

# PRESS RELEASE

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## TRISTAN FUND ACQUIRES BUSINESS ESTATE IN LEAMINGTON SPA, UK FOR £34 MILLION

**12 February, London:** The EPISO 4 opportunity fund advised by Tristan Capital Partners, and Canmoor have acquired a 440,000 sq. ft. mixed-use logistics/office business estate in Leamington Spa from Wolseley UK Limited for £34.0 million.

The property is located 1.5 miles from Leamington Spa, about 27 miles to the southeast of Birmingham. The area is inside the 'Golden Triangle'; the UK's prime region for logistics and is also a strong out-of-town office location, falling within the M42 corridor/northern M40 sub-market. The estate currently comprises two well-specified distribution warehouses of 218,000 and 157,000 sq.ft, a modern office of 65,000 sq.ft and a 3.15 acre parcel of land. The partnership will refurbish the existing accommodation whilst developing new warehouse space on the land.

Canmoor, a leading developer of business space in the UK, has been appointed as the development manager for the project. The Fund was also advised by Jones Lang LaSalle and Stephenson Harwood.

**Nicho Jenkins, Managing Director at Tristan Capital Partners,** said: "The acquisition of this exciting campus gives the Fund an opportunity to deliver prime logistics space and Grade A office accommodation into strong occupational markets underpinned by favourable supply and demand dynamics. We're looking forward to working with Canmoor to deliver a project in which we have high conviction."

**Tom White, Principle at Canmoor,** said: "We are delighted to be working with Tristan on this exceptional opportunity. The property offers a collection of high quality, vacant buildings which we plan to upgrade and extend immediately. There is a limited supply of competing stock, and accordingly the property is already receiving significant interest from occupiers".

ENDS

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### About Tristan Capital Partners

Tristan Capital Partners is an employee-controlled investment management boutique specialising in real estate investment strategies across the UK and Continental Europe. Tristan's pan-European real estate funds include core-plus and value-added/opportunistic strategies with total assets under management of over €10 billion. Tristan is the portfolio manager for core plus funds Curzon Capital Partners III, Curzon Capital Partners IV, Curzon Capital Partners 5 LL and for the private equity funds European Property Investors, LP, European Property Investors Special Opportunities, LP, European Property Investors Special Opportunities 3, LP and European Property Investors Special Opportunities 4 LP and European Property Investors Special Opportunities 5 LP. Tristan's headquarters are in London and it has offices in Luxembourg, Milan, Paris, Stockholm, Frankfurt, Madrid and Warsaw. For more information, Please visit [www.tristancap.com](http://www.tristancap.com).