

A photograph of the Peugeot Motor Company PLC headquarters office building and technical centre. The building is a modern, multi-story structure with a large glass facade. The Peugeot lion logo is prominently displayed on the upper part of the building, above the word "PEUGEOT" which is partially visible. The image is overlaid with a large, semi-transparent teal triangle that points towards the bottom right corner. The text "HEADQUARTERS INVESTMENT OPPORTUNITY" is written in white, bold, sans-serif capital letters across the middle of the image, partially overlapping the teal triangle and the building's facade.

# HEADQUARTERS INVESTMENT OPPORTUNITY

**PEUGEOT MOTOR COMPANY PLC**

United Kingdom Headquarters Office Building  
& Technical Centre

Pinley House, 2 Sunbeam Way,  
Coventry, CV3 1ND



# INVESTMENT SUMMARY

- A rare opportunity to acquire a prestigious United Kingdom Headquarters office building together with modern Technical Centre let to a world famous car brand.

- Located in Coventry, the heart of the Midlands automotive industry, on the site of a major commercial and residential redevelopment success.

- Built in 2006, Pinley House and the associated Technical Centre provides a highly specified, modern Grade A office building together with state-of-the-art showroom and vehicle workshop academy.

- Pinley House extends to 106,746 sq ft together with 576 car parking spaces on a site of 7.5 acres giving an excellent car-parking ratio of 1 car space to 185 sq ft.

- The Technical Centre extends to 59,095 sq ft with a 90 metres average yard depth, including 404 car spaces on a site of 6.5 acres, providing a very low developed density of 20.9%.

- Freehold.

- Let in its entirety to Peugeot Motor Company Plc, the wholly owned UK subsidiary of Peugeot Citroen PSA, Europe's second largest vehicle manufacturer who in 2012 sold 2.9 million vehicles worldwide.

- A lease term in excess of 18 years on FRI leases with 5 yearly upward only rent reviews to the RPI index capped at 5% and collared at 2%.

- Initial total rent of £2,008,474 pa equating to £16.25 per sq ft on the offices and £6.22 per sq ft on the Technical Centre.

- Offers in excess of **£27,000,000 (TWENTY SEVEN MILLION POUNDS)** reflecting a net initial yield of 7.03% assuming purchaser's costs of 5.8% with a minimum guaranteed reversion of 7.76% and a maximum reversion of 8.97% in year five.



COVENTRY IS LOCATED AT THE HEART OF THE UK, AND WITH A **POPULATION OF 300,000** IS THE SECOND LARGEST CITY IN THE WEST MIDLANDS AND THE 11TH LARGEST IN THE COUNTRY

THE CITY LIES APPROXIMATELY 19 MILES TO THE SOUTH EAST OF BIRMINGHAM AND 96 MILES TO THE NORTH WEST OF LONDON.



**Road** - Coventry is strategically located at the centre of the national motorway network and forms part of the southern edge of the golden distribution triangle. The city is in close proximity of J2 and J3 of the M6, J1 M69, J6 M42 and J15 of the M40 motorways. This allows rapid access to the full national motorway network serving the Birmingham conurbation and includes the M1 and M5 motorways.



**Rail** - Coventry rail station is located in the city centre and offers quick national rail connections via the West Coast Mainline. Direct rail services are available to Birmingham New Street with a fastest journey time of 15 minutes and services to London Euston with a fastest journey time of 60 minutes.

