

Commercial Property Services

*Providing businesses with
expert legal advice*

Our Offices

Milton Keynes

Aurora House
Deltic Avenue
Rooksley
Milton Keynes
MK13 8LW

Tel: 01908 304560

Harpenden

Tollgate House
69-71 High Street
Harpenden
Hertfordshire
AL5 2SL

Tel: 01582 715234

Luton

AW House
6-8 Stuart Street
Luton
Bedfordshire
LU1 2SJ

Tel: 01582 725311

‘We’re more than just legal experts. We’re trusted advisers who take the time to really understand your issues’

At Neves we appreciate that each client is different and realise that communication is key. We go further than just providing standardised legal advice but consider what are the challenges, what is achievable, what is commercially prudent and what issues may need to be addressed in future to enable you to make informed decisions that are right for you. Each client is important to us and we pride ourselves in providing a client care service and legal advice that is second to none.

We have been providing trusted advice and building relationships with our clients for over 150 years. Our hand-picked team of experts in our Harpenden, Luton and Milton Keynes offices provide a breadth of specialist legal expertise to those in the localities and beyond and have gained an enviable and loyal client base.

Please speak to one of our specialist team who would be happy to provide you with further assistance.

How we can work with you to achieve success!

Our clients are at the heart of what we do

Whether you are a business that is starting out or already established, an individual, company or partnership, a charity, trust, pension scheme, developer, funder or other organisation or public body we pride ourselves in being with you every step of the way to provide you with expert pragmatic advice and support to help you to better protect, manage, strengthen, diversify and/or grow your property interests?

Our team of friendly, dedicated and efficient property specialists offer a wealth of knowledge and market expertise to assist you in achieving your goals and finding the right solution for you in a timely and cost effective manner.

The services we offer include (but are not limited to):

- ✓ Freehold /leasehold acquisitions and disposals of land/non-domestic property
- ✓ Land development, re-development and diversification
- ✓ Landlord and tenant commercial leasehold advice
- ✓ Legal requirements of commercial leasehold management and regulation
- ✓ Financing and securitisation
- ✓ Commercial property/ land investment
- ✓ Legal aspects of property portfolio management
- ✓ Renewable energy projects
- ✓ Property elements of business purchases and sales, company re-organisation and Insolvency
- ✓ Infrastructure/ utilities agreements
- ✓ Commercial property / landlord and tenant dispute resolution





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*Over many years we
have built an excellent
reputation in this area*

Freehold/leasehold acquisitions and disposals of land/non-domestic property

At Neves our commercial property team appreciate the complexities and challenges that arise when acquiring and disposing of both freehold and leasehold commercial real estate in variety of forms and ranging from (but not limited to) offices, retail units, public houses, industrial units and mixed-use buildings to care and educational facilities, development land and agricultural land.

Whether assisting clients to secure premises for their own use, building an asset portfolio, selling to release equity or acquiring and disposing of property for regeneration or development we offer a thorough, diligent service to ensure that your transaction is handled smoothly and efficiently to achieve your objectives.

The work we do in this area includes (but is not limited to);

- ✓ Drafting and advising on sale contracts and transfer deeds
 - ✓ Conditional sale arrangements
 - ✓ Reviewing title documents
 - ✓ Advising on third party consents
 - ✓ Carrying out title searches
 - ✓ Obtaining indemnity insurance
 - ✓ Discharging/securing charges
 - ✓ Dealing with overage and claw-back provisions
 - ✓ Deeds of covenant and restrictions
 - ✓ Providing comprehensive property reports
 - ✓ Companies House requirements
 - ✓ Land Registry applications
 - ✓ Stamp duty land tax submissions
 - ✓ Advising on tenants occupation and apportioning monies/
liability on completion
 - ✓ Tenant's rights of first refusal
 - ✓ Regulating future occupancy
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*We act for developers
and builders, big and
small, on all aspects
of development*

Land development, re-development and diversification

At Neves our commercial property experts act for landowners, investors, funders and varying size developers to offer specialist advice at various stages of development projects from those wishing to develop their existing sites to those seeking to enter into agreements to acquire new development sites.

We work closely with our clients and their development team to ensure that whatever the size of project it is delivered and managed in future to achieve the clients immediate and finale long term goals.

The work we do in this area includes (but is not limited to) drafting and advising on the following;

- ✓ Conditional sale agreements
 - ✓ Overage and claw-back provisions
 - ✓ Promotion agreements
 - ✓ Option agreements
 - ✓ S106 agreements and unilateral takings
 - ✓ Site acquisition and investigation
 - ✓ Highways and utilities agreements
 - ✓ Forward funding agreements
 - ✓ Joint venture agreements
 - ✓ Land infill agreements
 - ✓ Utility and access easements
 - ✓ Release of covenants and rights
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*We can assist, whether
a tenant or landlord of
commercial premises*



Landlord and tenant commercial leasehold advice

Whether you are a landlord or a tenant, at Neves our commercial property team is on hand to help you to navigate your way through the complexities and pitfalls of leasehold transactions, to assist you in protecting your interests in future and to help you better understand your rights and obligations not just based on the leasehold documents themselves but against the back drop of the complex legislation that governs landlord and tenant relationships.

