



## INVESTMENT REQUIREMENTS

Sorbon Estates is the commercial property arm of the Shanly Group.

We have a diverse property portfolio which we are continuously seeking to grow.

Our requirements include:



Investment & development opportunities across the South East (exc. Central London)



Lot sizes from £1m to £50m



All use classes



Long term residential redevelopment opportunities

# INVESTMENT REQUIREMENTS

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We are a long-term investor in the South East and Thames Valley areas, within a diverse range of property classes.

We are interested in:

- Retail in affluent market towns.
- Investment situations with potential asset management and planning gain opportunities.
- Redevelopment of all types of brownfield sites.
- Marinas and moorings.

We are patient, professional, and dedicated to improving our properties and enhancing their surroundings.

We are in a strong financial position to be able to act swiftly on any suitable proposal.

Our dedicated investment team is looking forward to hearing from you.

**For more information**

[www.sorbonestates.com](http://www.sorbonestates.com)



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# REDEVELOPMENT & REGENERATION

We have a proven track record in the redevelopment and regeneration of large-scale sites. We seek out land and properties that we can transform into vibrant, mixed-use destinations that provide long-term value.

Here are a few examples of the sites we have previously acquired and some projects we've already completed:

## Station Road, Harrow

Acquired for redevelopment c. 1 acre mixed use site



## Platts Eyot, Hampton

Acquired for regeneration of a historic 9 acre Thames island



## Waterside Quarter, Maidenhead

Regeneration completed c. 2.5 acre town centre site



## 168-192 High Street, Berkhamsted

Acquired for regeneration c. 1.5 acre mixed use site



## High Street / West Street, Maidenhead

Acquired for regeneration c. 1.4 acre site assembly



## St Martins Centre, Caversham

Acquired for regeneration c. 4.75 acre mixed use site





# RETAIL

We pride ourselves on our ability to identify a property's potential and ensure that it is fit for purpose, whether through refurbishment or reconfiguration. We also take great care in selecting our locations. Below are examples of the retail units we have previously acquired, and we are actively searching to expand our portfolio with both high street and out of town retail units in affluent areas.

## 110 High Street, Winchester

Acquired c. 12,130 sq. ft. prime shop with future asset management and repurposing potential.



## 131-133 Peascod Street, Windsor

Acquired 2 retail units of c. 9,000 sq. ft. with a large yard for redevelopment



## Pets at Home, Walton on Thames

Acquired 23,000 sq. ft. unit with redevelopment potential



## Superdrug, Thame

Acquired 3,500 sq. ft. shop and converted upper parts into 4 residential flats.



## 46 High Street, Marlow

Acquired former 2,900 sq ft bank, fully refurbished ground floor retail unit and converted upper floor into residential flat.



## Reading Link Retail Park, Reading

Acquired 70,000 sq. ft. retail park on 6 acres, currently developing the site to incorporate a drive-through





# RETAIL

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## **Cliveden View Shopping Centre, Maidenhead**

Acquired mixed use residential and retail site, developed a new build children's nursery



## **Liston Court, Marlow**

Acquired 12 retail units in a courtyard setting with potential for extension



# MOORINGS

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We are looking for new opportunities to expand our moorings portfolio. We are interested in acquiring small mooring sites, as well as larger marinas along the River Thames, the Grand Union Canal and on the south coast.

## **Bourne End Marina, Bourne End**

Acquired marina and redeveloped with restaurant and housing



## **Willowtree Marina, Yeading**

Acquired c. 4 acre marina, refurbishment and redevelopment in progress





# ALTERNATIVES

We're looking to find more value-added and development opportunities in the South East of England (excluding central London).

Our goal is to create a pipeline of new properties that will help us diversify our portfolio, and we welcome any proposals.

