



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

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



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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

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

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, Holypot

Acquired c. 2 acre business park with redevelopment potential





KEEP IN TOUCH

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