



CASTLEFORGE
PARTNERS





Castleforge Partners have invested over £500 million of asset value.

Castleforge Partners was founded in 2010 by Brandon Hollihan and Michael Kovacs. To date, Castleforge Partners have invested over £500 million of asset value throughout the UK and generated average returns in excess of underwritten expectations across numerous historic realisations. Castleforge Partners achieved a final close above their target on CFP Fund II in July 2016 at £235 million of discretionary equity. CFP Fund II includes a range of institutional investors from the US, UK and Europe.

Castleforge Partners have significant experience in heavy refurbishments, development and asset management of real estate in the UK.

Locations

1 Belfast

2 Bristol

3 Liverpool

4 Cardiff

5 Glasgow

6 Ipswich

7 Bracknell

8 Uxbridge

9 Maidenhead

10 London



Past Projects



Cobham House, London

A 32,000 sq. ft. CAT A landlord re-instatement over 8 floors. Full sash window refurbishment, new curtain wall installed, new raised access floor, lift refurbishment, stone floor reception area, lighting & control system and new mechanical installation.



Harman House, Uxbridge

Harman House is a 130,000 sq ft headquarters office building. This Grade A refurbishment was undertaken around existing tenants in 2013, and is let to General Mills UK Limited, E&J Gallo Wines, Raytheon UK Limited, Mitsubishi Electric Europe and Sapiens UK.



Kirby Street, London

28/30 Kirby Street totals 27,610 sq ft of space over eight floors. Castleforge Partners undertook a full refurbishment and the building was fully leased to Tesco prior to the completion of the works.



ID Maidenhead, Maidenhead

A comprehensive refurbishment with the addition of an extra floor. The building offers 36,082 sq ft of Grade A Headquarters office space with a truly distinctive identity.



Sun Street, London

37 Sun Street is located on the north side of Sun Street opposite the Broadgate Estate and the new UBS HQ at 5 Broadgate. The character of the location is strongly influenced by vibrant Shoreditch being situated on its door step. The nearest underground / mainline stations are Liverpool Street, Moorgate and Old Street.

80 Hammersmith Rd, London

80 Hammersmith Road underwent a comprehensive refurbishment to provide 41,702 sq ft of high quality office space over ground and five efficient upper floors. This was leased to multiple tenants including Marsh & Parsons, Westham Sarl and Playtech software.

Tenants



We pride ourselves on our proactive and responsive approach, working with tenants directly to understand their business needs and optimise their relocation process.

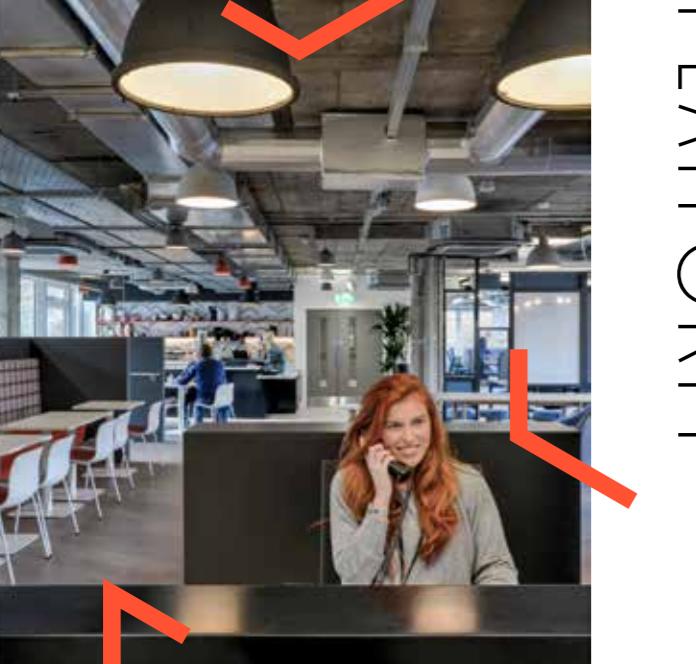


CLOCKWISE

As the global demand of traditional office occupiers evolve, we have developed a serviced office platform (Clockwise) currently in 3 UK locations and expanding at scale.

Clockwise offers a variety of flexible spaces to suit. When you prefer some privacy or crave a space to call your own, dedicated private offices of different sizes are available for your evolving business.

