



# TURING HOUSE

DIDSBURY TECHNOLOGY PARK | PRINCESS PARKWAY | MANCHESTER | M20 2UR

**PRIME SINGLE-LET OFFICE INVESTMENT WITH  
5.75 YEARS UNEXPIRED TO SIEMENS ENERGY**

**CBRE**





*"Didsbury is one of Manchester's most cosmopolitan and vibrant suburbs, providing a fusion of independent and national retail and leisure operators"*



## EXECUTIVE SUMMARY

- Turing House is a 27,630 sq ft Grade A specified, two storey office building located just off the A5103 Princess Parkway – the primary route into Manchester city centre from the south.
- The building is located in Didsbury, an affluent South Manchester suburb.
- There has been a significant amount of development both on Didsbury Technology Park and in the immediate vicinity in recent years, with surrounding developments including offices, residential apartments and townhouses and a state of the art private hospital.
- Turing House comprises a BREEAM Excellent two storey, purpose-built office constructed for Siemens' occupation in 2007.
- The building occupies a site of 1.70 acres (0.688 hectares) and has provision for 60 car parking spaces providing a ratio of 1:461 sq ft.
- The building benefits from an enhanced power supply of 130 KVA.
- The building is strategically located for access to public transport links. The Withington Metrolink stop is just 0.6 miles from the property and provides direct connections to East Didsbury to the south, Manchester city centre to the north.
- Turing Building is single-let to Siemens Energy Limited on an FRI lease expiring 31 December 2026.
- AWULT of 5.75 years.
- The passing rent is highly reversionary at £260,387.04 per annum reflecting a very low passing rent of £9.43 psf.
- Estimated rental value of £400,635 per annum reflecting £14.50 psf in existing condition with potential, subject to landlord refurbishment, to drive the rental tone to £20.00 psf.
- Freehold.
- Medium-term, the opportunity exists to:
  - Engage with the tenant with a view to negotiating an early surrender premium to enable active asset management and refurbishment to reposition as a high-quality Grade A space and ultimately re-lease to achieve the asset's full rental potential;
  - Subject to planning, the site would be attractive to residential development.

Offers are sought in excess of **£3,350,000 (Three Million Three Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects the following attractive yield profile, allowing for purchaser's costs of 6.49%.

Net Initial Yield	<b>7.30%</b>
Equivalent Yield	<b>9.80%</b>
Reversionary Yield	<b>11.25%*</b>
Low capital value	<b>£121 psf</b>

\*in existing condition.





Manchester City Centre  
11 minute drive

Withington Metrolink Station  
12 minute walk

One Didsbury Point

**amoria bond**  
**CARRIER**  
TRAVEL

**BOUYGUES**  
Business Services

**IBI**

**sapphire**

Didsbury High School

Burton Road Metrolink Station  
16 minute walk

West Didsbury Metrolink Station  
19 minute walk

Withington Community Hospital

PRINCESS PARKWAY A5103

**SIEMENS**

Didsbury Technology Park  
Future Phases

OHM Building,  
Disbury Technology Park

**SIEMENS** **TECCO**  
RECRUITMENT

**Spire Healthcare**



Spire Manchester Hospital

Manchester Airport  
7 minute drive





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## LOCATION

Turing House is located in West Didsbury, an affluent suburb just 3.5 miles south of Manchester city centre.

Didsbury is one of Manchester's most cosmopolitan and vibrant suburbs, providing a fusion of independent and national retail and leisure operators.

Turing House benefits from an excellent level of amenity within a short walking distance including a plethora of bars, restaurants, sports venues and outstanding open green spaces.

Manchester City Centre and Manchester International Airport each lie within only a 5 mile distance, ensuring Turing House is highly accessible for staff, clients and visitors.

Didsbury is one of South Manchester's most desirable residential areas, featuring extensive Victorian and Edwardian housing and regularly features in the Sunday Times' 'Best 50 Places to Live in the UK'.



74,000

vehicles drive past every day



>330,000

people live within a 1 mile radius



700m

from West Didsbury amenities



58%

of local residents are in managerial occupations (national average 27%)





### Key

#### OFFICES

- 1 Ohm Building
- 2 Siemens HQ
- 3 One Didsbury Point
- 4 Didsbury Technology Park (Future Phases)

#### LEISURE

- 5 Hough End Leisure Centre
- 6 RX Gym
- 7 Bowling & Tennis Club
- 8 Volta
- 9 Folk
- 10 Thyme Out
- 11 Premier Inn
- 12 Another Heart to Feed
- 13 The Metropolitan

#### OTHER

- 14 Tesco Express
- 15 Co-op Food
- 16 Spire Hospital

### Transport

Turing House is strategically located to take advantage of South Manchester's excellent public transport links. Both Withington and Burton Road Metrolink stops are located within a short walk of the building providing regular direct trams into Manchester city centre and out to the wider suburbs.

