

PRESS RELEASE INFORMATION

9th November 2007

Barteak acquires 26,000 sq ft Shirley office building

Barteak Developments Ltd has acquired Avon House, a prominent four storey office building on Stratford Road, Shirley with plans to undergo an extensive remodelling programme.

The 26,000 sq ft building, originally built in the 1970's, was acquired from Warner Estates for £3million. However, subject to planning, Barteak anticipates that the scheme – which benefits from 100 surface parking spaces – will be worth £7.5million.

Barteak's 30 strong development and facilities management team will owner-occupy the first floor of the building – having outgrown its current offices in Dorridge – whilst the remaining space will be marketed on traditional 10-15 year leases. Having gone against all current market trends for offices, by securing occupiers for the 10 new units at its Castle Court 2 scheme in the Black Country well before the August 2007 build completion, Barteak is specifically targeting Avon House at national corporates with regional offices.

David Back, managing director of Barteak Developments Ltd said: "Avon House epitomises Shirley High Street as we currently know it. It's an outdated 1970's building, with a fantastic parking allocation in a popular location, with easy access to the M42. The Stratford Road corridor between Shirley and Junction 4 of the M42 is seeing significant investment and take up of new business space, which was the driving factor in our acquisition of Avon House. However, the icing on the cake was Shirley Advance - the major investment programme to transform the town's retail offer.

"We are working up a planning application to totally remodel Avon House inside and out, with a view to marketing the space to corporate firms who are looking for office space that has the benefit of first rate amenities, but without a city centre price tag. We believe there is high demand for quality office space within a multi-let building in popular town centre locations, especially with the infrastructure benefits Shirley can offer."

Barteak has appointed Aedas architects for the Avon House remodelling programme, and a planning application is due to be submitted before the end of 2007.

This latest acquisition fits comfortably within Barteak's strategy to become a leading regional mixed-use developer. Recent acquisitions have included a prime site on Edward Street in central Birmingham, which has planning permission for a seven storey mixed-use building. And, working its way through the planning process, is the former Penfolds golf ball factory on Bromford Lane, Erdington, where Barteak hopes to create a 120 bed car home, which would become the largest in Birmingham.

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29 year old Barteak has also expanded to the East Midlands with five sites recently acquired, and plans for a further three over the next six months. Barteak's management team continue to increase turnover year on year, with the increase in the last financial year being 30 per cent, seeing annual turnover hit £26million.

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