SERVICED OFFICE



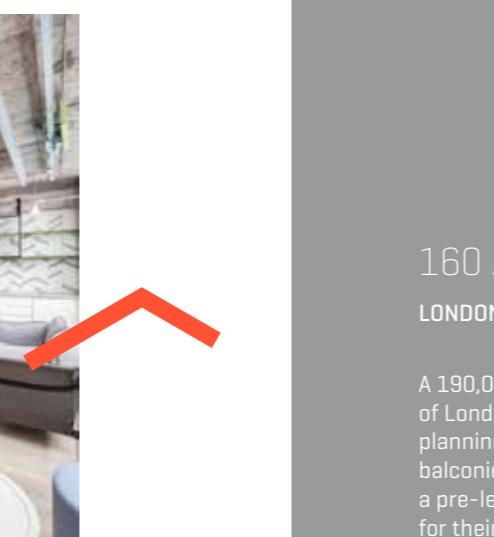
PLATFORM

Say hello to Clockwise

Super-smart meeting rooms. Comfy breakout areas. Open spaces. Private spaces. Hot desks. Cool café. Showers. Bike storage. Beautiful broadband. And more. Yes, more! At Clockwise we've thought of everything, so you can concentrate on making your budding business just brilliant.

Meet, pitch, launch, host, dial in and do

From quick team huddles, to full-on networking events – we've designed our meeting rooms and conferencing facilities to be as versatile as you need them to be.



160 Aldersgate

LONDON

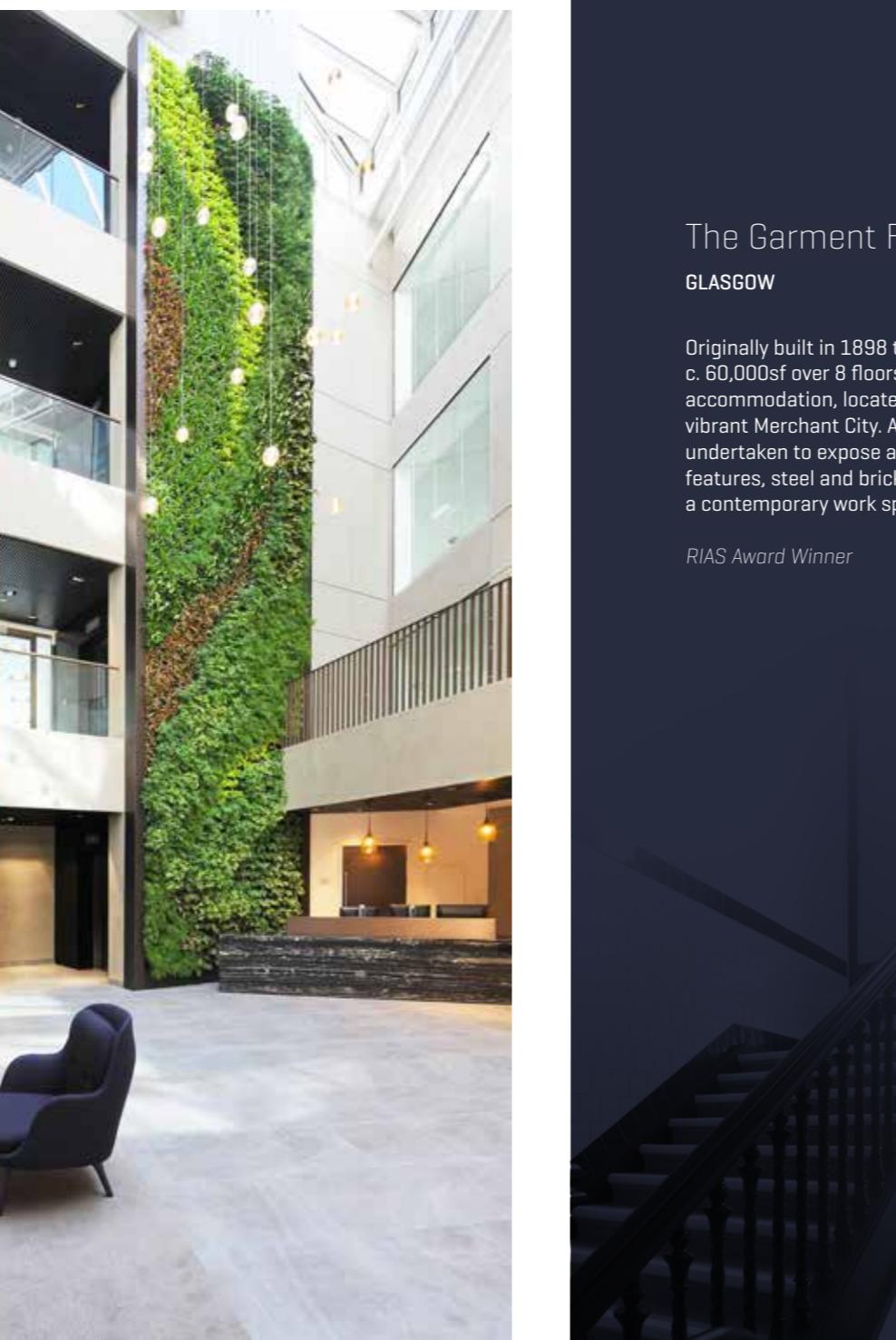
A 190,000 sq ft office building in the heart of London. Castleforge Partners achieved planning consent for additional floors and balconies with new front façade and securing a pre-lease of the entire building to DLA Piper for their new UK headquarters.



