

➤ Proven expertise and a strong track record

Rotherhill is an experienced property development and asset management company, with proven expertise and a strong track record in delivering major development and regeneration projects across the UK.

Our expertise covers direct property development, asset management, strategic land and occupier solutions.

Whether you are a landowner, investor or occupier, we have the necessary skills and understanding to deliver the outcome you need for your land and commercial property challenges and objectives.



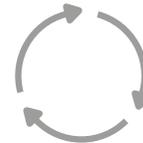
Partnership:

We work collaboratively with our clients, sharing the risk and maximising returns.



Expertise:

We have in-depth knowledge of the office and industrial markets and have experience of the whole development process, from greenfield site through to investment sale.



Delivery:

We ensure swift turnaround of projects against an agreed business plan to maximise returns on your real estate.



Focus:

We are specialists in sourcing and developing unloved commercial property.



Transparency:

We handle all transactions on an open book basis, with honesty and integrity.

> Who we work with

Occupiers

From helping you to find and develop the right commercial premises through to working with you to manage or dispose of your existing sites, Rotherhill has the experience, expertise and track record to deliver.

We work alongside occupiers to deliver their strategic property goals.

We work on an open book basis, ensuring transparency throughout the relationship.

Our wide breadth of experience and expertise allows us to provide a full service offering for commercial property occupiers. Acting as a land and property consultant, Rotherhill has a strong track record in helping business owners to source land and buildings to meet their business needs both now and in the future.

Our services include sourcing and acquiring commercial property and delivering a programme of development, regeneration and management to meet your specific requirements. We provide expert advice on disposal options, ensuring the most effective exit is delivered at the appropriate time.

We regularly work with clients to develop their premises and then deliver a sale and leaseback scenario, producing capital return alongside enhanced premises for the business.

“

It is now 2018 and we are just completing our fourth distribution centre, all with Paul's help. He understands us as a business and acts as the much needed buffer between us and the complex and often frustrating world of commercial agencies. ”

Neil Driver, Managing Director, Oadby Plastics Ltd

Whether you are a landowner, investor or occupier, we have the necessary skills and understanding to deliver the outcome you need for your land and commercial property challenges and objectives.

Land and Property Owners

Whether you wish to sell your land or commercial property assets, or develop in partnership with us, Rotherhill can build a solution that is right for you.

Our first step at Rotherhill is to understand your requirements and then tailor a solution to deliver.

We have specific expertise in developing commercial property and work alongside property owners to maximise their returns.

Rotherhill can fund all due diligence, planning and contamination costs for a landowner, creating a serviced site ready for development.

In many cases this allows landowners to maximise the value of their assets and reap development returns without taking development risk.



The Bennerley Road project was introduced to us by Rotherhill as an attractive investment proposition, although at the time of purchase it did require considerable repair maintenance and also there were a number of legal issues to be resolved. Rotherhill helped to deal with all of these outstanding issues so that within a year the property was successfully let to a blue chip tenant. We are based mainly in Hong Kong, and Rotherhill ensured the project was well planned and executed professionally, keeping us updated and informed throughout.

We have held the premises within our existing portfolio and continue to search for similar opportunities with Rotherhill. ”

Richard Healy, Director, Ammu Global Investments Ltd

Property Investors

Rotherhill brings extensive commercial property experience and a pragmatic approach to regularly deliver powerful returns on investment for its investor clients. Our clients include private or family offices, pension funds and institutions.

Our approach at Rotherhill is to co-invest alongside our investor clients. We take care of the entire property development and asset management process from cradle to grave, taking a share in the profits after demonstrable performance.

This commercial, risk-sharing approach regularly creates exceptional returns and is the key reason for the long-term relationships we enjoy with many of our private investors.

Rotherhill works with a variety of investors, including those who are keen to explore joint ventures or syndicates, to individual investors with significant sums to invest.

We understand investor objectives, allowing us to respond quickly with advice and opportunities, as well as proactively balancing risk and return.

We then use our knowledge of local trends to provide the insight needed to help maximise your investment.

> Who we work with

Agents

We are always keen to hear about potential commercial property opportunities and available land for development.

For the right opportunity, Rotherhill can move quickly as investment funds are in place. We ensure all agents are retained.