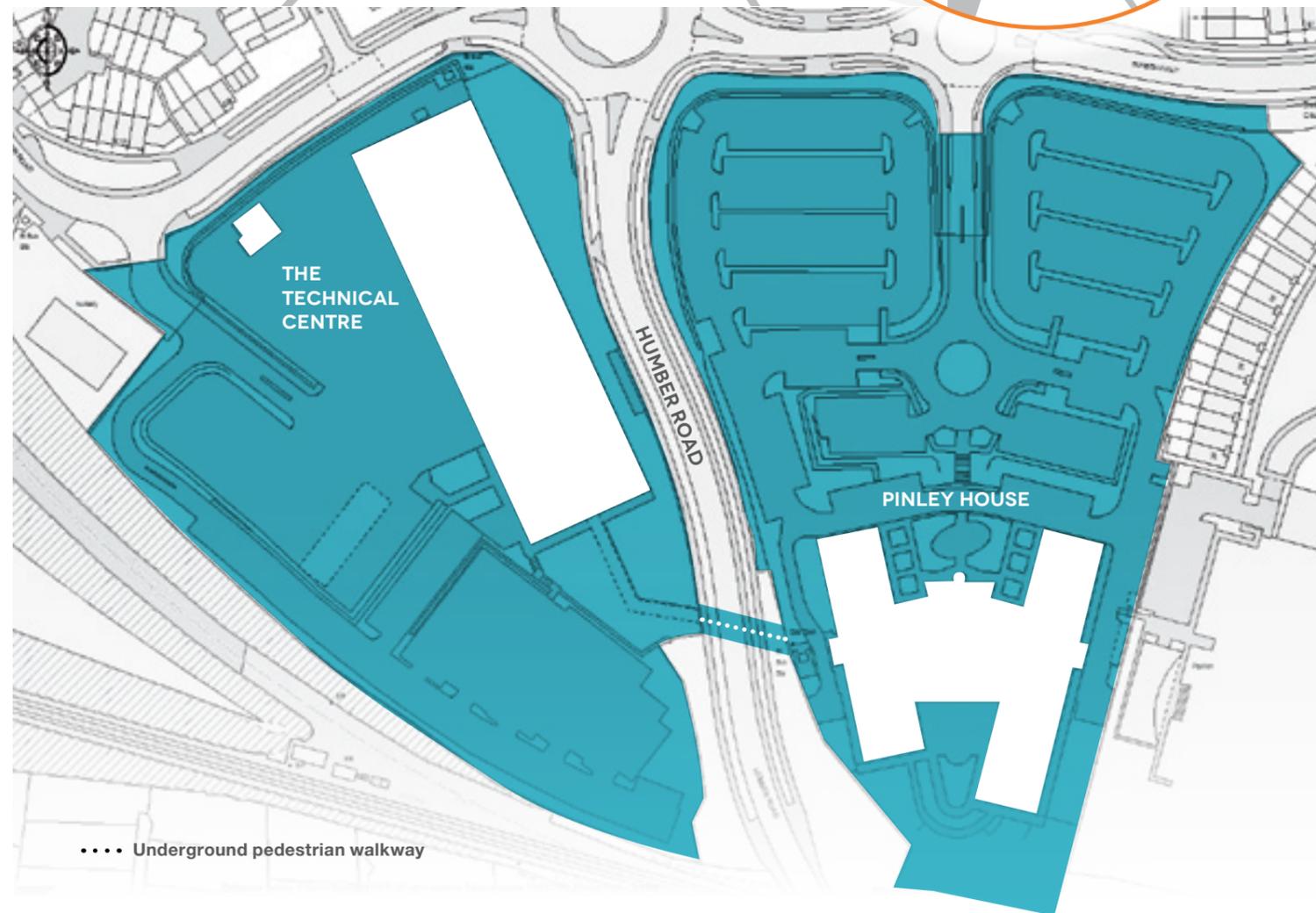


**Air** - Coventry airport is located to the south of the city close to the A45/46 junction serving as an important freight airport within the region. Birmingham airport is located approximately 14 miles to the north west of the city via the A45 and J6 of the M42 and in 2012 handled 8.9 million passengers to destinations in the UK, Europe, Middle East, Pakistan, India, North America and the Caribbean.

## SITUATION

The property is located less than two miles to the east of Coventry city centre and is accessed off the Humber Road B4110 which links to the London Road A444 to the south and A428 Binley Road to the north, two of the main arterial routes out of Coventry city centre.

- 2 miles from Coventry train station
- 3 miles from Coventry Airport
- 5 miles from Junction 2 of the M6 Motorway
- 6 miles from Junction 3 of the M6 Motorway
- 13 miles from Junction 6 of the M42 Motorway
- 14 miles from Birmingham Airport
- 5 miles from the University of Warwick Science Park



..... Underground pedestrian walkway

# COVENTRY

THE HEART OF THE BRITISH MOTOR INDUSTRY.

Coventry is undergoing a

**£9.4billion**  
programme of investment

that will further transform the city  
and has the potential to create...

**74,000**  
new jobs.

**76%** of the  
UK's  
population

(53.7million people)

can be reached within four and a half  
hours drive time.

Source: PMA

Coventry has been identified as one of  
only 20 new growth points in the UK.

This means that in partnership with the  
Government, Coventry will deliver over...

