

LOXTON DEVELOPMENTS

PROFILE 2024





Mark Roberts, Managing Director



John Roberts, Director



WELCOME TO LOXTON DEVELOPMENTS! Whether you are a prospective tenant or supplier or interested in doing business with us this will give you an idea of who we are and what we do!

A key difference is we are hands on – we manage our buildings ourselves, are proactive and responsive and provide an efficient personal service to our tenants.

We work hard to ensure they get a great working environment, value for money and any issues are quickly dealt with.

Vital to that is our suppliers. We expect good service and keen prices but you will be paid by return and we are a reliable customer. As I say to my team “we are only as good as our suppliers”!

We own our buildings for the long term – so are prepared to make substantial investments to keep them looking good and being the best quality places to work. Having refurbished all the buildings we know them inside and out which makes it much easier to maintain them well.

Tenants can be reassured that the building they occupy will not be repeatedly sold. We provide long term stability. They will be dealing with the same landlord at the end of their lease as at the start.

My son John who is a Chartered Surveyor who trained with CBRE and has been working in property in London has recently joined the company so we can provide the continuity of a family business for many years to come.

And we currently own our portfolio outright – no borrowings – so when the going gets tough and interest rates are shooting up our tenants won’t find their landlord going bust and the building being run by the bank – not a good position for a tenant to be in!

If you need office space or have a building for sale which might be of interest to us please give me a ring!

Mark Roberts
Managing Director

OFFICE BUILDINGS optimising tenant HEALTH, WEALTH & HAPPINESS

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REFURBISHING
TRANSFORMING
REGENERATING
CREATING



Network Rail

WESTE
HOUS



PENTAGON
HOUSE

First Class
Office Space
From 3,000' to 11,000ft'
Excellent Parking
TO LET

FHP
COMMERCIAL REAL ESTATE
01203 92344





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PENTAGON HOUSE, DERBY

A SUPER PROMINENT 32,000 sq ft building in central Derby built to a high standard in 1989 as the head office for Williams Holdings who owned Chubb and Smallbone. We bought it in 2011 and completely refurbished the building including new plant and raised access floors securing lettings to Balfour Beatty, Alstom, Citibank, Xerox, Ultra Electronics, Chemring and other high tech companies. Really attractive, energy efficient office space with a parking ratio of one space per 198 sq ft – 179 spaces in all – and an EPC of B, and stunning views over the city and Derbyshire cricket ground next door.





GROSVENOR HOUSE, REDDITCH

OUR FIRST PURCHASE IN REDDITCH, we bought the 47,000 sq ft, 6 storey, Grosvenor House in 2004 from Standard Life/South Yorkshire Pension Fund who had partly refurbished it but were struggling with lettings. We succeeded by being prepared to split floors to provide a range of suite sizes, being flexible on lease terms, driving down the service charge and installing air conditioning in all suites so we can provide really nice office space and exceptional value for money. The building has remained close to fully let for nearly 20 years. Since numerous Redditch office buildings have been converted to residential, Grosvenor House is now the dominant town centre office location.



REFURBISHING



WE TAKE OUTDATED

office blocks and bring them up to modern standards of design and services. This includes ensuring they comply with the latest requirements for disabled access, health and safety and energy efficiency - but also that they work well for tenants. We install air conditioning, raised floors, the latest security systems, energy efficient lighting and data cabling and super fast broadband - so they are efficient operationally but also provide a good environment for staff.

Network Rail





90 VICTORIA STREET, BRISTOL

INTRODUCED TO US BY GVA and bought on their recommendation from the Associated British Foods pension fund we refurbished this 24,000 sq ft office block built by Deeley Construction near Temple Meads station including new windows, plant, floors, toilets and reception and quickly let a floor to Mazars Chartered Accountants before selling on the part-let investment six months later to a fund who went onto the let the rest of the space. A very nice building in a great location. Sadly no longer ours though we are always on the lookout for buildings in Bristol.



OAKENSHAW HOUSE, REDDITCH

ANOTHER c20 year old building in Redditch handily close to the drive-in MacDonalds and KFC in Oakenshaw we bought this vacant 12,000 sq ft building, refurbished it completely, repositioned it from "The Lanner Building" to "Oakenshaw House" and immediately let it as a whole to Arcus. Notable for our car park suffering a police-escorted mid-week daytime invasion of fifteen Range Rover driving, flashy-caravan towing, southern Irish "travellers" during the refurbishment who threatened to smash all the windows – despite us having half a dozen tradesmen's vans on the car park – our blokes hid in the building! As our Albanian site manager explained to our guests "in my country we'd kill you"!





PROSPECT HOUSE, REDDITCH

A PURCHASE CEMENTING my position as "King of Redditch office blocks", our third building in Redditch was bought from Aberdeen/Alecta in 2014 having been built for BT in 1999. 32,000 sq which we refurbished and is fully let to eight tenants including Broadstone Pensions, NHS, Exactech, and Fairway Training. A Grade A quality building with great parking and views across Redditch to the countryside beyond. If you have a Redditch office block for sale you know where to come!







COLESHILL HOUSE, COLESHILL

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COLESHILL HOUSE ATTRACTED US because it is so well located for the motorways and airport and you avoid the congestion around Solihull. Repositioned by us from "The Marley Building" to "Coleshill House" (amazingly the name was not taken!) it is a very prominent 16,000 sq ft, 1980s building – also constructed by Deeley Construction – which we bought from Zurich. It was stripped back to the frame and refurbished with new roof, windows, plant and interior fittings so we now have a top quality Grade A spec air conditioned building with a EPC of B – wonderfully light and airy with good parking and right next to the Harvester – a slap up lunch for less than a tenner! Tenants include CBRE, Post Office, Alfa Laval and Geospatial Insight. The best office block in Coleshill!





