.







## FEATURED PROPERTIES



	Property	Rentable space (Sq.Ft)	Land Area (Acre)*	# Units	Page n°
01	Kencot Close	36'046	1.81	28	24
02	Fordgate Business Park	49'623	3.80	3	25
03	Trim House	47,559	2.50	1	26
	<b>TOTAL</b>	<b>133'228</b>	<b>8.11</b>	<b>32</b>	



# KENCOT CLOSE BUSINESS PARK

Erith DA18 4AB  
Kentcot way - Greater London  
United Kingdom



## KEY FIGURES



36'190 Sq Ft



1.81 Acres



Ground floor



74



28 units



Freehold



# FORDGATE BUSINESS PARK

Belvedere DA17 6AS  
Crabtree Manorway N  
Greater London - United Kingdom



## KEY FIGURES



49'623 Sq Ft



3.80 Acres



Ground floor



100



3 units



Freehold







## KEY FIGURES



47'559 Sq Ft



2.50 Acres



Ground floor



100



1 unit



Freehold









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