

MANOR
PLACE
DEPOT

Discover
MANOR PLACE
DEPOT, SE17





MANOR PLACE DEPOT, SE17

Manor Place Depot is one of the most exciting new developments in the centre of London. It's right on the edge of the City, just south of the Elephant & Castle regeneration area. A distinctive environment where new residential, shopping and entertainment spaces are being built.

Manor Place Depot combines beautiful new one, two and three-bedroom apartments with independent retail and entertainment spaces built into characterful redeveloped viaduct arches. With commercial spaces in two revitalised heritage buildings – it's well connected, spacious and eclectic.

In keeping with the wider regeneration of Elephant & Castle, Manor Place Depot is a place for everyone. First-time buyers who want a home in the heart of the capital, second steppers seeking a new start and a vibrant neighbourhood, and City workers looking for a short commute. Families will love Manor Place Depot too, with three play areas for young children built into the landscape design.

Enveloped by a central courtyard, this wide open space encourages movement and communal living and lets light shine into apartments

TRANSPORT



TRAIN

Hop on the train from
Elephant & Castle

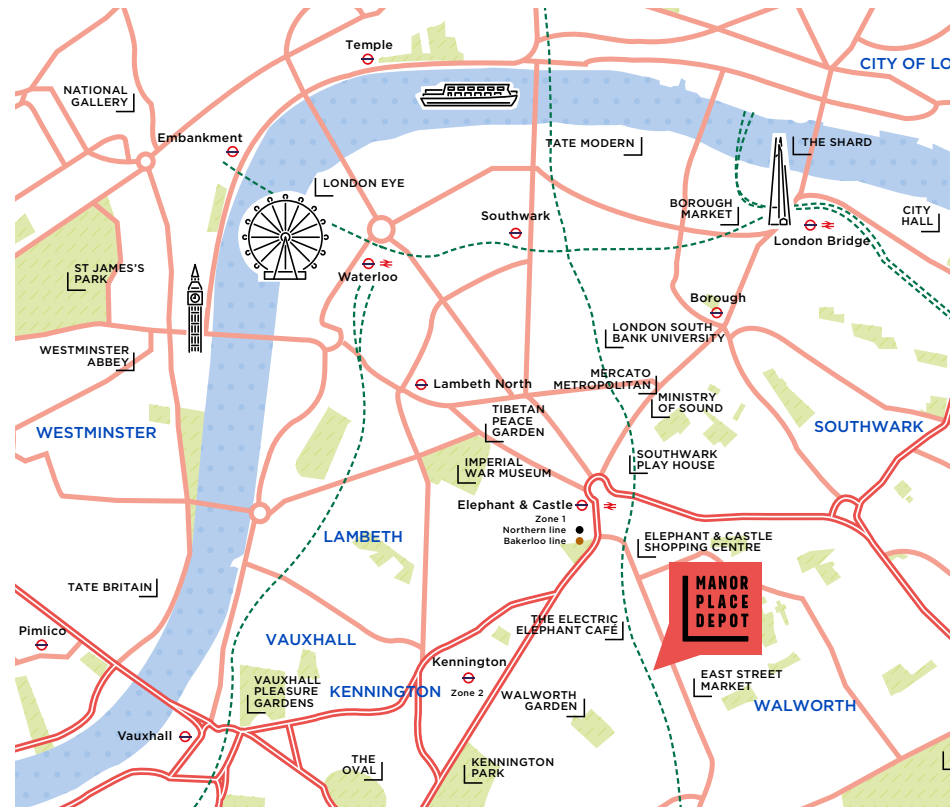
7 minutes into the City

Under 15 minutes to St Pancras
International



TUBE

Manor Place Depot is 0.5 miles from
Zone 1 Underground station Elephant
& Castle, served by the Northern and
Bakerloo lines.

