

## Property News Midlands – April 2010

Dare it be said but 2010 has begun with a continuation of the increased number of enquiries and activity levels, we experienced in the last quarter of 2009 and shows signs of occupier/investor confidence continuing and some Banks coming back into the market, at least until the impending election. To what effect the outcome of this may have on the commercial property market is an intriguing one.

We are currently finding a revitalised office market in the last quarter of 2009/early 2010 within Shrewsbury, with TSR completing a number of lettings on the various, recognised Business Park locations, with the majority of interest being received from local/regional companies taking improved specification premises of up to circa 2,500 sqft . We should shortly complete a further letting on the Shrewsbury Business Park of 14,500 sqft to the NHS and we are also aware of a number of local and regional requirements currently in the marketplace, including three of 7-8,000 sqft, of which we are in negotiations with the interested parties, with two of these being location specific.

The Morris Property developed Vanguard Trade Park continues to attract interest and occupiers with Eurocell and Motorworld relocating to premises within the early months of 2010. Freehold prices and rental levels have remained reasonably strong within Shrewsbury due to a relative scarcity of available premises and developable land, with renewed interest in properties within other Market Towns in Shropshire and Mid Wales. We have recently instructed solicitors on the sale of a circa 19,000 sqft premises in Shrewsbury, whilst a modern industrial unit in Coventry of 14,500 sqft is receiving a good level of interest.

There does appear to be some challenging times ahead in 2010 with the increases in Business Rates coming into effect from April, coupled with the outcome of the General Election, but potentially what may have the greatest effect to this period of 'recovery' is how the banks manage the flow of over-leveraged properties onto the market and if this is managed carefully then this period of revitalisation appears sustainable.