

# Press Release

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**For immediate release**

19 October 2009

## **F&C REIT purchases Milton Keynes industrial estate**

F&C REIT Asset Management has purchased Tongwell Industrial Estate in Milton Keynes, for £6million at a yield of 10.78%. The property comprises a modern multi-let industrial estate providing 17 light industrial warehouse units totalling 132,292 sq ft (12,383 sq m). The total site area is approximately 6.4 acres.

The property is let to 11 tenants on 15 leases, with two units being vacant at present amounting to 7.5% of the total floor area in accordance with the tenancy schedule. The property produces a rental income of £5.60 per sq ft overall on the let accommodation. The estate benefits from excellent transport links adjacent to the M1 motorway and within a 60 mile radius of three international airports.

Demand for warehouse space in Milton Keynes has risen dramatically over recent years with take up in 2008 up 290% to 1,783,000 sq ft compared to 457,000 sq ft in 2007.

Chris Nicoll, Head of Industrial and Distribution at F&C REIT, said of the acquisition:

“The estate represents a solid investment with a competitive yield and in an area in which we expect to see a continual rise in demand for high-quality warehouse space. The deal shows that in this market good quality stock with long-term prospects can be bought at an economical price.”

M3 acted for F&C REIT Asset Management

**- Ends -**

### **Press enquiries**

#### **Please contact The PR Office**

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## Notes to Editors

### F&C REIT Asset Management

- F&C REIT Asset Management is a leading international real estate manager formed through the combination of F&C Asset Management's property business and REIT Asset Management in September 2008.
- F&C REIT is an entrepreneurial, institutionally-partnered force in commercial property and manages a global portfolio worth £7.3 bn (30/06/09)\* on behalf of a wide range of individuals, professional investors, property trusts and institutional clients.
- F&C REIT's investment team uses both detailed proprietary and external research, sophisticated forecasting and strategic analysis to find market inefficiencies and opportunities – across property sectors, countries, types and tenants.
- F&C REIT offers a comprehensive, integrated range of real estate fund management services with a network of offices spanned across five countries: Germany (Munich), India (Mumbai), Ireland (Dublin), Sweden (Stockholm) and the UK (London).

\* 51.1% of the assets under management are recorded at their acquisition cost, reflecting the basis on which income is generated for F&C REIT by these assets