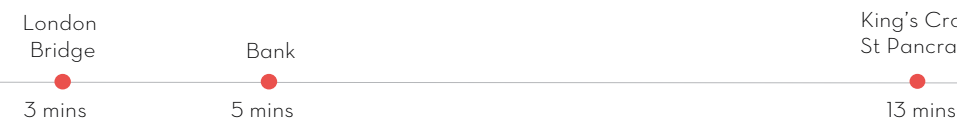


TRAVEL TIMES

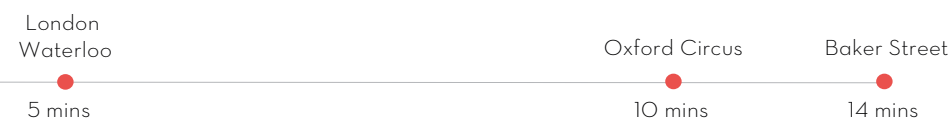
Elephant & Castle



Northern Line



Bakerloo Line



AIRPORTS



Journey times are indicative only and are estimated using National Rail and tfl.gov.uk information.



The Manor Place Depot site is 1.7 hectares. That's bigger than two football pitches which enables huge creativity on the layout of the apartment blocks, the use of heritage buildings, and the design of the central courtyard and surrounding public realm.

There will be a variety of shared surfaces and open spaces, including three play areas for young children. Shops and leisure facilities are clustered to the north of the site by the

listed buildings and down the full length of the viaduct arches. An exciting new neighbourhood and community is being born.

Manor Place Depot has plenty going on too, with spaces for retail, bars, restaurants and creative businesses designed into the characterful viaduct arches and mixed use spaces in two revitalised heritage buildings. Proposed options for commercial use include a yoga studio, cycle shop and independent art gallery.

*You will never run out of people to meet and fun
places to eat, drink and play*

Savills Research WHY LONDON?

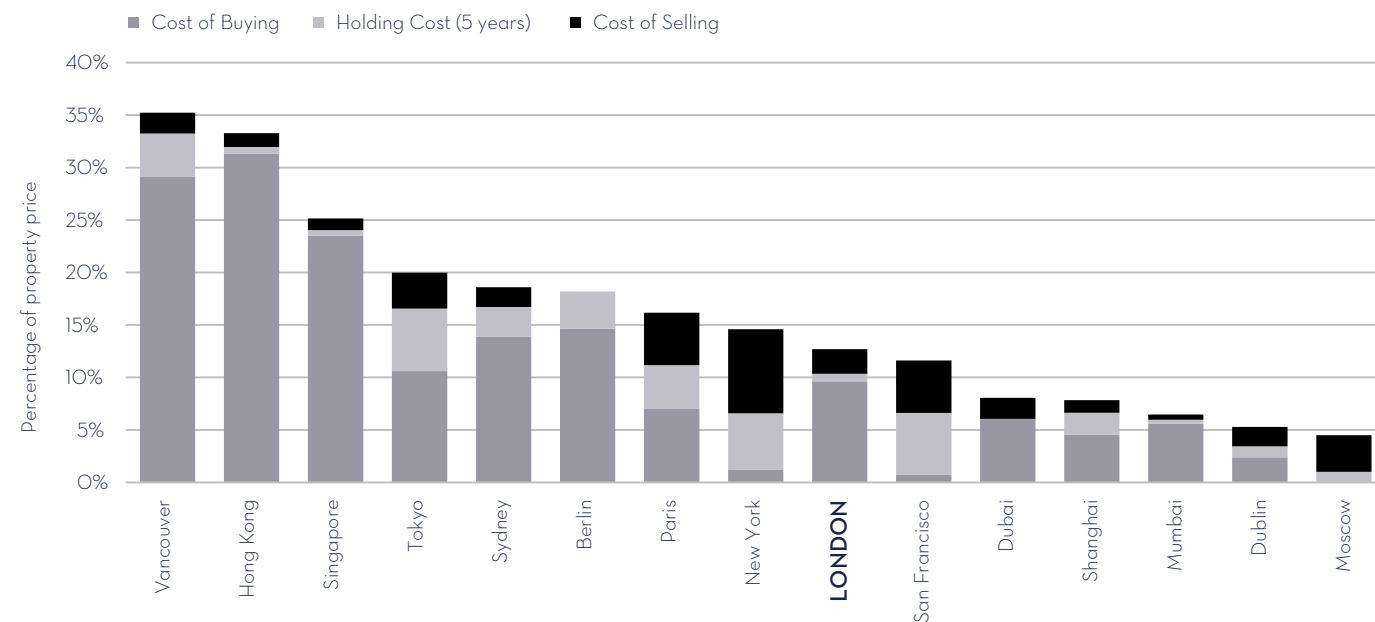
An attractive place to live and work:

