

Arnolds | Keys

Address

Spring 2022



WHERE THE SAVVY PROPERTY INVESTOR WILL BE PUTTING THEIR MONEY IN 2022

I suspect few will be sad to see the back of 2021, and as we get further into 2022, there is a real sense of optimism that we are finally approaching something which could be termed 'normal': by which I mean learning to live with Covid in a manageable way, and also learning to live with the pain of Brexit.

[Read the full article](#)



No.1 Norfolk Dealmaker

Arnolds Keys has been named the county's top commercial property dealmaker in 2021 by leading industry publication EGI (Estates Gazette), with the firm topping the 'deals done' league table both in terms of number of deals and space transacted. The EGI leader board records that in 2021, Arnolds Keys has acted on 68 freehold and leasehold transactions totalling 281,375 sq. ft, some way ahead of its nearest rival.

The figures were revealed by the EGI Radius On-Demand rankings, which provides a snapshot view of the latest commercial property deals and which agents are landing them across the UK. The survey shows that Arnolds Keys' largest deal during the year was the letting of nearly 100,000sqft of warehousing at the Shipdham Airfield Industrial Estate.

The EGI Top Five rankings for 2021 were as follows:

	Space transacted (sq ft)	Number of deals
1st: Arnolds Keys	281,375	70
2nd: Bidwells	263,186	50
3rd: Brown & Co	232,338	25
4th: Eddisons	168,217	8
5th: Roche	102,493	30

[Read the full article](#)



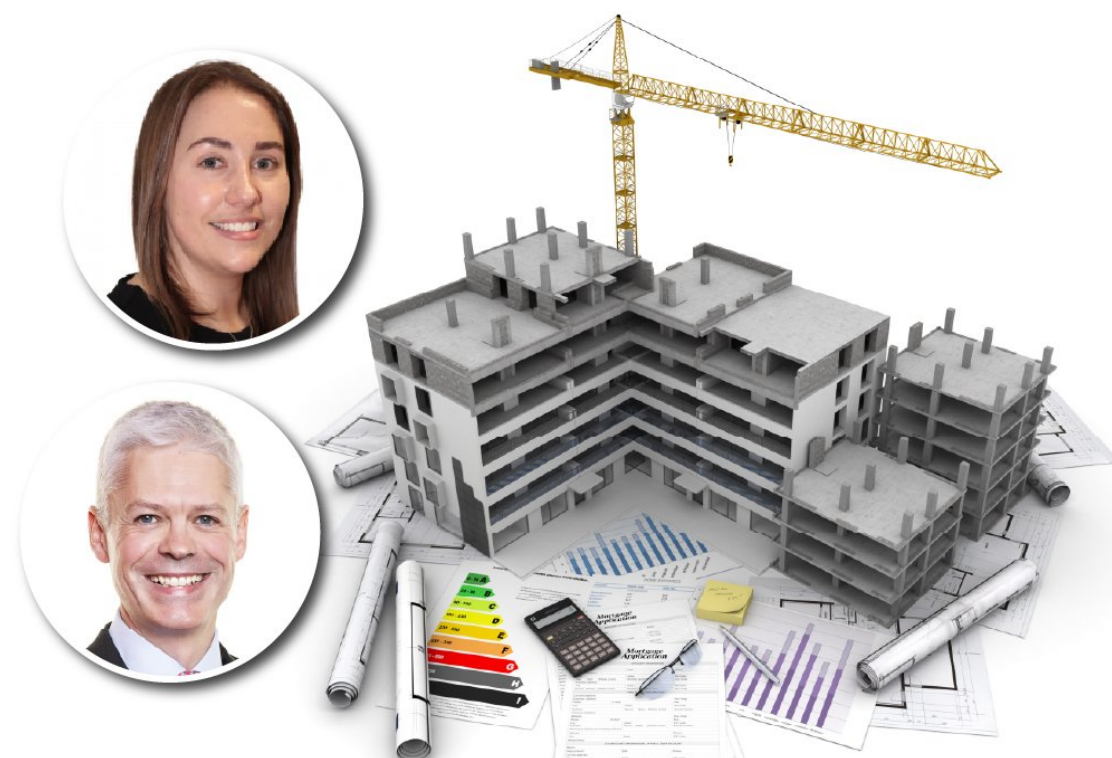
Nick O'Leary, head of Commercial Agency talks more about the importance of the third river crossing and how important the energy sector is for Great Yarmouth.

MEET THE COMMERCIAL TEAM

 Guy Gowing Managing Partner	 Nick Williams Commercial Partner	 Nick O'Leary Head of Commercial Agency	 Hiedi Collis Commercial Agent
 Harry Downing Land & Development Commercial Surveyor	 Helen Searle Commercial Property Manager	 Linda Pearce Property Management Administrator	 Linda Bowden Commercial Administrator



Get to know Harry Downing, Land & Development and Commercial Surveyor.



PROPERTY INVESTORS MUST TAKE INTO ACCOUNT THE ENVIRONMENTAL DIMENSION

Every sector of the property market is facing increasingly stringent legislation to improve its environmental performance – but this is just part of an ethically-driven revolution which is changing the way that occupiers, developers and investors make key decisions.

