



LSHIM
INVESTMENT MANAGEMENT



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Part A – Core Portfolio & Croxley Park General Update

- The Core Portfolio now comprises of 69 assets located across South West Hertfordshire, Birmingham, Wallington, Wakefield, Rushden and Newcastle Under Lyme. The Core Portfolio has a total contracted rent of £7.59m per annum as at November 2022 (compared to £7.53m in November 2021).
- LSH Investment Management and Columbia Threadneedle Investment (CTI) are appointed to support the Council as Asset and Investment Managers at Croxley Park. It is noted that CTI's appointment as asset advisors terminates in December 2022 and this role is being picked up by LSHIM.
- Croxley Park currently has 62 tenancies in place, the business park has a total contracted rent of £13.13m per annum as at November 2022 (compared to £11.53m in November 2021.)
- Occupancy on the Croxley Business Park has increased since Covid-19 restrictions relaxed. Total residents on the Park is now circa 1,500 Monday to Thursday, falling off at the end of the week to around 700. In Q3 2021 residents on the Park was circa 1,200, a significant increase on Q2 2021 which saw levels fall to 850. The levels are still down on a pre-Covid occupation rate of around 2,400 per day.

The logo for LSHIM, with 'LSH' in red and 'IM' in white, set against a dark blue background of a modern building's glass facade.

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