We specialise in:

- Unloved freehold industrial and office buildings
- Sale and leaseback / equity release
- Refurbishment opportunities.
- Strategic land
- Vacant / surplus land
- Asset management opportunities



I have worked successfully with Paul for 30 years as an agent on most of his developments in the Leicester locality. I have always found Paul to be very customer friendly with occupiers which has undoubtedly resulted in being able to put deals together. He has a particularly good knowledge and understanding of the market and is adept at finding opportunities that ultimately prove successful. ”

Geoff Gibson, BSc FRICS, Consultant, Andrew and Ashwell

If you have a potential commercial property opportunity or have available land, we would be pleased to hear from you.

> CASE STUDY

Bennerley Road, Blenheim Industrial Estate, Nottingham



> CASE STUDY

Bennerley Road, Blenheim Industrial Estate, Nottingham

Bennerley Road was sourced and acquired by Rotherhill on behalf of a Hong Kong based investor. Perfectly situated just off the M1, Rotherhill secured the warehouse for a low capital value.

Upon completion of the refurbishment, Rotherhill agreed a letting to UK Mail. The business plan was completed within 18 months of the initial purchase of the site.



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Richard Healy, Director, Ammu Global Investments Ltd

 **66,000** sq ft
INDUSTRIAL SPACE

Type: **Asset Management**

Size: **66,000 sq ft / 6,132 m²**



 **Rotherhill**

For more information please contact:

Rotherhill, Office 7, The Hunting Lodge, Pera Business Park

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> CASE STUDY

Lancer House, Scudamore Road, Leicester



 Rotherhill

> CASE STUDY

Lancer House, Scudamore Road, Leicester

Rotherhill and funder DCS452 Ltd purchased Lancer House, which is just two and a half miles from Leicester city centre, in 2014.

The original plan was to refurbish the office and build a 20,000 sq ft industrial building at the rear of the site and re-let or sell the building on a floor-by-floor basis. This strategy was implemented and planning consent received for the development from Leicester City Council.

Prior to commencement of the project, the building attracted the interest of specialist software developer TBA who were looking to relocate their Leicester office from smaller premises in Blaby.

Rotherhill worked with TBA to develop the building into refurbished modern office accommodation, which not only meets the needs of the growing business, but also enables them to remain in Leicester.



This move represents a great vote of confidence in the team and will provide employment opportunities for many people in the region. I'd like to thank all parties involved in helping us create a fantastic working environment for leading-edge software development. ”

Andrew McKaig, Leicester Managing Director, TBA



20,000 sq ft
OFFICE BUILDING



**Modern office
ENVIRONMENT**

Type: **Development and
Asset Management**

Size: **20,000 sq ft / 1,858m²
with parking for 64 cars**

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> CASE STUDY

Oadby Plastics, Braunstone Frith Industrial Estate, Leicester



 Rotherhill

> CASE STUDY

Oadby Plastics, Braunstone Frith Industrial Estate, Leicester

Oadby Plastics Ltd had been searching for a suitable site for a national distribution hub for several years. Having missed out on a number of opportunities, they instructed Rotherhill to source and acquire suitable premises.

Rotherhill identified a suitable site in close proximity to their existing facilities. The site was purchased in an off market transaction.

Rotherhill redeveloped the site to deliver Oadby Plastics with a national distribution hub providing 135,000 sq ft / 1,254m² of office, warehouse and distribution space.

Rotherhill also provided advice to Oadby Plastics in respect of the disposal and exit of their existing premises.



We were introduced to Paul Bagshaw at Rotherhill in 2011 after a long period of frustration in our search for a new national head office and distribution facility. Paul was able to quickly understand our requirements and set about searching for a solution.

It is now 2018 and we are just completing our fourth distribution centre, all with Paul's help. He understands us as a business and acts as the much needed buffer between us and the complex and often frustrating world of commercial agencies. As we continue our business expansion, Rotherhill will be there to support us. ”

Neil Driver, Managing Director, Oadby Plastics Ltd

 **135,000** sq ft
**NATIONAL DISTRIBUTION
AND OFFICE HEADQUARTERS**

 **6.5** acre
SITE

Type: **Acquisition and
Development for Occupier**

Size: **135,000 sq ft / 12,541m² / 6.5 acre site**

Site: **Industrial and office headquarters**

 **Rotherhill**

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> CASE STUDY

Radar Road, Leicester



> CASE STUDY

Radar Road, Leicester

Radar Road was the former BAE Systems Leicester Headquarters and comprised 55,000 sq ft / 5,109m² of office space on a site of approximately 4 acres.

Rotherhill prepared a full development business plan on behalf of an external investor.

Original concepts involved redevelopment to provide a mixed-use scheme for retail and leisure uses.