The property is located just off the A5103 Princess Parkway which runs north from the property straight into Manchester city centre. The road also links to the M60 and M56 motorways just 1 and 2 miles south of the property respectively.

Manchester Airport is within a 10 minute drive of the property and is the UK's 3rd largest airport.



10 trams  
per hour



3 mins  
drive to J5 M60



9 mins  
drive to Manchester Airport



10 mins  
drive to Manchester city centre

## SITUATION

Turing House is situated on Barlow Moor Road, just off the A5103 Princess Parkway, the primary route into Manchester city centre from the South.

The property benefits from a wealth of amenity within the immediate vicinity including bars, restaurants, gyms, convenience stores and transport links.

The building is located on Didsbury Technology Park which currently comprises the Siemens HQ building, Spire hospital and Bruntwood's brand new office building (Ohm Building). The next phase of development planned at the park is an 80,000 sq ft net zero carbon grade A office building to be delivered alongside a multi-storey car park.







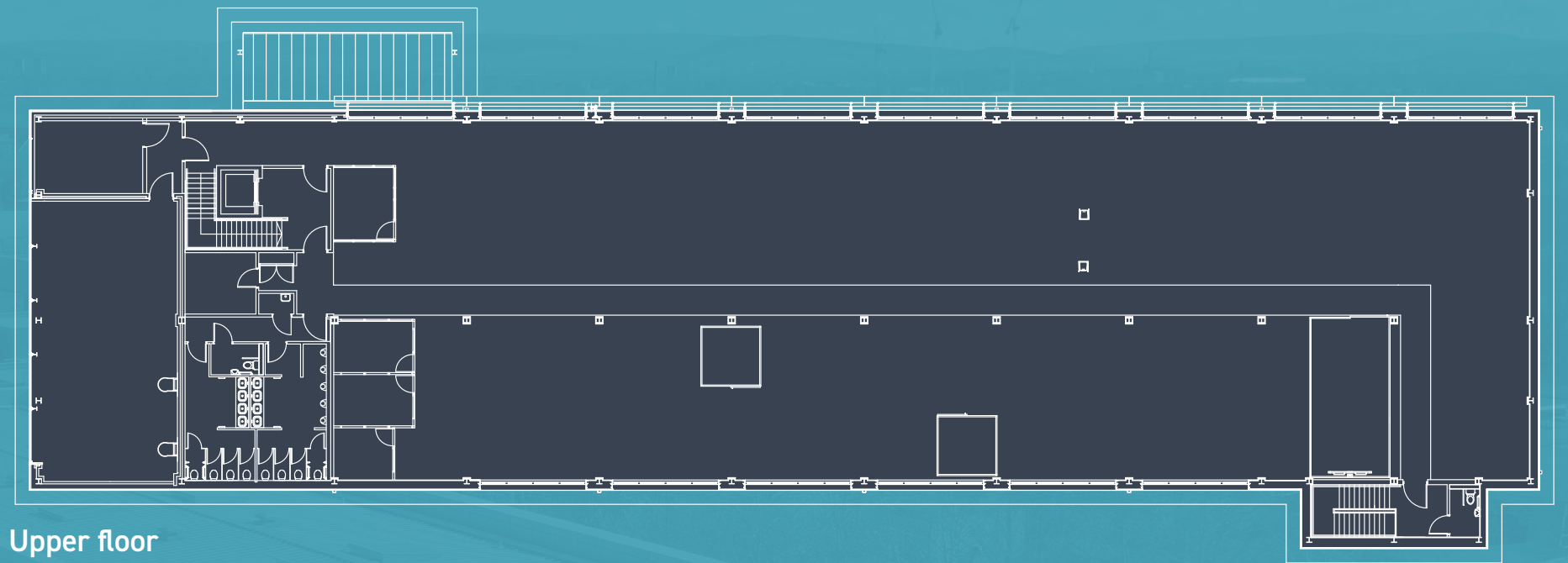
## DESCRIPTION

Turing House comprises 27,631 sq ft office over ground and one upper floor and was constructed in 2007.