We recognise that providing commercial and technical advice to our clients at the early stages when heads of terms are being agreed is vital to expedite the progress of the transaction and we are tenacious in defending our client's interest to seek to assure them of reaching the most favourable outcome balanced against their individual and business needs.

The work we do in this area includes (but is not limited to):

- ✓ Advising on heads of terms prepared by a property agent
- ✓ Drafting, amending and advising on leasehold documents
- ✓ Investigating landlord's title and any superior title
- ✓ Rent deposits
- ✓ Landlord and tenant alterations
- ✓ Dealing with any third party consents
- ✓ Reviewing and advising on leasehold title
- ✓ Land Registry applications
- ✓ Stamp duty land tax submissions
- ✓ Re-entry and forfeiture
- ✓ Rent recovery
- ✓ Tenant default.



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*We deal with both
contentious and
non-contentious aspects of
landlord and tenant
relationships*

Commercial leasehold management and regulation

At Neves we have a skilled and dedicated team who are able to deal with both contentious and non-contentious aspects of landlord and tenant relationships and can guide you through the complex processes and procedures governing leasehold management and regulation.

We are on hand to assist not only when a lease is first put in place but also during the course of the lease term as issues arise and the parties' requirements change.

The work we do includes (but is not limited to):

- ✓ Subleases
- ✓ Lease assignments
- ✓ Licences to sublet
- ✓ Licences to assign
- ✓ Rent review memorandums
- ✓ Alterations
- ✓ Change of use
- ✓ Charging
- ✓ Dilapidation claims
- ✓ Renewal, concurrent or reversionary leases
- ✓ Re-entry
- ✓ Arrears
- ✓ Breach of contract
- ✓ Lease variations
- ✓ Break notices
- ✓ Surrenders
- ✓ Renewals
- ✓ Charging
- ✓ Forfeiture

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*Essential advice for property
secured borrowing and
corporate re-financing*



Financing and securitisation

Through our successful history of working closely with property owners, investors, financial institutions and independent advisers, Neves are able to provide comprehensive and informed advice with regard to property secured borrowing and corporate re-financing.

The work we do includes (but is not limited to) advising on:

- ✓ Commercial mortgages and re-mortgages
- ✓ Investment portfolio re-financing
- ✓ Commercial loan agreements and facility letters
- ✓ Personal guarantees
- ✓ Funding assisted property purchases
- ✓ Debentures
- ✓ Regulation of third party occupancy
- ✓ Corporate governance requirements for third party lending

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*Specialist advice on
all aspects of
property investment*

Property Investment

Whether you are acquiring your first property or seeking to build your existing portfolio our legal experts are on hand to provide you with specialist advice on all aspects of the property investment process.

The work we do includes (but is not limited to):

- ✓ Advising and assisting on SASS and SIPP property
- ✓ Acquisitions and disposals
- ✓ Freehold and leasehold acquisitions and disposals
- ✓ Property portfolio management and reorganisation
- ✓ Landlord and tenant matters
- ✓ Property finance advice
- ✓ Dispute resolution

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*Guiding you through
the benefits and
pitfalls of your
renewable energy
project*