**37,000**  
new homes...



... grow and diversify the economy,  
create new jobs and encourage  
business development.

The city has two highly regarded Universities,  
Coventry University and University of Warwick,  
which combined have over...

**35,000**  
students.



Coventry is the  
heart of the British  
motor industry.

## Automotive Component

Supply firms located in  
Coventry include:

Denso  
Lear Seating  
Stadco  
Unipart Kautex  
CovPress  
Brose



Coventry's car industry grew out of the city's light engineering success in  
watch-making, sewing machines and bicycles. Some of the greatest names  
in car-making - Jaguar, Rover, Triumph, Riley, Healey, Armstrong Siddeley,  
and more - all come from here.

Today Coventry is home to the UK headquarters of both Jaguar Land Rover  
and Peugeot Citroen with further representation from Rolls Royce, Volvo and  
Aston Martin.

The University of Warwick currently hosts the Tata Motors  
European Technical Centre, which will be strengthened  
further as a Centre of Excellence by the

**£100million**  
development

of the National Automotive Innovation Campus  
currently under construction and when complete  
will create...

**1,000** new jobs.

 LONDON TO COVENTRY IN 1 HOUR 

# THE SITE

THE PROPERTIES ARE LOCATED ON THE SITE OF THE FORMER STOKE ALDERMOOR MANUFACTURING PLANT, A LARGE 83 ACRE COMPLEX AND HOME TO PEUGEOT FOR OVER 40 YEARS.

TO J3 OF M6

TO COVENTRY CITY CENTRE

URBAN VILLAGE

PINLEY HOUSE

THE TECHNICAL CENTRE

HUMBER ROAD

A45 TO M6



In 2006, Pinley House and the Technical Centre were developed by way of a sale and leaseback. The remaining predominantly residential consented land was sold to principal residential developer

Bovis for a 1,700 home new urban village. The successful development is now largely complete with further sections developed by Bellway, Millar Homes and Taylor Wimpey.

## DESCRIPTION

PURPOSE BUILT FOR PEUGEOT IN 2006, PINLEY HOUSE AND THE TECHNICAL CENTRE COMPRISE THE UNITED KINGDOM HEADQUARTERS FOR PEUGEOT AND SINCE THE CLOSURE OF THE SLOUGH HQ LAST YEAR, CITROËN.

The buildings accommodate approximately 700 people and provide the principal Peugeot Citroen group function for the UK, marketing and franchise operations for the groups dealership network, IT and retail group.



Impressive triple height reception area.



## PINLEY HOUSE

Pinley House is a Grade A headquarters office building configured on basement, ground and two upper floors in parallel wings around an impressive central atrium.

The building is of steel portal frame construction, under an aluminium roof and externally clad with composite panels and extensive glazed areas providing superb natural light. Automatic aluminium louvres to the south facing elevations, together with Brise Soleil to all elevations, help to manage solar gain.

## SPECIFICATION

- Four pipe ceiling mounted fan coil air-conditioning
- Armstrong Dune Max suspended ceiling providing a minimum floor to ceiling height of 3 metres and 2.7 metres in the welfare and ancillary areas
- Recessed lighting to LG3 standards
- Kingspan raised floors and carpet tiles provide 200mm clear void
- Male, female and disabled WC's on each floor together with shower facilities
- Three 10 person passenger lifts and one 13 person passenger lift
- Triple height feature reception atrium
- Tenant fitted restaurant / coffee bar on the ground floor, together with gymnasium and archive storage in the basement
- Extensive meeting room and break out areas in the central atrium core
- 576 car parking spaces which includes 50 visitor spaces
- Extensive external landscaped areas

At basement level there is an underground pedestrian walkway linking Pinley House to the Technical Centre via a Zen garden. Both properties are designed to be capable of independent self-contained use in the future.

## TECHNICAL CENTRE

The Technical Centre comprises a car showroom and associated offices together with vehicle a workshop academy.

This facility is used by Peugeot as their UK training hub for all the car sales employees and vehicle maintenance staff from the dealer network across the country, together with technical fault diagnosis and specialist vehicle preparation.

