

## **YTL Come in to Land at Concorde House**

YTL Developments Ltd, part of the company which owns Wessex Water, and the developers of the Filton Airfield site, have completed a new lease of Concorde House in Patchway, Bristol, following a deal brokered on behalf of private clients by Bruton Knowles and joint agents JLL.

The building, which was recently refurbished by asset managers DJ Foley, comprises a detached office building of 12,500 sq ft plus 1,500 sq ft of storage, and has been leased by YTL as their office base for the Filton Airfield development during the initial phases of the scheme.

Strategically located less than half a mile from Junction 17 of the M5, the refurbished open plan office space is configured over ground and first floors with secure workshop and storage space to the rear.

Crucially, it is also adjacent to the former Filton Airfield site, where a new community is to be created, comprising homes, schools and a retail centre, along with commercial space, community facilities, and recreational spaces and play areas.

The YTL Corporation has an impressive track record of world-class development projects, and serves more than 12 million customers across Asia, Australia and Europe. The company has ambitions to become one of the largest developers in the UK, with a mission to develop sustainable communities that understand the needs of people, with outdoor spaces inspired by the local community.

YTL have taken a new lease on Concorde House, in what was the second largest deal in the Bristol out of town market during Q2 2017, and the 3rd largest in the out of town sector in the year to date.

Paul Williams from Bruton Knowles' Bristol office said Concorde House is well located on the North Bristol fringe next door to The Mall at Cribbs Causeway and immediately adjacent to Filton Airfield, which was of particular interest to YTL.

“This is a stand alone office building with storage and on-site parking for up to 67 cars – which made it ideal for YTL who were seeking a suitable building to become their base for the initial phases of the Filton Airfield development, a significant regeneration scheme which is of strategic importance to Bristol in delivering much needed new housing stock together with the necessary features to deliver a sustainable community fit for the 21st Century.”

**Ends**

**Issued on behalf of Bruton Knowles by Empica. For further information contact Laurence Phillips or Simon Harding (01275) 394400.**

**Note to editors:**

**Bruton Knowles is a national property consultancy with 13 offices across the UK in Gloucester, Worcester, Birmingham, Bristol, Nottingham, Plymouth, Shrewsbury, Cardiff, Guildford, Taunton, Leeds, Manchester and London. Established over 150 years ago, Bruton Knowles is a multi-disciplinary consultancy offering clients a range of skills including building consultancy, compulsory purchase and compensation, estate strategy, agency and development consultancy, professional skills such as valuation, lease renewals, rent reviews and rating, as well as property management across the full spectrum of urban and rural property. Visit [www.brutonknowles.co.uk](http://www.brutonknowles.co.uk) for more details.**

**Wessex Water ready for take-off at Concorde House**

YTC Holdings acting for Wessex Water has taken 14,500 sq ft of space at Concorde House in Patchway following a deal brokered by Bruton Knowles.

Strategically located less than half a mile from Junction 17 of the M5, the high quality, refurbished open plan office space is configured over ground and first floors with secure workshop and storage space to the rear.

The deal is described as the second largest deal out of town in Q2, and the 3<sup>rd</sup> largest in 2017 to date.

Paul Williams from Bruton Knowles' Bristol office said Concorde House was ideally located on the North Bristol fringe not far from Cribbs Causeway and handy for Bristol Parkway.

“This is a headquarters office building with storage and on-site parking for up to 67 cars – which makes it ideal for firms struggling with congestion and parking issues nearer the city centre.

“The letting underlines once again the importance of high quality accommodation in renewing the city’s business offering. There is a marked lack of stock of this standard, and we need to be seeing an increase in investment to stimulate development activity.”

The accommodation is made up of 5,366 sq ft in ground floor offices with a further 7, 468 sq ft on the first floor and the ground floor warehouse storage space of 1,492 sq ft.

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