



OCCUPIER SERVICES

STRATEGIC PROPERTY PORTFOLIO
ADVICE AND TENANT REPRESENTATION

**STRUTT
& PARKER**



OCCUPIER SERVICES

Strutt & Parker was founded by two old school friends in 1885 and is now one of the largest independent property partnerships in the UK.



Our Occupier Services team acts exclusively on behalf of commercial property occupiers and has two key specialisms:

STRATEGIC PROPERTY PORTFOLIO ADVICE

We are retained to advise a variety of businesses on their UK commercial property portfolios. Combining commercial acumen and a personal, partner led service has made us one of the leading occupier advisors in the country. Clients also benefit from our tailor-made web-based property database that holds their property data and documentation in a single, user friendly tool used for planning and agreeing strategies for all transactions such as rent reviews, lease renewals, valuations, development consultancy, relocations, disposals, business rate appeals and lease re-gears.

TENANT REPRESENTATION

We are commercial property acquisition specialists, utilising experience from our portfolio advisory work in the relocation process, ensuring that liabilities are minimised, optimal financial terms are secured and business continuity is maintained. We have a deep understanding of the Landlord & Tenant Act 1954, break clauses, dilapidations, office fit-out procurement, service charges, repairing obligations and structuring terms on a design and build or pre-let basis. We take pride in providing a professional service and always act with integrity and honesty. Combining this approach with our unrivalled market knowledge and resilience enables us to achieve consistently outstanding results.

“

Our reputation as trusted advisors is founded on the principle of partnership and valuing meaningful long term relationships.”

STRATEGIC PROPERTY PORTFOLIO ADVICE



ARUP

- UK Property Advisor
- Offices across UK



Levi's

- UK Property Advisor
- Retail properties across UK



little Waitrose

- South East Acquisitions Advisor
- Retail acquisitions



Schneider Electric

- UK Property Advisor
- Office and industrial properties across UK



ch2m

- UK Property Advisor
- Offices across UK



Coca-Cola Enterprises

- UK Property Advisor
- Office and industrial properties across UK



JOHN TURZYNSKI
DIRECTOR

Our relationship with Strutt & Parker goes back over 30 years. It's like having an in-house property team, out of house.
Strutt & Parker is our trusted advisor for property matters.

ARUP



TREVOR LAMBETH
FINANCE DIRECTOR

Strutt & Parker has helped to drive efficiencies and performance across our UK property portfolio. No matter what property challenge our business faces, we can rely on the support and first class service we receive from Strutt & Parker.

Schneider Electric

CURRENTLY ADVISING ON OVER

11,500,000
SQ. FT.*

ACROSS THE UK

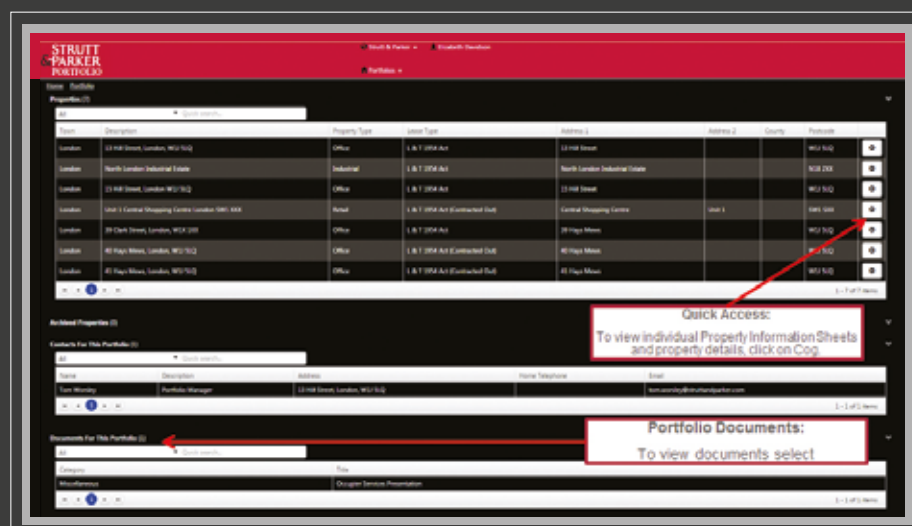
**accurate at time of going to print*

UK-WIDE ADVICE IN THE OFFICE,
RETAIL, INDUSTRIAL AND
DISTRIBUTION SECTORS:

