



# Commercial Real Estate

Effective Solutions for Business



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SOLICITORS

UK Corporate Law Firm of the Year  
ACQ Magazine Awards



# Commercial Real Estate

## Business Services

*“Taylor Walton LLP’s property team is big enough to have strength in depth while still offering competitive rates”*

Legal 500, 2009 edition

Taylor Walton is synonymous with commercial real estate. We are widely regarded as one of the leading players for real estate work in the south east region. Our reputation for quality of service, expertise and value for money has attracted a wide range of clients, be it investors, entrepreneurs, developers, leading retailers, banks or large corporations with substantial property portfolios.

*The Legal 500* has consistently placed Taylor Walton in the premier tier for commercial real estate work. By being partner led we ensure that issues and problems that can only be identified through experience are recognised at an early stage in the transaction and dealt with pragmatically. This often has a major impact on reducing legal costs and the time taken to complete the deal.

**“We have worked with Taylor Walton for many years and are impressed with their professionalism and legal experience”**

Barnardo’s

Many organisations involved in property have discovered the benefits of instructing a regional firm. The value for money we offer is matched by high service standards and speed of response. We believe in creating positive working partnerships with clients by ensuring we have a thorough understanding of their industry and the problems they face. We see ourselves as part of a team contributing to the success of your business and are dedicated to ensuring clients achieve their goals on time and on budget.

To appreciate our experience, detailed biographies of all partners can be found on our web site.

### Specific areas of expertise are:

- Commercial & residential development
- Retail, office & industrial
- Investment acquisitions & disposals
- Property finance & secured lending
- Landlord and tenant
- Investment portfolio management
- Charities
- Leasehold enfranchisement
- Property disputes
- Licensing
- Environmental Issues
- Commonhold

## ■ Commercial & Residential Development

Our Commercial Real Estate team has a wealth of experience covering all aspects of residential and commercial development – from site assembly, site acquisition and funding through to freehold or leasehold disposals to end users or the onward sale of the completed development to institutions or other investors.

We deal on a daily basis with all aspects of development including:

- Options to purchase land
- Conditional contracts for sale and purchase
- Joint venture and development agreements
- Agreements for Lease
- Grant and release of easements
- The enforcement of covenants
- Uplift, overage or equalisation provisions
- All statutory and infrastructure agreements including unilateral undertakings
- Defective title insurance

## ■ Property Finance & Secured Lending

We have extensive experience in acting for funders of commercial real estate ranging from pension funds to private investors. We regularly act for funders on all aspects of property finance including both investment funding and development finance, dealing with UK and non-UK borrowers. Increasingly we are being asked to undertake financial restructuring of property portfolios.

With greater awareness of the long-term damage to the environment by commercial development and the growing emphasis on the development of

brownfield sites, we are frequently advising on the identification and management of contaminated land, including the use of investigations and their conclusions.

## ■ Landlord and Tenant

Property costs can be a hidden expense for any business. A well negotiated lease will help protect you from unpleasant surprises. Our considerable experience in Landlord and Tenant issues makes a real difference to property outcomes. Whether dealing with lease renewals, break notices, dilapidations issues, rent reviews or vacating premises with as little exposure as possible, our team's approach provides value for money and delivers real benefit to your business.

## ■ Retail, Office and Industrial

We have an established and successful track record in acting for a variety of well known businesses within the retail, office and industrial sectors. Regularly acting for both owners and end-users has given us considerable insight into the commercial issues affecting all parties. We remain focussed on the important objectives that matter to you.

## ■ Charities and Social Enterprises

Many charities and social enterprises have a high level of exposure to the commercial real estate sector, whether for facilities, retail outlets or investment income. We act for charities, schools and social enterprises in respect of their property requirements. We understand the commercial realities of this sector and welcome enquiries from all charities and social enterprises in respect of their real estate portfolios.

# About

## Taylor Walton LLP

Taylor Walton is an award winning law firm based in South-East England, providing cost effective legal services to businesses and individuals. The firm was voted UK Corporate Law Firm of the Year 2009 by readers of Acquisition Finance magazine.

We strive to keep clients one step ahead of the law, including regular free seminars and legal updates. Based strategically close to, but not in London, we also offer highly competitive fee rates. As confirmed by leading independent directory Chambers & Partners:

*“One of the huge benefits is that you get easy access to partners with City experience but don’t have to pay City firm prices”*  
and *“Great dedication to its clients”*

We have key strengths in commercial property, corporate transactions, employment and dispute resolution, and specialist areas including technology & outsourcing, professional negligence and business immigration.

Our private client teams are recognised for their expertise in assisting individuals with estate and tax planning, trusts and probate, together with matrimonial matters and home conveyancing.

We recognise our corporate social responsibility. Taylor Walton takes a very active role in supporting local community initiatives, reducing our impact on the environment and acting responsibly in our buying decisions.

# Contact

## Taylor Walton LLP

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Taylor Walton is an award winning law firm based in South-East England, providing cost effective legal advice to businesses and individuals. We are committed to providing jargon free advice, and equipping clients for success with regular seminars, workshops and legal update bulletins.

**Business Services include:**

Commercial Property ■ Landlord & Tenant ■ Company Restructuring ■ Commercial Contracts ■ Corporate Finance ■ Banking and Security ■ Mergers & Acquisitions ■ Insolvency ■ Construction ■ Employment Law ■ Commercial Disputes ■ Technology & Outsourcing ■ Professional Negligence ■ Intellectual Property ■ Corporate Relocation ■ Lenders' Services ■ Business Immigration

**Services for Individuals include:**

Home Conveyancing ■ Inheritance Tax Planning ■ Wills, Trusts & Probate ■ Enduring Powers of Attorney and Lasting Powers of Attorney ■ Court of Protection ■ Divorce & Separation ■ Childcare Issues ■ Financial Settlements ■ Pre- & Post-nuptial and Co-habitation Agreements ■ Civil Partnerships and Dissolution ■ Dismissal & Redundancy ■ Employee Relocation ■ Succession & Exit Planning

Image courtesy of Andrew Gransden



[www.taylorwalton.co.uk](http://www.taylorwalton.co.uk)