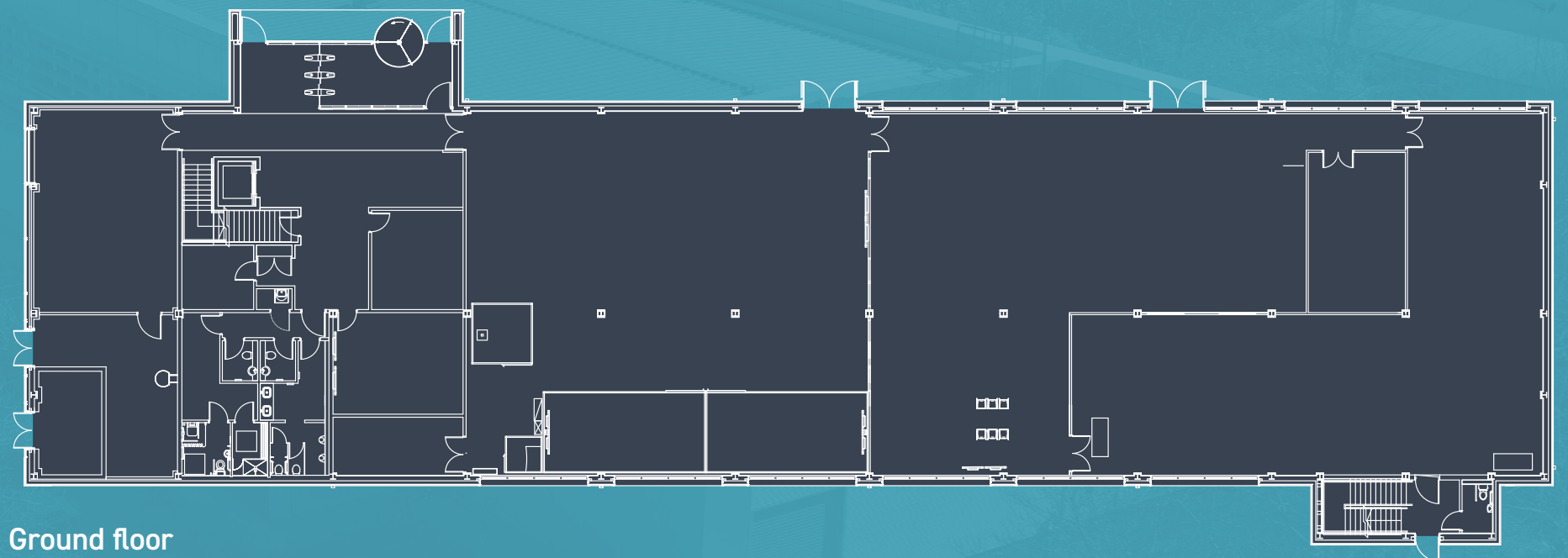
The property sits in a regular site of 1.7 acres and has 60 parking spaces to the front and side of the building. This reflects a ratio of 1:460 sq ft.

The landlord carried out refurbishment works to the ground floor office and breakout space which completed in December 2019.

The ground floor was originally built to support laboratory use and as such has an enhanced power supply of 130 KVA, capable of supporting office or lab use going forward.



Upper floor



Ground floor

## SPECIFICATION



Suspended ceilings



VRF fan coil cooling system



200mm raised floor (ground floor),  
210mm raised floor (first floor)



LED lighting



1 passenger lift



Shower facilities



Covered bike storage facilities



Male and female WCs on each floor



Disabled WC on ground floor



60 car parking spaces









## TENANCY / COVENANT

### Tenancy

The property is let to Siemens Energy Limited until 31<sup>st</sup> December 2026 providing 5.75 years unexpired. There are no breaks or rent reviews in the lease.

The passing rent is highly reversionary at £260,387.04 per annum reflecting a passing rent of £9.43 psf. The lease is inside the Landlord and Tenant Act 1954.

### Covenant

The property is let to Siemens Energy Limited, one of the world's leading energy technology companies. The company works with its customers and partners to provide energy solutions supporting the transition to a more sustainable world. An estimated 16% of the electricity generated worldwide is based on technologies from Siemens Energy.

Siemens Energy Limited has an Experian commercial Delphi score of 96/100 representing a Very Low Risk company with turnover of in excess of £440m in 2020 (showing 13.8% growth on 2019 turnover figures).

Included below is a summary of Siemens Energy's latest reported accounts:

	30/09/2020	30/09/2019	30/09/2018	30/09/2017
Turnover	£443,198,000	£389,732,000	£214,501,000	£232,172,000
Pre-Tax Profit	(£15,890,000)	£46,089,000	(£36,507,000)	(£24,626,000)
Net Worth	(£153,524,000)	£80,076,000	£27,873,000	£63,247,000

Source: Experian

### Site Plan

The site extends approximately 1.70 acres.