Energy Performance Certificates (EPCs) for residential properties have been around since 2008. Prospective buyers increasingly take the environmental credentials of a home into account, while residential landlords have not been able to enter into a tenancy unless their property has an EPC rating of 'E' or better – and that will be uprated to 'C' from 2025.

[Read the full article](#)



'THEY'RE NOT MAKING IT ANYMORE' – WHY AGRICULTURAL LAND REMAINS A SOUND INVESTMENT

There is a fundamental truth about land and it is this: they are not making it anymore. And this finite supply, coupled with burgeoning demand, is making land – and agricultural land in particular – an attractive investment.

In fact, the supply of agricultural land is if anything diminishing, as accelerating residential development, not to mention the associated infrastructure, sees ever more acres swallowed up, especially on the outskirts of Norwich and our county's towns.

[Read the full article](#)



Review and Renew in 22

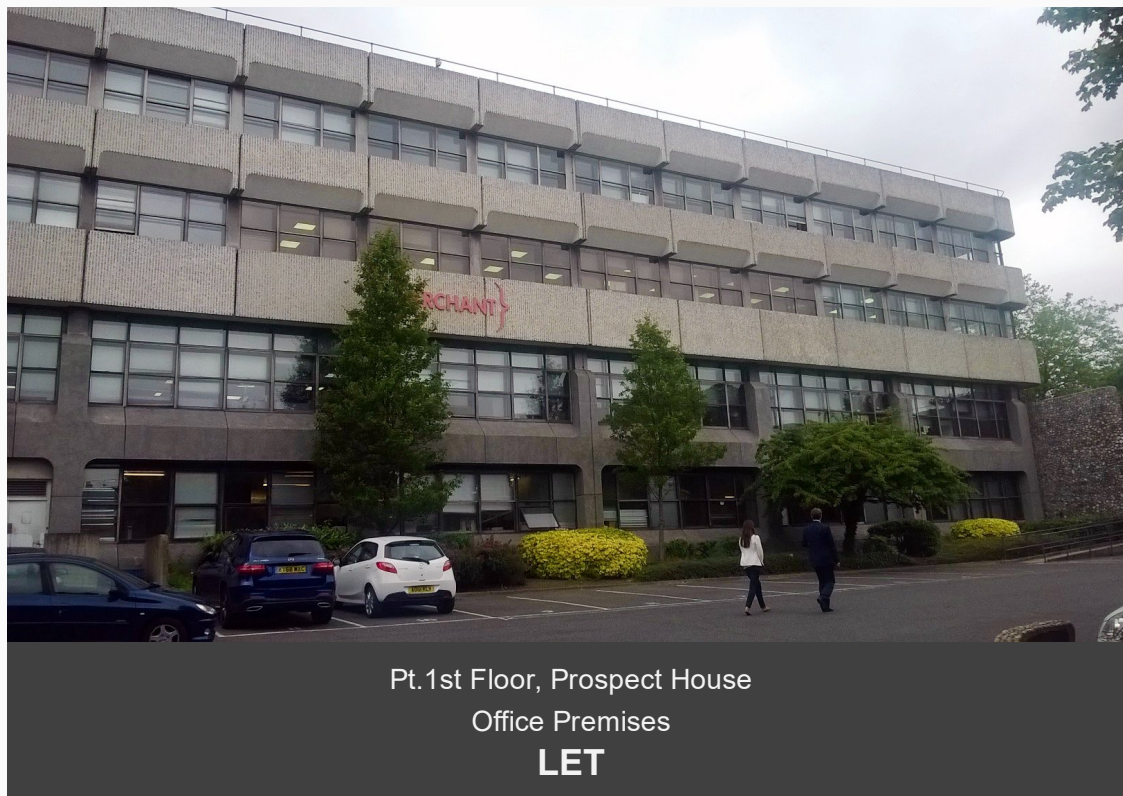
For many, business premises rent represents one of their biggest costs.

Whether it's paying for a high profile retail unit, taking a lease on modern offices, or renting enough factory and warehousing space to operate efficiently, almost every business will spend a significant proportion of its budget on the building it occupies.

In the current climate of high inflation, cost control is crucial, so understanding how to negotiate a rent review is vital if a business is not to be lumbered with an ongoing cost above what it could have been.

[Read the full article](#)

Deals Done



Pt.1st Floor, Prospect House
Office Premises
LET



Harbour House, Norwich
Office building
SOLD

Properties of Interest



Unit Number	m ²	Sq Ft	Allocated Car Spaces
1		Occupied	
2		Under Offer	
3	114.85	1,236	4
4		Occupied	
5	106.37	1,145	4
6		Under Offer	
7		Under Offer	
8		Occupied	
9	148.70	1,601	5
10	112.32	1,207	4
11	92.54	996	3
12		Occupied	

AYLSHAM
NEW OFFICE BUILDINGS TO LET or FOR SALE
Range of Sizes

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Unthank Road, Norwich
Mixed Use Investment Property FOR SALE
136.67m² (1472 SqFt) plus two residential apartments

[Find out more](#)

The New Commercial Property Manager



[Find out more about Helen Searle](#)



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