## Essex Lodge, Windsor

Acquired for redevelopment 5,000 sq. ft. day nursery



## Asquiths, Windsor

Constructed a new-build children's nursery



## Pets 1st, Tite Hill, Egham

Acquired 5,500 sq. ft. veterinary surgery on 0.5 acre site with potential for extension



## West Lane, Henley

Acquired mixed use medical centre and 24 car spaces with potential for rental growth



## Reading Link Retail Park, Reading

Acquired 50 acres of strategic land adjacent to our freehold interest in Reading Link Retail Park



## More sites required to grow our portfolio

- Value added opportunities
- Development opportunities



# INDUSTRIAL

We are an established and growing company with a portfolio of industrial sites and buildings in a range of locations across the South East of England. We are open to receiving further opportunities to grow our portfolio, including industrial warehousing, builders yards and trade counter sites.

## **The Ridgeway, Iver**

Replaced distressed industrial site with 41,500 sq. ft. new build units



## **Rose Business Park, Marlow**

Acquired c. 30,000 sq. ft. industrial estate



## **Loudwater Mill Business Centre, High Wycombe**

Redeveloped obsolete industrial building with 12,200 sq. ft. new build units



## **Reform Trade Park, Maidenhead**

Acquired and refurbished 20,000 sq. ft. industrial units



## **Pioneer Works, Taplow**

Acquired c. 0.6 acre open storage builders yard



## **New Road, Windlesham**

Acquired 1.75 acre open storage yard





# OFFICES

Below are examples of office sites previously acquired by Sorbon Estates.

We have a proven track record of finding and acquiring office sites that have the potential for larger scale redevelopment. Mark and Tom are open to consider further office site opportunities.

## Coal Wharf 2, Sunbury

Acquired for redevelopment 4,000 sq. ft. offices on 0.75 acres



## Aviation House, Weybridge

Acquired 24,350 sq. ft. modern offices with redevelopment potential



## Grosvenor House, Beaconsfield

Acquired land and constructed 17,000 sq. ft. modern office



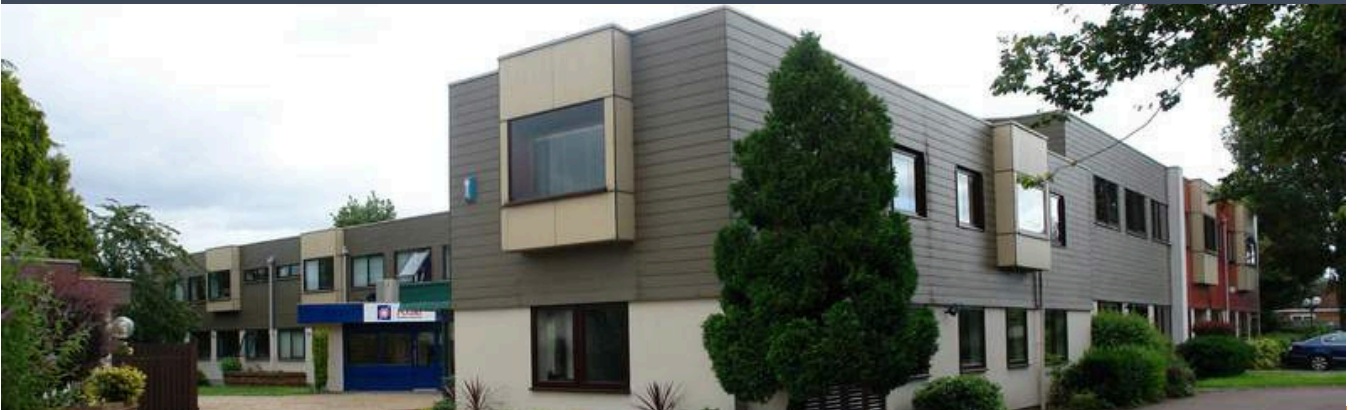
## Grove Park, White Waltham

Acquired c. 12 acre business park with redevelopment potential



## Tectonic Place, Holyport

Acquired c. 2 acre business park with redevelopment potential







## KEEP IN TOUCH

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