


PROPERTY NEWS

 Drivers Jonas Deloitte recorded the lowest level of new construction starts in four years in its fourth annual Leeds Crane Survey. It recorded just five new developments but said activity has been buoyed by an active higher education sector and the Trinity Leeds retail scheme restarting. Leeds' universities accounted for six developments in last year's report and three of the five schemes this year. The University of Leeds is building the £12m Law School and the 28,000 sq ft Archive Building with Miller Construction, which should be finished in 2011. Wilton Development's 10 South Parade was the single new start in the office market this year. John Weir, director and head of Drivers Jonas Deloitte in Leeds, said: "The low level of development in Leeds is a reassuring sign for the city as supply begins to correct itself."

 The 32-storey **St Paul's Tower** in Sheffield has been completed. It's part of **CTP St James's** St Paul's Place development and offers residential and commercial space. **Sainsbury's** has taken 3,500 sq ft on the ground floor of the tower and has started trading. Negotiations are ongoing with restaurateurs for the retail space under the tower, which fronts St Paul's Place. The wider scheme includes a hotel, office space, car




park, restaurants and landscaped squares incorporating public artwork.

 **Prospect Business Centres** has invested £2m in opening its fourth serviced office centre at City Plaza in Sheffield. The company will have a ten-year lease on 20,000 sq ft of offices at the building, which was occupied by law firm Halliwells prior to its administration. This brings the company's total capacity to 70,000 sq ft following the expansion of Apollo House in York. Andrew Walls, finance director of


 **Wilton Developments** has appointed **WSB Property Consultants** and **Carter Jonas** to market Mitre House, the largest self-contained office building available in Harrogate town centre. With Wilton vacating the premises to move into its 10 South Parade building in Leeds, Mitre House is available on either a freehold or leasehold basis. The three-storey office building provides more than 8,767 sq ft of space and is located on North Park Road. Robin Beagley, director of WSB said: "This is the most significant office building to come to the market in central Harrogate in recent years."

Monument Investments, the property group that owns Prospect Business Centres, said: "We are now very active in seeking the right city centre locations to allow us to expand, and we are also moving from an owned model to leasing centres to enable our growth despite the shortage of liquidity in the commercial property lending markets. We have realised the value of other assets, in particular a sale and leaseback on the Sovereign Street centre in Leeds to fund rapid expansion."

 **CB Richard Ellis** in Leeds has acted on the acquisition of a multi-let industrial/warehouse investment at Park 2000, Millennium Way, Leeds for £5m. The first and second phases at Park 2000, which comprise six modern warehouse buildings with a total floor area of 81,859 sq ft, were purchased from clients of Bilsdale Properties in an off-market deal. Tenants at Park 2000 include DHL, Virgin Media and Gamestec.

 **Colliers International**, Leeds, has sold a caravan park in East Yorkshire. On behalf of owners Anthony and Fiona Ellis, Colliers sold Sand Le Mere Caravan Park in Hornsea to Bridge Leisure Parks, backed by Kings Park Capital. The deal achieved a multimillion-pound sum. The 126-acre site has 550 static caravan pitches. Richard Moss, director of the parks team at Colliers said: "This was one of the largest deals we have ever achieved and was a very complex undertaking. Because the site has suffered from coastal erosion it was necessary to be able to move the park inland before a deal could be secured."



 The office agency team at **CB Richard Ellis** in Leeds has secured three deals at Kings House on behalf of Faircroft Properties. This means the Grade II listed city centre building is now fully occupied. The building offers 15,200 sq ft of accommodation in total. Solicitor **Ison Harrison** renewed its lease, taking a ten-year term on the first floor and a two-year term on the fourth floor, which totals 4,093 sq ft. Investment management firm **JM Finn & Co** is to retain its 2,794 sq ft space on a ten-year lease and existing tenant **Shelter** has expanded, taking another 900 sq ft in the building.