

Commercial property



Our teams are leaders in the field of Commercial Property and provide a full service across the sector. They advise property investors, developers, owner-occupiers and landowners both in the private and the public sector. They liaise closely with other specialist Hewitsons lawyers who assist with the construction, planning, environmental and corporate law aspects of property transactions.

The aim of the teams is to ensure that the legal work on a client's project is approached on a commercial basis with an awareness at all times of marketplace realities and commercial time constraints. The teams have a deep understanding of the sector based on close and often long standing relationships with their clients and the other professionals involved in commercial property projects.

Our services cover the following areas:

- *Property acquisition and disposal*
- *Commercial and residential development*
- *Landlord and tenant*
- *Property disputes*
- *Consortium agreements*
- *Lands tribunal applications*
- *Specialist sectors such as aggregates and wind farms*

Property acquisition and disposal

The teams work for a wide range of clients and thus are well experienced in the acquisition and disposal of investment portfolios both by private treaty and auction, the acquisition and disposal of owner-occupied property from retail premises to specialist laboratory premises, from offices to factories and warehouses. The teams have particular expertise in site assembly for commercial, residential and mixed use developments. They also advise on funding arrangements of all types. Our lawyers advise both developers and landowners on land options, consortium agreements, promotion agreements and joint ventures working closely with other teams within the firm as well as external advisers. We have a proactive approach and are well renowned for working to tight timescales.

Development projects

The teams advise on the often complex contractual relationships involved including conditional contracts, pre-let agreements, overage and all other aspects of development transactions. We develop close working relationships and aim to become part of the client's overall

project team to ensure that we have a full understanding of the client's aims and objectives throughout and thus are able to give legal advice that is appropriate to the commercial background and the ultimate aims of the client. On development projects we work particularly closely with the corporate team in advising on joint ventures and also with the construction and planning teams to ensure that the client's, the funder's and the end-user's requirements are all met.

Landlord and tenant

Our lawyers advise both landlords and tenants whether experienced investors or small office/retail occupiers. We give swift and practical advice negotiating the detailed provisions of the lease and other contractual documentation to our client's best advantage in the circumstances. For an investor, the terms of a lease can have a significant impact on the value of the investment. For a tenant the lease provisions can have a significant impact on its ability to trade at optimum levels e.g. during peak periods applicable to the particular business to be carried on at the property. These issues all need to be recognised and dealt with. In conjunction with specialist litigation lawyers, we advise on the termination and renewal of the business tenancies dealing with all necessary statutory procedures. We also advise in connection with dilapidations claims and general landlord and tenant disputes such as breach of covenant and recovery of possession.

Property management

With continual changes to law in the construction and interpretation of rent reviews and other provisions in leases, it is important that landlord and tenant have professional and experienced advisers. Our team gives practical advice to landlord or tenant regarding the various covenants and conditions during the course of a lease. This typically covers subletting, repairs, alterations and service charge provisions. Many of our clients own substantial portfolios of mixed leasehold and freehold properties, and we are adept at providing advice in a streamlined and efficient way.

General property disputes

Our specialist property disputes team advises on all types of property disputes and in particular all forms of dispute resolution so that wherever possible a swift result can be achieved through negotiation whether it relates to a boundary dispute, eviction of trespassers, recovery of rent or contractual default.

About Hewitsons

We are not your average law firm and we are proud of that fact. With Hewitsons, you enjoy everything you would expect from a long established practice but with a modern, much friendlier approach. We always work that little bit harder to get to know you, which makes all the difference to the end result.

Businesses flourish because of their ability to adapt and we are no exception. We have evolved and continue to do so, to ensure that we give you a range of specialist services, across all sectors in one integrated firm.

We are professionals but we are people too. Our lawyers will advise you on matters large and small, using clear and simple language you can understand.

Should your legal needs take you outside of the UK, you will be reassured to learn that as founder members of LawExchange International, we have a global reach that extends throughout Europe, North America, Asia, South America and Australia. Simply giving you all the law you need.

Our approach

All of our legal teams take a straightforward and friendly approach to dealing with you and their aim is to provide the most effective solution that fits your requirements.

Often the final outcome is far from certain, and our specialist teams take time to understand the dynamics of your needs in order that they can give the best advice.

Through a combination of legal expertise and commercial acumen, we provide a high quality service in a way that suits you – be this by phone, face to face or online. It is this mixture of skills that allows us to act swiftly and efficiently.

We value our strong client relationships. We believe we have achieved these not only by providing value for money, but by adding value to everything we undertake.

Our broad experience is shared with our clients through regular updates and seminars. Through these we can help you increase your knowledge in key areas relevant to you.

Our people

Our Commercial Property team has a wealth of experience, ensuring that whatever levels of experience you require, we are in a position to provide the appropriate level of resource.

You cannot have excellent service without excellent people so we go to great lengths to hire the very best. We are committed to the training and development of all our people and regard this as vital to our future.

To ensure enhanced delivery of services to our clients we attained Investors in People accreditation in 1998 and have held the standard since then.

In addition to IIP accreditation we also achieved the Law Society's practice management standard Lexcel in May 2007 which provides additional third party endorsement of our achievements. These awards are evidence of our commitment to quality and excellence.

Our clients

Our clients are as diverse as the work we do. As one of the largest law firms in our region, our work covers all aspects of corporate, commercial and property law, as well as addressing the legal needs of charities, institutions and private individuals.

In whatever we do for you however, we personalise our services to suit your needs. It's your kind of law.

For further information please contact one of our offices:

Shakespeare House, 42 Newmarket Road,
Cambridge CB5 8EP Tel 01223 461155

Exchange House, 482 Midsummer Boulevard,
Central Milton Keynes MK9 2EA Tel 01908 247010

7 Spencer Parade, Northampton,
NN1 5AB Tel 01604 233233

53 High Street, Saffron Walden,
Essex CB10 1AR Tel 01799 522471

www.hewitsons.com

[email: enquiries@hewitsons.com](mailto:enquiries@hewitsons.com)

Hewitsons LLP is regulated by the Solicitors Regulation Authority.



Cambridge | Milton Keynes | Northampton | Saffron Walden

