



Industrial
Agency

The Commercial Property People

As the largest firm of chartered surveyors and commercial property consultants in the Yorkshire and Lincolnshire region, we are proud to say that we have been helping businesses and individuals, with professional advice and services, covering all aspects of commercial property for over 30 years.



Here to Help You

Whether you are buying, selling or leasing a commercial property, or you require specialist advice to help build your investment portfolio, our team of trusted experts are on hand to support you every step of the way. Combining decades of commercial property experience, with our commitment to delivering the very best outcomes for our clients, has established PPH as the go-to agency for any commercial matters relating to industrial space in the region.

Why Choose PPH?

When you choose to work with PPH, you are choosing to work with a team that will take the time to fully understand your commercial goals and objectives, so our service is perfectly aligned to your needs. This allows us to provide professional and pragmatic advice that never loses sight of your commercial objectives.



We are proud to have been named Yorkshire and Humber's most active agents by Estates Gazette for ten consecutive years and East and South Yorkshires most active agent for 2020, (Estates Gazette and Radius).

Advice You Can Trust

Whether you are a landlord, tenant, developer or private investor, you can always trust PPH to deliver what you need. Working out of four office locations across the region, our experts use their detailed knowledge of the regional markets and their commercial property landscape to offer tailored advice and solutions that are bespoke to the specific needs of you and your business.

From the moment you start working with PPH, we become your commercial property people. Our clients benefit from working with a team that has extensive experience in the disposal, acquisition and management of industrial spaces in the region. In addition, every instruction is led by a director who is a fully qualified member of the Royal Institution of Chartered Surveyors (RICS).

Our Services

Whether you require advice on sales, lettings, market analysis or development appraisals, you can always count on our team to provide you with objective advice that supports your commercial goals.



Sales

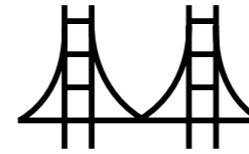
We offer a hands-on service that covers the whole sales process, from initial instruction to completion of all the necessary legal documentation. This advice is based on maximising the value of your sale, and is always delivered within clearly defined timescales, whilst remaining mindful of the context of the marketplace.



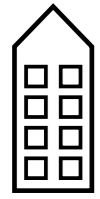
Development Advice

We advise on a wide range of industrial development sites and projects, including design and build opportunities through to disposals, site acquisition and procuring development funding. Our specialist knowledge of the development process and the intricacies of the marketplace means we can provide our clients with trusted advice from initial acquisition right through to the final delivery and completion of schemes.

Key Facts



Unrivalled regional knowledge.



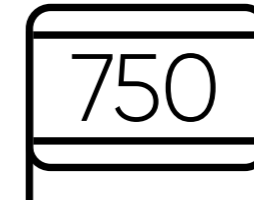
Lettings

Let our team guide you through the full process, from initial marketing appraisals and inspections, providing valuation advice through to carrying out viewings with interested parties, negotiating and agreeing Heads of Terms. We advise on lettings for all types of industrial space and have longstanding relationships with most of our clients as a result of our proactivity in this area.

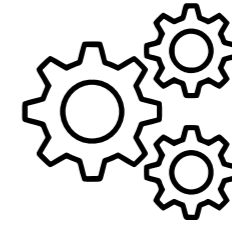


Without confidence in our team, in particular the excellent team of professionals at PPH, our investment would not have achieved the success it has so far."

Ashley Whittome, Co-founder Avon Capital Estates



Over 750 agency instructions.



Over 450 industrial agency instructions.



PPH Commercial was established in 1990.



Investment Advice

Our knowledge and experience within the office investment market place allows us to tailor advice to clients, so that investment values and returns are always maximised. Understanding the key factors that influence investment values when negotiating leasehold transactions, is fundamental to enhancing and growing portfolio values in the medium to long term.



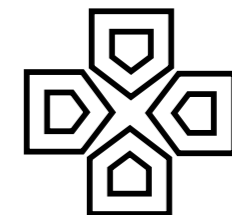
Acquisitions

As the leading team delivering industrial agency work in the region, we are in the best possible position to act for clients on acquisitions of industrial space. Our comprehensive market knowledge means that in addition to being well-informed, we are able to act swiftly to acquire properties for clients, in some instances before they appear on the market.



The PPH Industrial Agency Team manage to combine detailed market knowledge, and accurate and commercial advice with hard work, all of which combines for a great quality service, which I am appreciative of. They know their market."

Laurence Corrigan, The Essential Group



4 office locations providing regional coverage to East Yorkshire, South Yorkshire, North Lincolnshire and North East Lincolnshire.



Our team of fully qualified RICS surveyors and support staff deal exclusively with industrial agency instructions.



Industrial Agency

Our Projects

BAe Brough/ Humber Enterprise Park, East Riding of Yorkshire

PPH's Industrial Agency team advised BAe Systems Ltd, on the sale of the historic BAe site at Brough on the banks of the Humber, also known as the Humber Enterprise Park. The site was sold in a £10m sales and leaseback deal which was negotiated and completed within timescales that well exceeded the clients expectations, generating a secured income stream of over £650,000 per annum.