- > Stable legal and political system
- > World class educational system
- > Access to global financial markets
- > Exceptional cultural amenities
- > Robust jobs market, with employment expected to grow by 10% over the next ten years

Despite political and economic uncertainty as a result of the UK's vote to leave the EU, the factors that make London a premier world city remain unchanged over the long-term. The city's appeal is a result of the amenities, quality of life and opportunities offered. London is also renowned for its global standing in terms of business and trade, as well as stability and transparency in terms of tax, policy and housing tenure.

London remains very competitive on the global stage when the costs of purchasing, holding and selling property are considered. London remains less expensive than major global competitive cities such as Singapore, Hong Kong and Paris in terms of purchasing costs.

FIGURE 1 - LONDON REMAINS COMPETITIVE ON THE GLOBAL STAGE



Our scenario assumes a non-resident overseas buyer purchasing a \$2 million property for use as a second home for less than nine months of the year over a five-year hold. No capital growth has been applied, avoiding the complication of having to forecast that for each city. This scenario does not include the proposed stamp duty surcharge for overseas buyers.

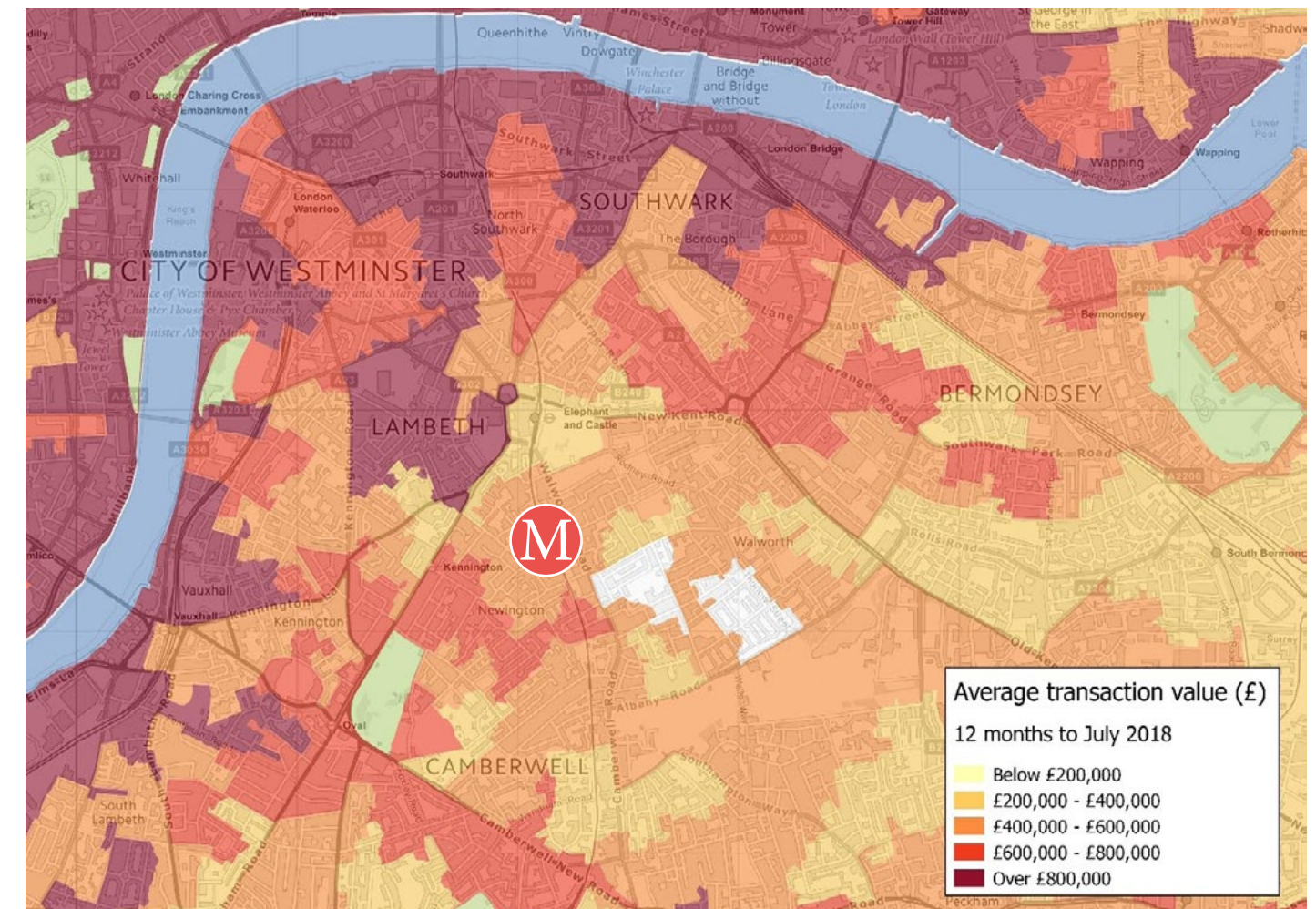
Source: Savills World Research

Savills Research SALES MARKET

The average sale price for properties in the borough of Southwark was £624,000 in the 12 months to July 2018, according to Land Registry. The immediate area surrounding Manor Place Depot is slightly lower value, with the average sale price in the postcode district of SE17 £540,000 over

the same period. Southwark has seen particularly strong house price growth over the last decade, with house prices increasing by 77%, compared to 61% growth across London as a whole.

AVERAGE TRANSACTION VALUES (12 MONTHS TO JULY 2018)



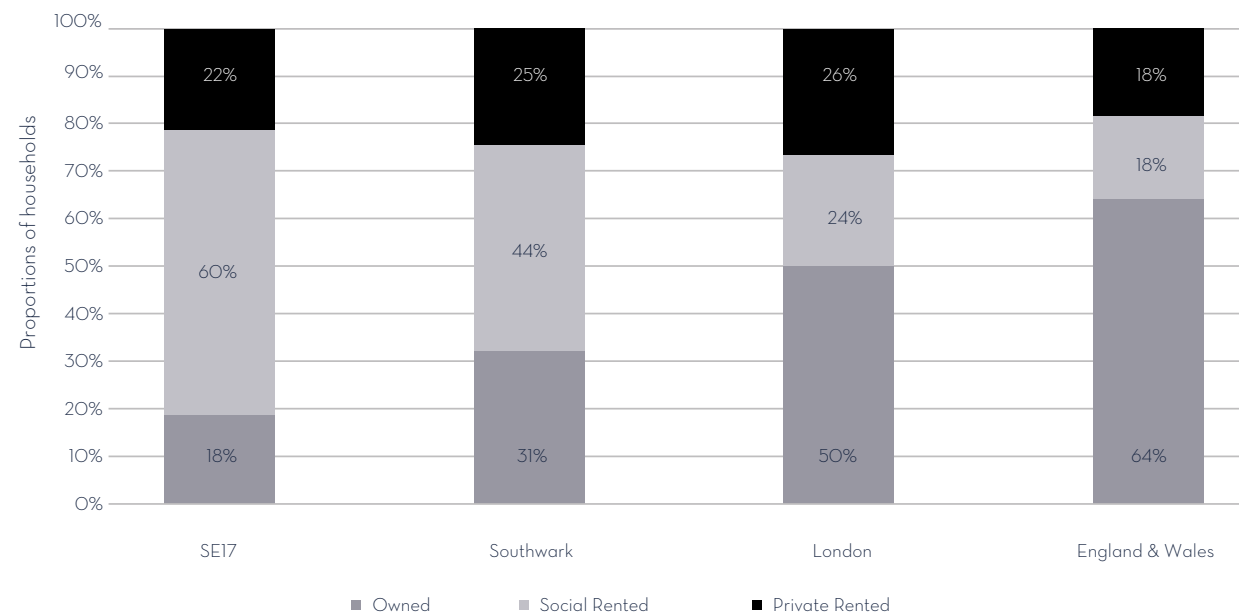
Source: HM Land Registry

Savills Research THE RENTAL MARKET

The number of households privately renting in the borough of Southwark more than doubled in the decade between 2001 and 2011. As such, a quarter of households in the borough

are renting privately, with the area particularly popular with students and young professionals.