The building was eventually let to Babcock International Group on a long-term lease. Babcock were looking for a suitable location to relocate around 500 staff from its regional office in Leicester, and Radar Road provided the perfect solution.

The property was completely refurbished to provide modern facilities and the company relocated in Summer 2013.

“

I have worked with Rotherhill on a few transactions and have found them to be commercially astute and pragmatic deal makers. The transactions we completed have proven to be of significant benefit to the operational requirements of our business. I would therefore have no concerns about dealing with Rotherhill in the future, should the opportunity arise to do so. ”

Rodney Ackland, Group Property Manager, Babcock International Plc



55,000 sq ft
OFFICE SPACE



4 acre
SITE

Type: **Development and Asset Management**

Size: **55,000 sq ft / 5,109 m² / 4 acre site**

Contract: **£4m refurbishment contract**

Annual return: **30%**

 **Rotherhill**

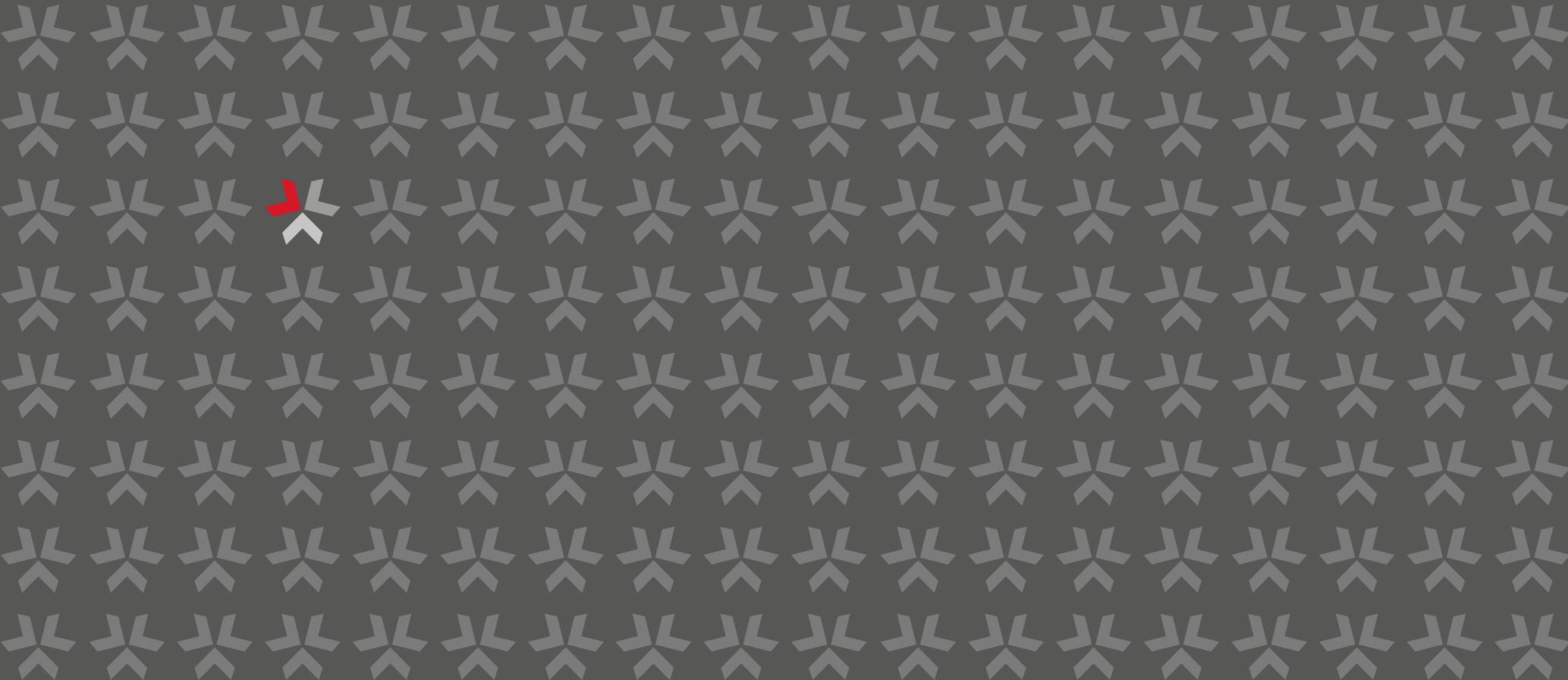
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Property Development and Asset Management



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