## SPECIFICATION

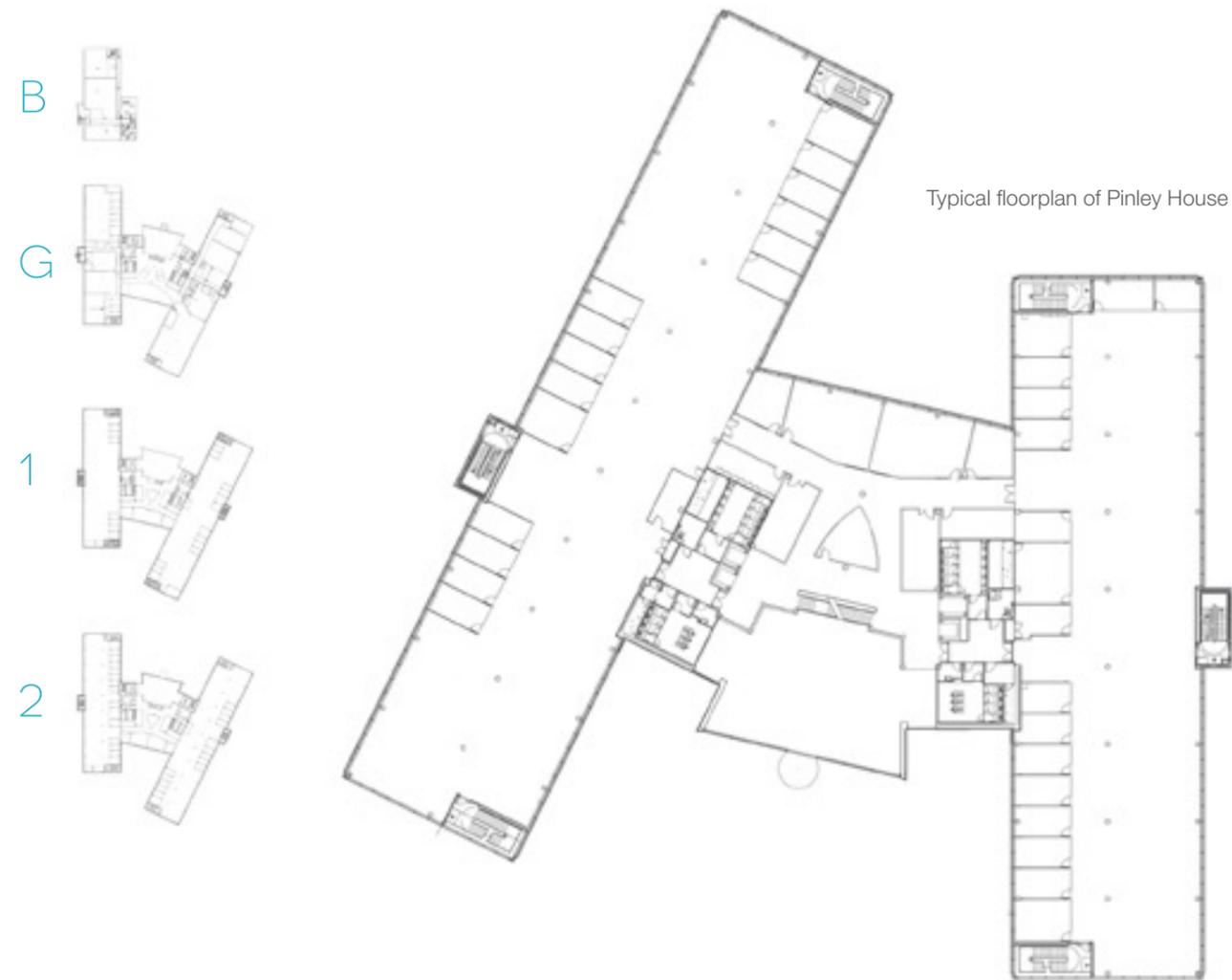
- Steel portal frame construction, with part profile metal cladding and block work to the walls together with part translucent roof panels
- 8 to 11 metre eaves, mono pitched roof
- Six electrically operated roller shutter doors
- High level florescent strip lighting and ambi-rad heaters
- Concrete floors with plastisol finish
- Internal offices and mezzanine area providing a staff canteen
- External car wash

The external perimeter is secured with metal palisade fencing together with an electrically operated security ramp at the site entrance.

The property benefits from a large concrete yard area with an average depth of 90 metres, together with extensive car parking areas, some of which are covered.

**BOTH BUILDINGS ARE FINISHED TO THE HIGHEST SPECIFICATION**

# PINLEY HOUSE



Pinley House sits on a site of 7.45 acres (3.01 hectares) providing a ground floor developed density of 9.8% (net).