- & Strategic Asset Management
- & Online Bespoke Property Software
- & Valuation
- & Property Information Reports
- & Rent Reviews
- & Business Rate Appeals
- & Relocations and Acquisitions
- & Lease Renewals
- & Landlord & Tenant
- & Energy & Resources
- & Dilapidations
- & Company Acquisitions Due Diligence
- & Planning & Development Consultancy

PORTFOLIO

OUR ONLINE BESPOKE PROPERTY SOFTWARE



We have developed a property database with some of our key clients, resulting in a user friendly tool that holds all property data and documentation giving the ability to plan ahead, strategise and measure performance.

TENANT REPRESENTATION



240 Blackfriars Road | SE1
105,000 sq ft



Enterprises House | Uxbridge
120,000 sq ft



Two Pancras Square | King's Cross
52,000 sq ft



Grant Thornton

30 Finsbury Square | EC2
30,000 sq ft



Cardinal Place | SW1
11,000 sq ft



RadcliffesLeBrasseur

85 Fleet Street | EC4
30,000 sq ft

“

RICHARD BOWERS
HEAD OF ESTATE MANAGEMENT



Strutt & Parker acquired our headquarters on Blackfriars Road. It was a complex pre-let agreement of over 100,000 sq. ft. so it was essential to have someone that I trusted with the experience to advise us. The team did a great job and we are very proud about the end result.

“

TIM NEWSOME
SENIOR PARTNER

RadcliffesLeBrasseur

Relocating to 85 Fleet Street has been a great success for our business. Strutt & Parker shares many values with our business and played an instrumental role in supporting us through the journey. I wouldn't hesitate in recommending its services to others.

WORKPLACE

Relocation provides an opportunity to change culture and improve the working environment, helping to attract and retain the best people and also increase productivity. Some interesting statistics from a leading workplace effectiveness survey.*

POSITIVES

65%



59%



Tea and Coffee (No.1) and General cleanliness (No.2) were ranked as the most important facilities within the workplace.

NEGATIVES

JUST
29.7%



of employees are satisfied with their noise levels in the workplace and a dissatisfaction with noise is statistically the strongest likely indicator of poor perceived productivity.

ONLY
54%



of employees agree that their workplace design allows them to work productively.



