

**Nightingale Partners Ltd**

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**The acquisition of Stoneham Park, Eastleigh**

The freehold interest in Stoneham Park, Eastleigh has been acquired by Capital Trust Group on behalf of a Middle Eastern investor from Jeeves Investments LLP. Jeeves Investments LLP is a joint venture between AEW and Mountgrange. The purchase price of £9 million reflects a net initial yield of 7.46% and a capital value of £188 per sq ft.

Finola Reynolds of the Capital Trust Group commented that “this acquisition provides our investors with a good income return from a strong tenant with an unexpired lease term in excess of 10 years. This represents The Capital Trust Groups first investment acquisition since 2006 and marks the start of a renewed drive into the UK property market.”

Nightingale Partners represented the purchasers.

Savills represented the vendor.

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