



## **PRESS RELEASE**

August 2013

### **CAPITAL TRUST ACQUIRES PRIME SOUTH WEST GREATER LONDON OFFICE INVESTMENT**

The Capital Trust Group has acquired PGS House which is a fully refurbished Grade A headquarters office building. The property was purchased on behalf of private investors.

The property is located in Walton-on-Thames which is a town within the M25 and is part of the South West Greater London office market. It has an affluent catchment with excellent communication links and combines an attractive working environment with close proximity to Central London.

The property is let to Kia Motors (UK) Ltd for 15 years with no breaks and comprises 30,970sqft of offices set over three floors with 172 car parking spaces equating to an above average car parking ratio of 1:180sqft.

Finola Reynolds of the Capital Trust Group commented that ‘this acquisition continues to meet our investors’ criteria being a prime South West Greater London location with a long lease to a strong covenant. We believe that with a spike in lease expiries/breaks due over the next five years, and a limited amount of speculative development under construction, the amount of available Grade A accommodation should continue to diminish thus laying a strong foundation for rental growth’.

This acquisition represents the Capital Trust Group’s continued commitment to the UK property market.

Knight Frank represented the purchasers.