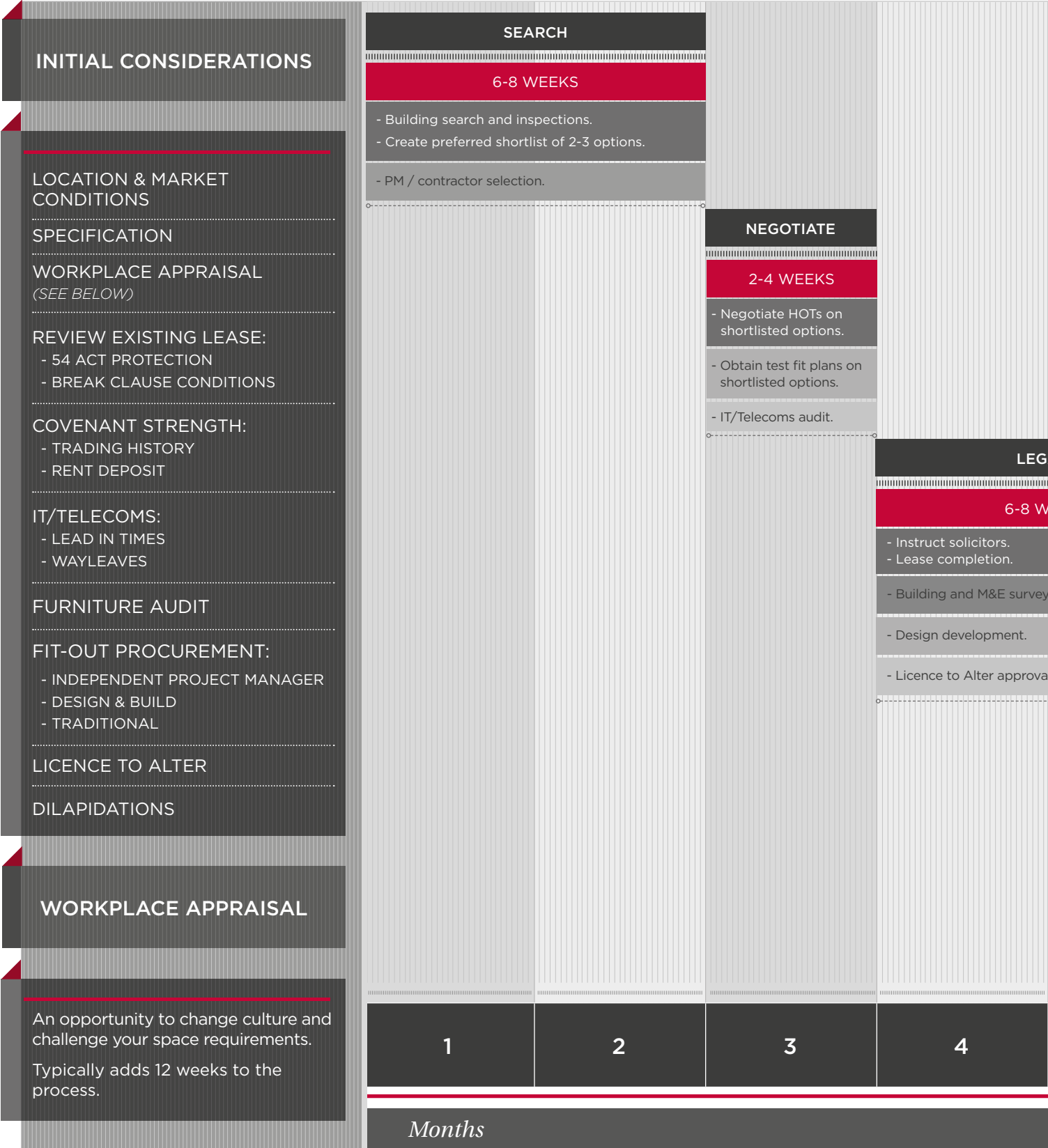
WE OFFER A PERSONAL AND PARTNER LED SERVICE:

- & Analysing existing lease obligations
- & Sourcing all on and off market opportunities
- & Quality reports
- & Cash flow analysis
- & Expert negotiation
- & Protecting liability (esp. repair and service charge)
- & Fit-out procurement options
- & Commercial acumen to legal process
- & Workplace consultancy

* Reference: Leesman Review, Issue 16

TIMELINE

TYPICAL OFFICE RELOCATION



ALS
WEEKS
t.
l.

FIT-OUT
8-14 WEEKS
- Fit-out works.
- NB Larger traditional fit outs can take 6 months +.

MOVE
1-6 WEEKS
- Relocation of staff.
- Dilapidations.

5	6	7	8	9	10
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CLIENTS

Coca-Cola Enterprises

Grant Thornton

Levi's

little Waitrose

UBM

h+k

RLC

ARUP

Schneider Electric

PA

ch2m

ALLEN & OVERY

Richoux GROUP PLC

GATEHOUSE

NISSAN

wsh

NATIONAL HOUSING FEDERATION

Royal HaskoningDHV
Enhancing Society Together

MBDA
MISSILE SYSTEMS

M&CSAATCHI

CONTACT

HEAD OFFICE

13 HILL STREET,
LONDON
W1J 5LQ

T: +44 (0)20 7629 7282

CITY OFFICE

20 GRACECHURCH STREET,
LONDON
EC3V 0BG

T: +44 (0)20 7600 3456

struttandparker.com