There are 576 car parking spaces on-site giving a superb parking ratio of 1 car space to 185 sq ft.

Net Internal Areas	Sq M	Sq Ft
2nd Floor Offices	2,990.16	32,186
1st Floor Offices	2,987.90	32,161
Ground Floor Offices	2,964.78	31,913
Reception	317.04	3,413
Basement	657.16	7,074
<b>Total</b>	<b>9,917.04</b>	<b>106,746</b>

The property has been measured in accordance with the RICS code of measuring practice (6th edition) to provide the above areas.

# TECHNICAL CENTRE



Typical floorplan of the Technical Centre



Excluding the underground pedestrian walkway the Technical Centre sits on a site of 6.5 acres (2.63 hectares).

There are also 404 car spaces, of which 20 are covered, a ratio of 1 car parking space to 146 sq ft.

The large site provides a very low developed density of 20.9%.

Gross Internal Areas	Sq M	Sq Ft
Workshop / Stores	3,917.58	42,168
Offices	1,306.98	14,068
Mez – Mess Room / Stores	148.71	1,601
Car Wash	116.81	1,257
<b>Total</b>	<b>5,490.08</b>	<b>59,095</b>

The property has been measured in accordance with the RICS code of measuring practice (6th edition) to provide the above areas.

## TENURE

Freehold.

## TENANCY

The properties are let to Peugeot Motor Company Plc by way of two separate leases on full repairing and insuring terms with a lease expiry on 20th December 2031, providing in excess of **18 years unexpired**. The initial rent on Pinley House is £1,649,800 pa and on the Technical Centre £358,674 pa providing a total rent of £2,008,474 pa. The rent on both is reviewed every 5 years upward only in line with RPI capped at 5% and collared at 2%.

The rent devaluation is as follows;

### PINLEY HOUSE

Offices	£16.25 per sq ft
Reception	£8.13 per sq ft
Basement	£8.13 per sq ft

### TECHNICAL CENTRE

Main Areas	£6.22 per sq ft
Mezzanine	£3.11 per sq ft
Car Wash	£3.11 per sq ft

## COVENANT INFORMATION

Peugeot and Citroen sold more than 2.9 million vehicles worldwide in 2012 of which 38% were outside of Europe. The group is Europe's second largest car maker, generating sales of 55.4 billion Euros. The group has sales operations in 160 countries and 16 production facilities with over 200,000 employees worldwide.

As with many of the major European car manufacturers, the group has suffered in the downturn and secured an 11.8 billion Euro state guarantee last year. More recently, sales growth outside of the European Union has been very strong with 33% sales growth in China and 25% in Latin America.

The UK is Peugeot's second largest market in Europe and in 2012 new car registrations rose by 4.7% to 99,486 vehicles, comprising a market share of 4.9%. The most recent accounts for Peugeot Motor Company Plc are summarized below. The company has a D&B rating of 4A1 representing a minimal risk of business failure.

## PEUGEOT MOTOR COMPANY PLC

(company number 00148545)

	2012 - £'000	2011 - £'000	2010 - £'000	2009 - £'000
Turnover	1,322,675	1,291,200	1,380,575	1,209,546
Profit / Loss	(3,881)	(6,637)	(9,469)	(28,751)
Shareholders Funds	27,094	21,654	28,291	37,319

Peugeot Motor Company Plc is a wholly owned subsidiary of PSA Peugeot Citroen.

Their most recent accounts are summarized as follows:

	2012 €'000,000	2011 €'000,000	2010 €'000,000
Turnover	55,446	59,912	56,061
Profit / Loss	(4,925)	784	1,256
Shareholders Funds	64,849	68,991	68,491

## PROPOSAL

We are instructed to seek offers in excess of **£27,000,000 (TWENTY SEVEN MILLION POUNDS)** for the freehold interest subject to contract and exclusive of VAT. A purchase at this level will reflect a **net initial yield of 7.03%** assuming standard purchaser's costs of 5.8% with a minimum guaranteed reversion of 7.76% and a maximum reversion of 8.97% in year five.

## VAT

The property is elected for VAT and therefore VAT will be chargeable on the purchase price, however it is anticipated that the sale will be by way of a TOGC.

## EPC

Pinley House has an energy performance of... **C <55**

The Technical Centre has an energy performance of... **B <50**



## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents...



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