FIGURE 2 - TENURE COMPOSITION



Savills Research LOCAL DEMOGRAPHICS

WHO LIVES IN THE LOCAL AREA?

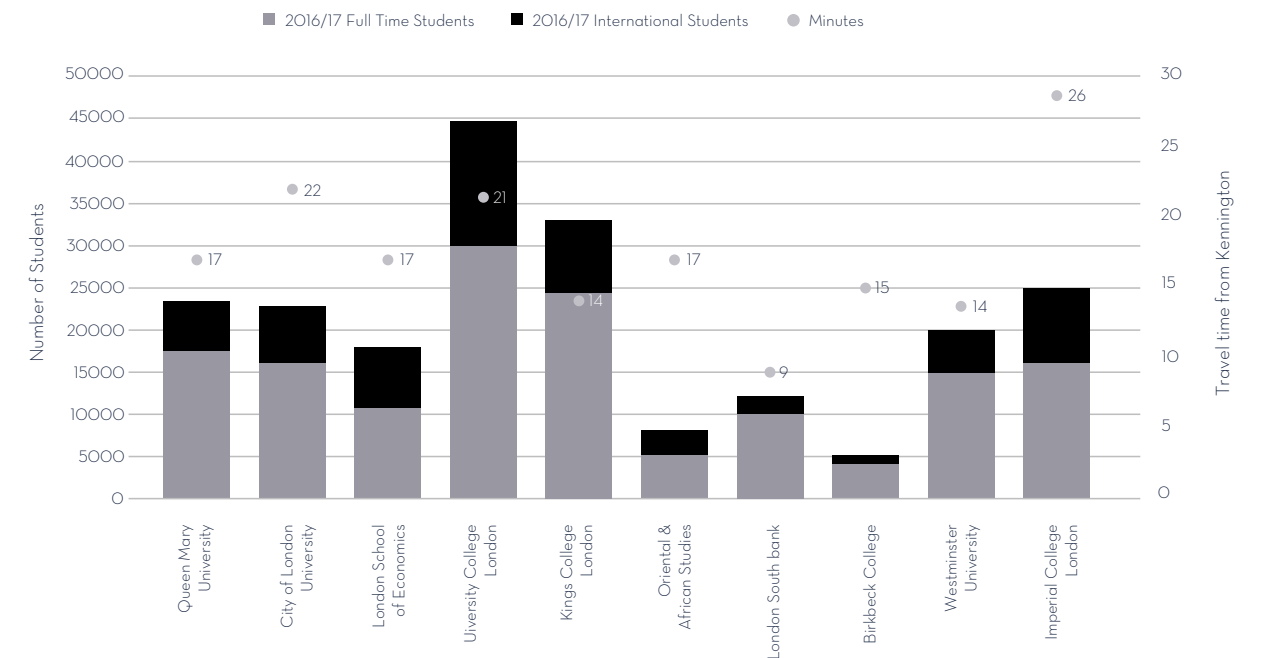
Across the borough, 38% of residents are employed in managerial or professional roles, according to the 2011 census. The local area of SE17 has a slightly lower proportion of these professions but does have a higher proportion of student residents, accounting for 16%.

London is home to a number of leading universities and accounts for 17% of the total UK student population and 23% of the UK's foreign student population, according to HESA.

London's top 10 universities are all within a half hour travel time of Kennington, one of the closest underground stations to Manor Place Depot.



FIGURE 3- STUDENT NUMBERS IN LONDON'S TOP 10 UNIVERSITIES



Across Southwark there are three major university campuses. These include two colleges of The University of the Arts London, Guy's Hospital (the teaching hospital of King's College London) and London South Bank University, which has over 17,000 students.

