

## ALKO Kober - Southam



Deeley Properties created a win-win solution that gave ALKO Kober a stunning new head office and opened up further development opportunities for the Deeley Group.

ALKO Kober, a wholly owned English subsidiary of a German engineering company, occupied premises in Leamington Spa that were no longer compatible with their current operations. Deeley Properties were able to relocate ALKO Kober in September 1999 to purpose built premises of 86,000 sq ft at Phase 1 of South Warwickshire Business Park.

The building was designed to a strict corporate specification to include air conditioning, raised floors and craneage.

ALKO Kober now use this building as its benchmark for constructing other property within its European operation.

Using the services of Deeley Construction we were able to design and build a new facility which

allowed ALKO to be more efficient in considerably less, but better designed, space. ALKO moved from 120,000 sq ft of 1950's low eaves space in Leamington Spa to the new building.

The development was phase 1 of the South Warwickshire Business Park and Deeley Properties retain long-term options on adjacent land which it hopes to bring forward for employment use in the next Local Development Framework.

As part of the deal Deeley Properties purchased the former ALKO site in Leamington Spa which we have added to in subsequent years through the purchase of adjacent properties.

It is hoped that development at Queensway will start during 2008.

### KEY FACTS

#### Value of Development

The total value of the scheme was £5.5 Million

#### Scale of Development

4.5 acres  
86,000 sq.ft

#### Timeframe

1999 when started  
2000 when completed

#### Number of jobs created

56

#### Professional Team

Design and build with Deeley Construction using in house architectural design service.

#### Outcome

A good example of a "back to back" deal in which Deeley Properties, harnessing the strength of its Group status was able to procure a new building for ALKO whilst delivering 7.5 acres of prime development land in Leamington Spa.

#### Contact

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