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PORTLAND HOUSE, TAUNTON

PORTLAND HOUSE is a modern office block, set in its own landscaped grounds, which has been refurbished to the latest quality, environmental and security standards.





ST GEORGES HOUSE, WOLVERHAMPTON

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DESPITE A CHALLENGING MARKET and lots of vacant offices in Wolverhampton, the 22,500 sq ft St Georges House which was built in 1996 for the Crown Prosecution Service stands out by being one of the best quality offices in the city with great parking. We bought it vacant in 2016. It was completely refurbished to Grade A standard and quickly let to six tenants. The biggest challenge was removing the bullet proof glass from the reception!



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TRANSFORMING



WESTERN
HOUSE

Express by
Holiday Inn

Western House

TO LET

TO LET



WESTERN HOUSE, SWINDON

DOMINATING THE SWINDON CENTRAL business district the impressive glazed 45,000 sq ft Western House was built by the Prudential for British Rail in 1984 but by 2006 was looking very dated and BR had moved out. We completely refurbished Western House including building a stunning and unique double height glazed reception which resulted in us letting the building in 2008 as a whole to Network Rail on a long lease at a leading rent. Many office blocks in Swindon have now been converted to residential so Western House continues to be one of the best locations in the centre.







WESTERN HOUSE IS A MISSION critical building for Network Rail containing the main control centre for the south west region (which featured in the recent TV documentary Paddington Station 24/7), disaster management space and very large power and back up facilities.



DOWN & OUT REGENERATING

WE BOUGHT this 36,000 sq ft office, Barton House, in the centre of Gloucester in 2001, vacant, with two derelict shops next door, one of them a former chip shop flooded with sewerage! There were a mass of derelict workshops at the back. Renamed Eastgate House, the office block was refurbished. We demolished the workshops and increased car parking to approx 120 spaces. We were flexible on lease terms and suite sizes, splitting up the space as necessary, and offering a fixed service charge so that tenants could budget accurately and had no risk. The shops were also refurbished and let and recently we installed new Victorian style shopfronts which won a City Council award for enhancing the Conservation Area.



UP & RUNNING



EASTGATE HOUSE, GLOUCESTER

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EASTGATE HOUSE is now one of the most important and vibrant offices in Gloucester providing many services to the local community with tenants including an NHS Medical Centre, a large and thriving NHS and private Dental Centre operated by Whitecross Dental, the Driving Theory Test Centre and training and counselling services. We provide good quality space, excellent parking, a fixed service charge and a well run building suitable for providing services to the public in a smart, modern environment. We even have Gloucester's GL1 Leisure Centre next door.





We set up and operate the Hi-Light Cafe on the ground floor of Eastgate House – complete with sunny terrace – to the delight of our tenants! Serving breakfast, lunch, tea, hosting parties, greetings and meetings it's at the heart of what makes Eastgate House such a thriving and friendly business community.

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CREATING



RUSSELL HOUSE, STRATFORD-UPON-AVON

WE BOUGHT this brilliantly located but hideous 1968, 6,500 sq ft office block in Stratford, formerly the County Court and Driving Test Centre, in 1994, "refurbished" it and let it to tenants including the Royal Shakespeare Theatre and maker of Teletubbies – Ragdoll Productions for 20 years. Despite being turned down twice by the Stratford planners the same scheme for 9 flats was approved on appeal without issue and we demolished the existing carbuncle and constructed 9 spacious flats in a Georgian style on a very tight site managing all the subcontractors directly and creating a super exclusive tucked-away gated mews type development. The flats sold immediately achieving record prices per sq ft for the area. A big improvement to the conservation area despite the best efforts of the planners!

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MEADOW LANE, TYSOE

"WE MUST BE ABLE TO DO BETTER THAN THAT!" was a frequent comment I made looking at so many aesthetically disappointing new housing developments – so when we were offered a 2.5 acre site in Tysoe we took up the challenge and showed what we could do. We took an existing poor planning consent for 9 houses with 12,000 sq ft floor area (3 affordable) and improved it to 24,000 sq ft of space across 10 market houses of differing size and design and built Meadow Lane. We managed the whole process including engaging all the subcontractors directly and completed the project through Covid. The completed houses – built of stone and traditional in design - sold immediately at or above the asking price and the development has been widely admired – except by Tysoe Parish Council of course who found the name "Meadow Lane" deeply objectionable and made our lives as difficult as possible throughout! Don't get me onto the utterly incompetent Stratford District Council Planning Department which took more than two years to discharge the pre commencement planning conditions by which time the houses were built and sold!





NETHERFIELD

WE DEMOLISHED a substandard 1948 brick house to create this beautiful farmhouse built in white lias stone complete with a magnificent conservatory which was even complimented by the conservation officer! It was let from completion.





PEMBERLEY

THIS WAS the redevelopment of a small Edwardian cottage suffering from severe cracking and subsidence. The new house in local stone complements adjoining listed buildings and has remained let from the day of completion.





IF YOU are interested in renting space in any of our buildings,
or have a building we might be interested in, please contact us.

LOXTON



DEVELOPMENTS

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