The swift completion of the sale led to PPH being retained by the purchaser Citivale to provide development and marketing advice on the site. We have been involved in the disposal of over 500,000 sqft of industrial space and are currently marketing 50,000 sqft of office space.

Through providing a proactive industrial agency function, PPH have increased rental income on the site by over 50%.

Through proactive agency, accurate market intelligence and dedication to the task, PPH Commercial have overseen a 50% increase in rental income at Humber Enterprise Park.



The PPH team provided us with specialist advice and a tenacious hands-on service, which helped to transform this historic site into a thriving business community. The PPH team are playing a key role in the success of the Humber Enterprise Park/BAe Brough."

Peter Evans MRICS, Director at CitiVale



Europarc Grimsby

PPH's Industrial Agency team marketed over 750,000 sqft of business space, for manufacturing and warehouse use, predominantly targeting businesses operating in the food manufacturing, processing, storage and distribution. With a focus on highlighting the key transport benefits of the area along with its potential for strategic employment, our industrial agency team has helped fill a variety of small to medium sized units, attracting reputable occupants such as Morrisons, World Pay, Sea Fish Industry Authority and Hain Daniels Group.



We continue to be impressed by the levels of expert insight demonstrated by the Industrial Agency team at PPH. In the case of Europarc, they used their extensive knowledge of marketing industrial and office accommodation to generate an impressive number of enquiries from clients across the region, helping to swiftly fill the available units.

As a result, Europarc has become a thriving business community within the region. We have recently commenced the development of a further 45,000 sq ft of industrial premises in two units and had no hesitation in appointing PPH as our agent."

Jonathan Stubbs,
Development Director at Wykeland

Our Projects

Larsen Trade Park, Goole

Once an underperforming industrial site, a £4.5m investment into a three-year development and refurbishment programme by Avon Capital Estates has transformed Larsen Trade Park into a thriving business hub.

PPH's Industrial Agency team was appointed to market the site, which has resulted in a significant increase in transactions on units ranging from 2500 sqft to 25000 sqft, attracting high-calibre names such as Yorkshire Door Systems, SAS Autoparts, Jewson Builders' Merchants Company and Phoenix Signs Ltd.



Helping to establish Goole as a go-to destination for ambitious businesses



The support, good judgement and ability to work well with our team shown by Ben Medhurst at PPH has been a key reason for our success to date. In particular, his ability to work with my very 'hands on' business partner."

Ashley Whittome,
co-founder of Avon Capital Estates



Martree Business Park, Doncaster

Description

PPH's Industrial Agency team acted as joint agents for the 3.6-acre scheme on behalf of developers William and George Marshall at Martree Investments LTD, helping to find occupants for a variety of trade counter and business units ranging in size from 1496 sqft – 10218 sqft. The site is now fully occupied, following a successful marketing strategy that generated a strong level of enquiries from a strong roster of prestigious tenants, bolstering Doncaster's reputation.



The quality of marketing advice provided by PPH generated an impressive number of enquiries and has contributed significantly to the overall success of the site, which we are delighted to say is now fully occupied."

William Marshall, Director, Martree Property Investors and Developers

100% site occupancy at a 3.6 acre business park





Ben Medhurst
East Riding of Yorkshire

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Ben leads the industrial agency team within PPH and has over 25 years experience in the commercial property market in Yorkshire. Ben specialises in the industrial and logistic sector providing advice on sales, lettings, development and investment transactions and has an in-depth knowledge and understanding of the regional marketplace.

Ben has overseen the development of the industrial team to a point where it regularly transacts more space per annum than any other firm in the region.

Ben represents a wide range of UK property developers, investment funds, property companies both locally and nationally as well as private individuals.

Specialist Areas

- Industrial Agency
- Developments
- Acquisitions
- Investments
- Office Agency



Duncan Willey
Lincolnshire

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Duncan is the Director in charge of the Lincolnshire offices, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting on behalf of a diverse range of clients, including national names, private landlords and tenants.

Specialist Areas

- Valuations
- Rent Reviews
- Lease Renewal
- Schedules of Condition

Nick Pearce
Hull & East Riding of Yorkshire

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Nick, one of the founders of PPH, leads the office agency team and specialises in the sale, acquisition and letting of office properties. He is also responsible for development work, promotional conception of a scheme through to successful completion, working closely with clients to identify development opportunities, helping them to manage risk and secure planning consent.

With over 30 years of commercial property experience in the Yorkshire and Humber region, Nick's client base ranges from local individuals through to international companies.

Specialist Areas

- Office agency
- Development Advice & Appraisals
- Planning Advice
- Investment
- Acquisitions



Ian Brooks
South Yorkshire

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Ian is the Director in charge of the South Yorkshire office, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting for a wide range of clients across all sectors of the market.

Specialist Areas

- Valuations
- Rent Reviews
- Lease Renewal
- Schedules of Condition





Talk to your commercial
property people

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Chartered Surveyors and Commercial Property Consultants