Beyond students, the area is also popular with families - across SE17, 38% of households have children. There are 19 primary schools within a 20 minute journey of Manor Place Depot, with 7 ofsted-rated outstanding.

Savills Research

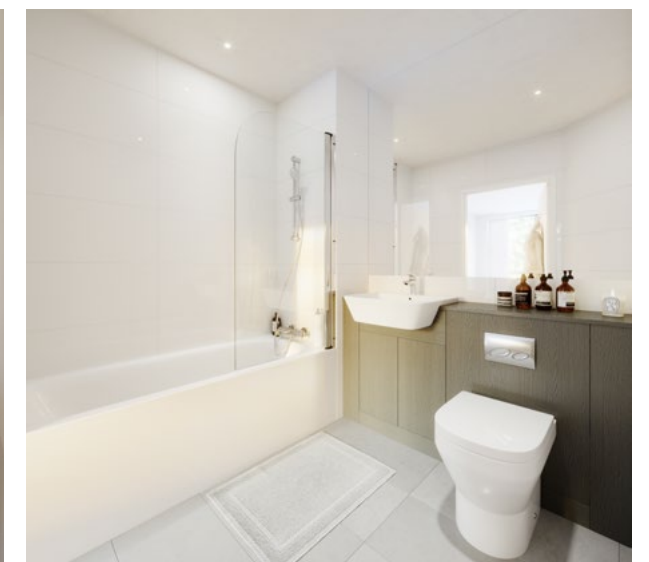
OUTLOOK FOR THE MARKET

A BUYING OPPORTUNITY

In light of the EU referendum vote to leave the EU, the market remains exposed to fluctuations in buyer sentiment. However, in the short term, the market has experienced a boost from a weak sterling, presenting an opportunity for international buyers. In addition, interest rates are still low in a historical context; and any further rate increases will be incremental and gradual given recent economic growth numbers.

As Brexit negotiations continue through to 2019, we would expect the ongoing economic uncertainty to subdue

value growth until there is more clarity on the UK's future relationship with the EU. Yet during this time, the UK government will be highly motivated to continue to protect London's position as a major global financial centre. We expect a return to growth once negotiations come to an end as pent up domestic and overseas demand returns to the prime markets. Over the next 5 years we expect positive capital value growth of 10.2% in prime London.



INVESTMENT LETTINGS

Savills Residential Development Lettings Department offers a bespoke service for any investor looking to purchase property in residential developments.

Whether a first time single unit investment or large scale institution, we offer professional consultancy services to assist you throughout the process. From choosing a property, furnishing it, finding tenants, management and eventually re-selling, the Residential Development Lettings Department will assist you all the way.

Key benefits for investors using Savills Residential Development Lettings Department include:

- > Professional residential lettings investment advice
- > A 20% discount on Savills standard lettings and management fees
- > A free post purchase/pre-let service including key handover and visual property checks
- > Dedicated personnel offering yearly face to face contact for international investment purchasers
- > The department has access to over 140 real estate service lines throughout the UK
- > Hong Kong and Singapore representatives and Mandarin speaker

Type	Size (sq ft)	Estimated Rent £pw
1 Bedroom	539 - 809	£380 - £450
2 Bedroom	767 - 1,164	£450 - £550
3 Bedroom	1,060 - 1,375	£525 - £650

Whilst the above figures have been quoted with good faith and without prejudice, Savills cannot be held responsible whatsoever for the market conditions when the premises purchased is marketed on the open lettings market. This information is provided as advice at the time it is given and prior to the premises being marketed. It does not constitute a formal valuation and should not be relied upon for matrimonial, loan or security purposes. In a volatile market our advice can become outdated and accordingly we may wish to review our opinion over time.

CONTACT

Sales Enquiries

+44 (0) 20 7531 2500
canarywharf_rds@savills.com

Investment Lettings

Lorenzo Carraro
t. +44 (0) 20 7016 3891
m. +44 (0) 7807 999 383
e. lacarraro@savills.com



Important notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by Savills Commercial Marketing:
+44 (0) 20 7499 8644

October 2018