



TradeSpace UK ACQUIRES FIRST TRADE COUNTER SITE

TradeSpace UK, the specialist trade counter and roadside property company launched in Autumn 2006, has acquired its first site at Manchester Road, Bradford BD5. The prominent trade counter unit offers around 10,000 sq ft of accommodation on a 0.94 acre site and was acquired for £1.14m, reflecting a net initial yield of 6%.

The property is currently let to Central Tyre Ltd until 2010 but has been sub-divided to also accommodate Topps Tiles plc on a sub-lease. The combined annual rent roll currently stands at £72,500 (equating to £7.30 per sq ft).

Marcus Antill, Development Manager at TradeSpace UK, comments: *"We are pleased to have kicked off with this acquisition, which offers immediate income and the potential to re-gear the leases or redevelop for other roadside uses in the future."*

TradeSpace UK is a joint venture between Andy Jansons and the William Pears Group and has ambitions to build a £100m portfolio over the next five years from its own developments and standing investments.

The development strategy will focus on speculative opportunities, with the team confident of securing a high volume of pre-lets due to the level of demand in this sector. TradeSpace UK is currently in negotiations on a further two sites for redevelopment, along with a former car showroom and a further investment.

Typical requirements are for one-to-three acre development sites with or without buildings fronting or near main arterial routes in major UK towns and cities. Standing investments are also sought.

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For further information, please contact:

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