

# HEWITSONS

## OUR REAL ESTATE SERVICES



Owning or leasing commercial property brings with it not only many advantages but also numerous liabilities which constantly change with updates in legislation. There are many continuing day to day obligations which result from energy performance ratings, ownership or occupation. For example those in respect of asbestos management, disposal of waste, disability discrimination, fire and other health and safety issues, and the Hewitsons Commercial Property team pride themselves on the value we can add in these areas.

Commercial property is a highly competitive and dynamic business and we provide a fast and effective response, often managing the input of other professionals.

We take a proactive role in assisting on all types of property structures, maintaining simplicity where required but adopting more complex arrangements if circumstances dictate.

Our property solicitors have tremendous experience of negotiating the terms of commercial leases and licences for a diverse range of clients and in relation to industrial, retail and office uses. They can also provide you with advice on any ongoing stamp duty land tax obligations in respect of leases, particularly at the time of rent review and lease expiry.

We are also experienced in dealing with freehold purchases and disposals with or without commercial mortgages and are experienced in office developments and refurbishments, factories and warehouses, business letting and education projects.

### Our services

Our commercial property team provides specialist advice in a number of areas including:

- Management of Investment Properties
- Acquisitions & Disposals
- Lease Negotiations
- Lease Renewals
- Dispute Resolution
- Construction
- Planning Issues
- Short Term Lets

- Pre-let agreements
- Rent Reviews
- Corporate Support
- Funding
- Development

### Our approach

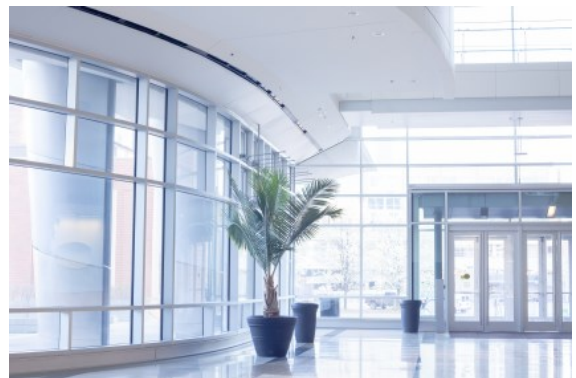
All of our legal teams take a straightforward and friendly approach to dealing with your matter and their aim is to provide the most effective solution that fits your needs.

Because the final outcome is often far from certain, our team take time to understand the dynamics of your needs in order to give balanced advice.

Through a combination of legal expertise and commercial acumen, they provide a high quality service in a way that suits you best – 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 the client relationships we have and believe we have achieved this not only by providing value for money, but by adding value to everything we undertake on their behalf.

Our broad experience is shared with our clients through a program of regular updates and seminars which help them increase their knowledge in a number of key areas.



### James Simpson



**Partner**  
**Cambridge**  
01223 461155  
[jamesimpson@hewitsons.com](mailto:jamesimpson@hewitsons.com)

### Julian Bishop



**Partner**  
**London**  
020 7400 5047  
[julianbishop@hewitsons.com](mailto:julianbishop@hewitsons.com)

### David Wells



**Partner**  
**Milton Keynes**  
01908 247030  
[davidwells@hewitsons.com](mailto:davidwells@hewitsons.com)

### Patricia Kempson



**Partner**  
**Northampton**  
01604 463352  
[patriackempson@hewitsons.com](mailto:patriackempson@hewitsons.com)



We pride ourselves on delivering an outstanding service to a wide range of individuals, businesses and institutions including charities, educational and sports bodies. The firm's size and breadth of specialisms means each client receives the focus it requires. We operate UK wide and have worldwide reach via our network of independent law firms, LawExchange International.

This document is written as an outline guide only and any action should not be based solely on the information given here. Appropriate professional advice should always be taken in specific instances.

Hewitsons LLP is authorised and regulated by the Solicitors Regulation Authority.