

AT this time of year it is traditional to reflect on the past year and to crystal ball gaze for the following.

Gorell Barnes are delighted at how 2014 panned out, we have surely all turned our backs on the property malaise and are now enjoying the improving national economy.

We are pleased to report that the various sectors of the commercial property market are firing on all cylinders including industrial and warehousing, development, investment, retail and, to a lesser degree, offices.

As often happens with commercial property, we go from famine to feast or vice

Positive vision in the crystal ball

versa in respect of supply of property and often correspondingly (and conversely) with demand.

Growth

I think it is safe to say that 2015 will see growth in values as indeed did 2014 for a number of reasons.

Firstly, bank finance has

become a little easier, to allow companies to fund acquisitions and many companies are

unlikely to be forthcoming in the near future.

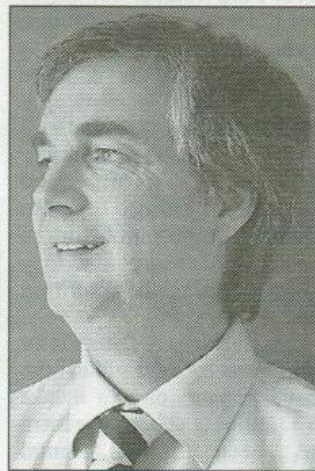
Rents still need to rise further and build cost, with the lack of both the right type of materials and also labour, is producing an ever-increasing capital expenditure.

Foresighted

Nevertheless, there are some good developments proposed and that have commenced and a number that are in the planning system and foresighted developers are gearing themselves up to certainly develop for owner-occupiers and pre-let tenants but also are seriously considering speculative development again.

Gorell Barnes has been involved in a number of major transactions in 2014 and have some great instructions for 2015. Anybody requiring our new brochure illustrating record rents and capital values that were achieved in 2014 by us and with further comment on how we see the market progressing in the new year, are requested to ask for this literature on 01536 330100 or by emailing john@gorellbarnes.com

Wishing all our clients, friends and suppliers a happy, healthy and wealthy New Year.



By John Barnes
Gorell Barnes

sitting on good cash piles in any event.

Secondly, the normal law of economics of supply and demand will come fully into force. There is now a dearth of good commercial property in virtually all sectors (offices possibly excluded) but demand has greatly increased with a strong increase in the number of applicants registering for property.

Thirdly, the supply of new property by development is



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