1 Cathedral Square

BRISTOL

Located within the core of Bristol's central business district, the building comprises 54,000 sq ft of offices over four floors. The interior and exterior of the building have been upgraded and additional floor area created to form modern, dynamic office accommodation. The building was fully leased upon construction completion with record rental levels achieved.

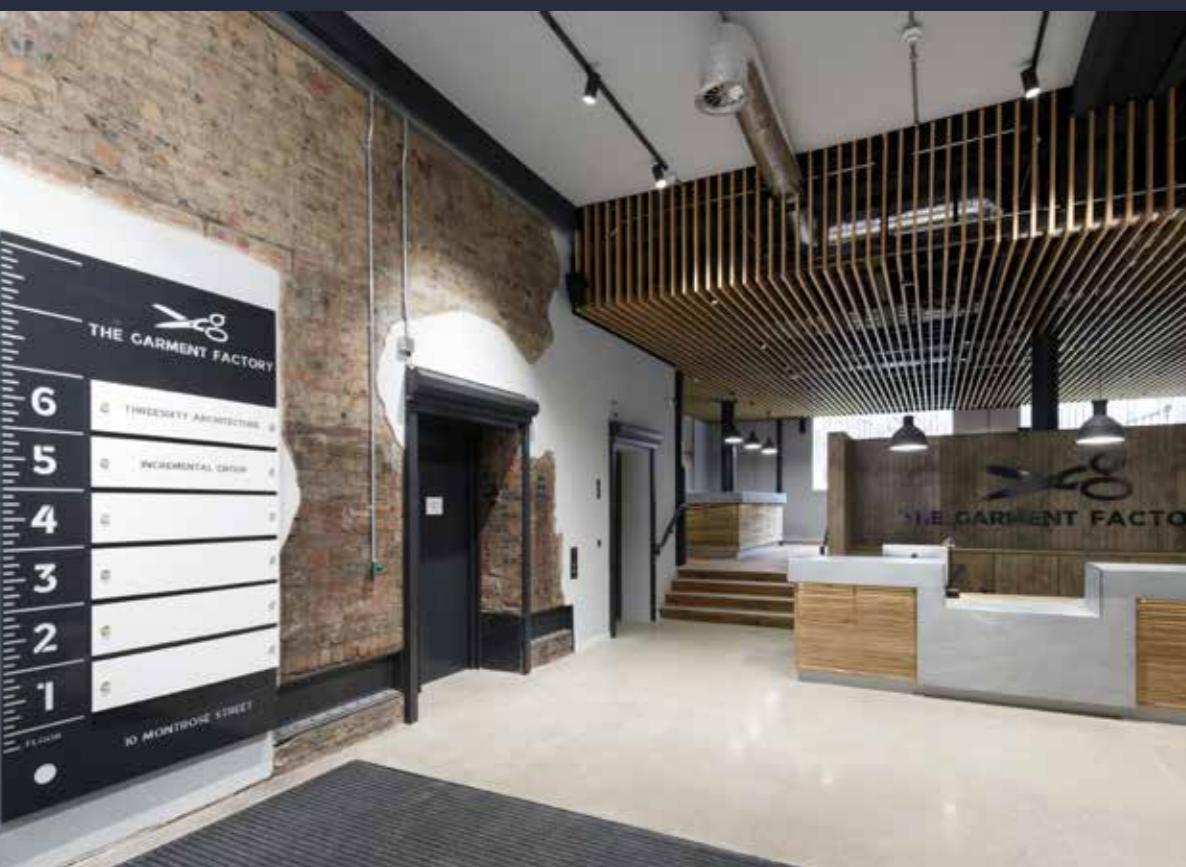


The Garment Factory

GLASGOW

Originally built in 1898 this listed building comprises c. 60,000sf over 8 floors of office and retail accommodation, located in the heart of Glasgow's vibrant Merchant City. A full refurbishment was undertaken to expose and restore many of the ornate features, steel and brickwork of the building to create a contemporary work space.

RIAS Award Winner

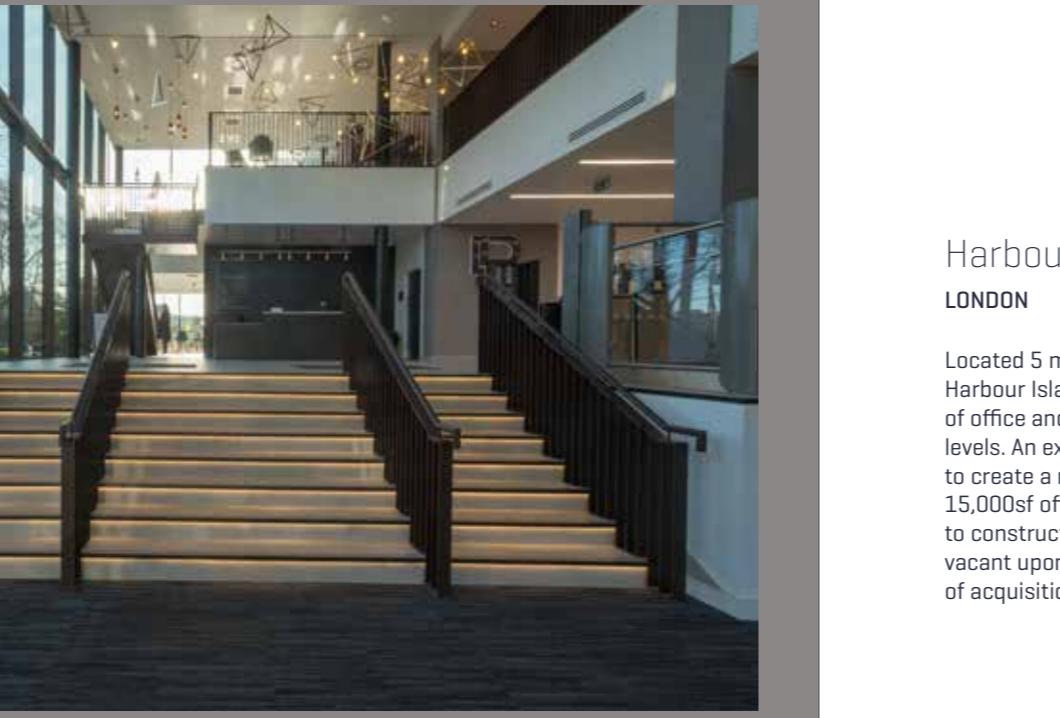




Brunel House

CARDIFF

Located adjacent to Cardiff Queen Street Station on Fitzalan Road, Brunel House is a c. 225,000sf office building comprising of 13 floors. An extensive refurbishment was undertaken which included an expansive new double height reception area, on site café and gym in addition to the rolling refurbishment of vacant floors. Castleforge completed leases within the building to the likes of Legal & General and HMRC.



Harbour Island

LONDON

Located 5 minute walk from Canary Wharf, Harbour Island is a 70,000sf building comprising of office and retail accommodation over three levels. An extensive refurbishment was undertaken to create a new reception area and upgrade 15,000sf office suite which was pre-leased prior to construction completion. The building was 70% vacant upon purchase and fully let within months of acquisition.





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