

SPEED OF ESSENCE FOR FIRST LETTING – September 06

Enterprising couple Denise and John Reece lived up to their philosophy of quick decision-making when moving premises recently - just hours after completing a deal to purchase new offices in Coventry, they had moved in, and were fully operational shortly afterwards, without the loss of a single minute's business.

While most people were relaxing during the August Bank Holiday, they were tidying up in Unit 3 on Oak Court, ProLogis Park, after a whirlwind 48 hours that saw an open space turned into five new offices for their two companies, both of which were up and running as usual by the time staff returned to work on the Tuesday.

"The fit-out contractor was waiting at the door for us, after we completed the deal on the Wednesday afternoon, and he worked his socks off over the next two days and evenings, so we could continue without a break in business after the Bank Holiday weekend," said John, whose company JSR Associates, specialises in supplying industrial ovens to the food industry.

The work, arranged through local office furniture company Rhino, included partitioning, steel framework, new doors, recut ceiling tiles and internal decoration. Denise Reece, principal director and founder of HR management company, St Klare Reece Associates, which takes up most of the 2,468 sq ft suite, added: "We are used to moving quickly - the last time was within a few weeks - but this has to be the fastest. However, it fits in with our work ethic, so is very appropriate."

The Reeces combined their skills for a speedy move to Oak Court, when the opportunity for a freehold on the brand-new development arose, and they are its first occupiers. John, 51, project-managed the move himself, to ensure a seamless transfer to their new premises. His agency is the sales and service arm of US oven manufacturer C.H. Babb in the UK, and he has just completed a deal for five ovens, valued at around £3 million.

Denise's company, St Klare Reece Associates, offers a total service in Human Resource Management for small and medium-sized businesses, and will have up to 20 people working from the office at any one time. Denise, who has 30 years' experience in her field of expertise, is regularly asked to speak on interpreting employment law, and other business-related issues, and she also operates at strategic level with a number of UK operations of multi-national companies. The company is a complete HR function for those businesses with 250 or less employees.

The initial, speculative phase of the 2-phase, prestige Oak Court office scheme - a joint venture between Oakham Developments and Abacus Developments, the property investment and development arm of the Sir Robert McAlpine Group - comprises seven courtyard buildings, totalling 22,000 sq ft, two of which have now been sold. Errigal Investments, of Preston, have bought the other building and the remaining units, ranging in size from 1,865 sq ft, are available on either a freehold or leasehold basis.

The scheme sits on a 2.3-acre site on the prominent business park, close to Junction 3 of the M6. A further 30,000 sq ft in Phase 2 is available on a design and build basis. The joint agents are KWB of Birmingham and D&P Holt of Coventry.

Tim Frith, of D&P Holt, said: "This is the second unit to have been sold on Oak Court, and we are delighted to have facilitated the completion so quickly.

"We are also talking to another three interested parties, and anticipate that the first phase will be highly successful, given its excellent location near to the motorway, its high specification and courtyard style, and the fact that we can get tenants in straight away." **ENDS**