

**CASE STUDY**  
Investment



**Hartnell Taylor Cook LLP advised on the purchase of this modern office building situated in the central area of Bristol from ING Real Estate Investment Management Ltd.**

St James Court is located in the heart of Bristol, situated next to St James Barton roundabout, adjacent to the recently constructed Magistrates Court and refurbished Bus Station.

St James Court, a multi-let freehold office building, comprises 36,688 sq ft (3,408.4 sq m) on ground floor and three upper levels and is let on three full repairing and insuring leases to two tenants, expiring from 2012 and 2016. The building is let to Churchill Management Ltd (Guaranteed by RBS Insurance Group) and HFGL Ltd. Part of the ground floor is vacant.

Hartnell Taylor Cook LLP jointly acquired the building with Keneth Peters for £5.63 million representing a net yield of 10.8% for a private property company and Hartnell Taylor Cook LLP's office department has been subsequently instructed to market the vacant suite.

**CONTACT**

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