*"The average take-up in South Manchester is 685,000 sq ft. Of this total, average Grade A take-up is approximately 130,000 sq ft per annum"*

## OFFICE MARKET COMMENTARY

Prime South Manchester rents are currently £20.00-25.00 psf with secondary rents commanding £14.00 psf - £18.50 psf.

Five year average annual rental growth for the South Manchester office market is 2.97%.

The average take-up in South Manchester is 685,000 sq ft. Of this total, average Grade A take-up is

approximately 130,000 sq ft per annum – 80% of take up is therefore concentrated on refurbished stock.

Whilst take up in 2020 fell to 273,000 sq ft as a result of Covid-19, it did pick up in Q4 with c.95,000 sq ft transacted demonstrating improved leasing market conditions and illustrating the pent up occupier demand.

## OCCUPATIONAL COMPARABLES

	Date	Property	Area	Tenant	Rent
1	Nov-20	One Didsbury Point	5,038	Amoria Bond	£19.00 (excluding cars)
2	Nov-20	Dakota House, Wythenshawe	6,650	UK Broder Force	£17.50 psf (excluding cars)
3	Mar-20	4 Manchester Green	10,044	CHIESI	£17.50 psf (excluding cars)
4	Dec-19	2 Stockport Exchange	21,434	BASF	£22.50 (excluding cars)
5	Nov-19	Didsbury Technology Park	6,770	Siemens	£25.00 (including cars)
6	Nov-19	Building 6, Booths Park, Knutsford	62,000	Portswigger Limited	£27.00 psf (including cars)
7	Nov-19	Dakota House, Wythenshawe	20,134	Rubix	£16.50 psf (excluding cars)
8	Aug-19	Oakfield 4, Cheadle Royal	24,715	DOW Chemical	£20.05 psf (including cars)
9	Aug-19	Kingston House, Towers Business Park	7,300	St Pierre Group	£24.00 psf (excluding cars)
10	Feb-19	The Landing, Trident Business Park	18,708	Landis & Gyr	£18.75 psf (excluding cars)



## INVESTMENT COMPARABLES

	Date	Property	AWULT	Price	Cap Val	NIY	Comment
1	U/O	Lakehouse, Cheadle Royal	3.25 years	Under Offer - £7,500,000	Under Offer - £198 psf	Under Offer - 7.75%	Single-let to ME Group
2	Dec-19	100 Talbot Road	1.5 years	£2,550,000	£148 psf	6.35%	Single-let to Simpson Millar solicitors
3	Nov-19	Number One, Dovecote Business Park	8.50 years	£13,850,000	£227 psf	7.00%	Single-let to Verastar on a 10 year lease with a break at 8.5 years
4	Oct-18	Dow Chemicals, Cheadle Royal	15.00 years	£9,126,000	£349 psf	5.80%	Forward funding of office pre-let to Dow Chemicals
5	Aug-18	Manchester Business Park	6.00 years	£54,000,000	£285 psf	6.20%	Four single-let office buildings
6	Feb-18	Renaissance, Warrington	8.00 years	£10,050,000	£258 psf	5.69%	Single-let to Secretary of State





## FURTHER INFORMATION

### Tenure

Freehold.

### VAT

The property is elected for VAT and as such it is anticipated that the sale will be treated as a Transfer of Going Concern (TFGC).

### EPC

The property has an EPC rating of C. Further information is available upon request.

### Planning

Permitted Use - Offices (within Class B1 of the Town and Country (Use Classes) Planning Order 1987) and all other ancillary purposes thereto (including but not limited to ancillary conferencing facilities, associated car parking and landscaping. The site has excellent potential for residential development, subject to

planning. All enquiries in this regard should be directed to Manchester City Council.

### Dataroom

There is a dataroom available. For access, please contact CBRE.

### Proposal

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## CONTACTS

For further information, or to arrange an inspection, please contact CBRE:

**FRANKIE ISHERWOOD**  
Senior Surveyor – Investment Properties  
M: 07464 491 654  
E: frankie.isherwood@cbre.com

**WILL KENNON**  
Executive Director – Investment Properties  
M: 07740 367 852  
E: will.kennon@cbre.com

**JESS COOMBS**  
Associate Director – UK Development & Residential  
M: 07833 960 420  
E: jessica.coombes@cbre.com

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