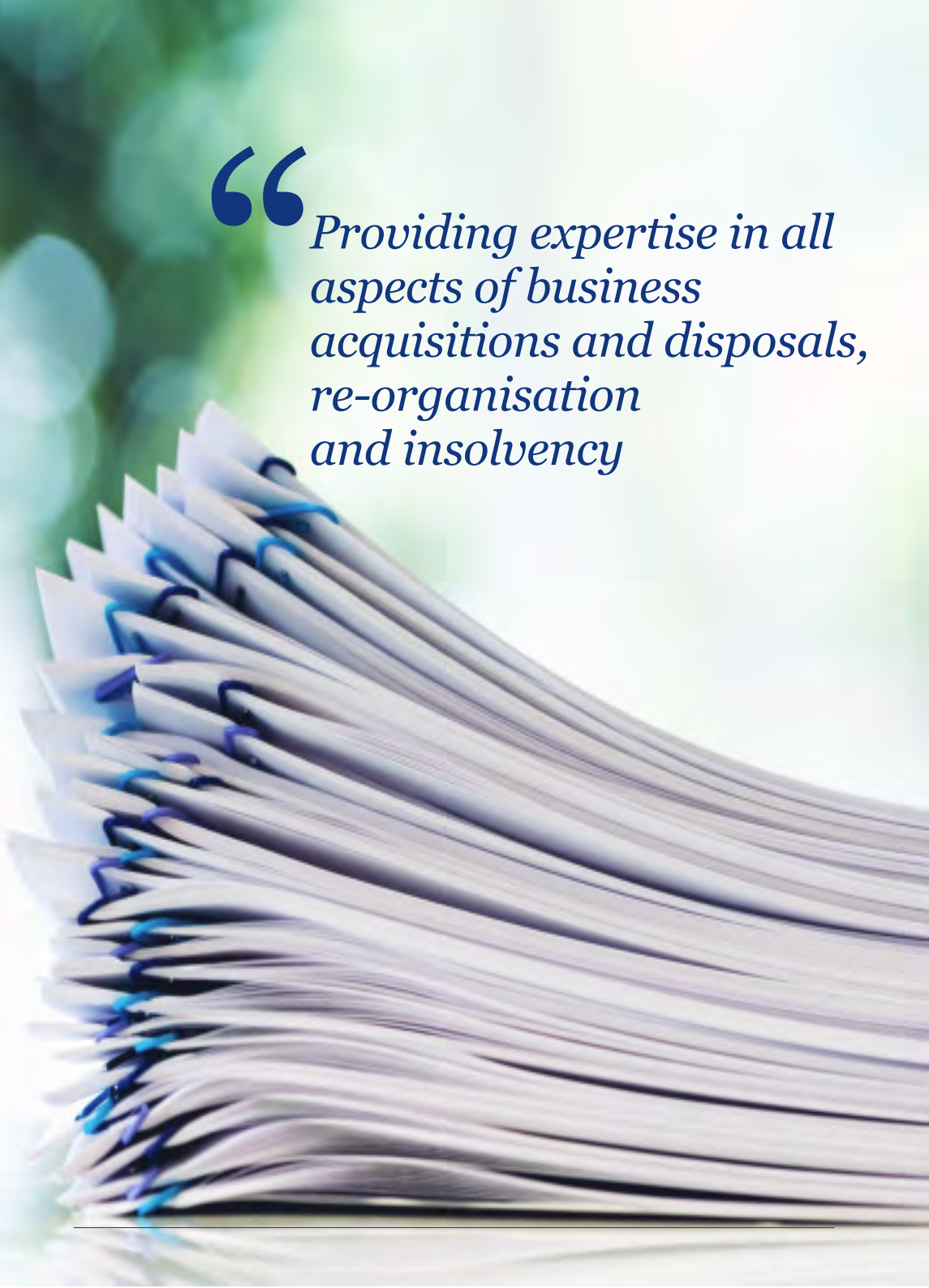
Renewable energy projects

As the demand for renewable energy alternatives increases Neves are proud to offer their expert knowledge and assistance to guide you through the process of negotiating and putting in place the right documentation that is suitable for your project.

Having several years' experience in dealing with renewable energy projects we are able to guide you through the benefits and pitfalls of such arrangements and identify what key issues need to be considered.

The work that we carry out includes (but is not limited to):

- ✓ Land options and conditional contracts for renewable energy projects
- ✓ Leasehold arrangements
- ✓ Wind farms
- ✓ Solar farms
- ✓ Battery storage sites
- ✓ Infrastructure agreements to power renewable energy sites
- ✓ Access agreements with third party land owners for site set up
- ✓ Bonds and guarantees
- ✓ Project funding agreements
- ✓ Biomass projects



“*Providing expertise in all aspects of business acquisitions and disposals, re-organisation and insolvency*”

Property aspects of business purchases and sales, company re-organisation and insolvency

At Neves our commercial property department work closely with our other select team of experts in the corporate/ commercial, dispute resolution and employment department to provide our clients with comprehensive legal advice and expertise in all aspects of business acquisitions and disposals, re-organisation and insolvency.

The work we do includes (but is not limited to):

- ✓ Property due diligence reporting for share purchases and sales
- ✓ Freehold and leasehold property acquisition and sales and due diligence reporting for business assets purchases and sales
- ✓ Property acquisitions and sales in respect of businesses in liquidation, administration, receivership
- ✓ Dispute resolution and debt recovery
- ✓ Property asset transfers, disposals and refinancing for company re-organisations
- ✓ Assignments and transfers of property in corporate insolvency including pre-pack arrangements



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*Expertise in all
types of infrastructure and
utilities agreements*

Infrastructure/Utilities agreements

At Neves we appreciate that agreements with utility companies and government bodies can have far reaching consequences which can impact on landowners for years to come and have the potential to aid or hinder the use and development of property in future.

Our team of legal specialists have a working knowledge of the realities of entering into such arrangements and are dedicated to protecting your interests and cutting through the technical jargon so that you are properly informed of your rights and obligations:

What we do includes (but is not limited to) advising on:

- ✓ Electricity cable easements
- ✓ Gas/oil pipelines agreement
- ✓ Telecoms mast agreements
- ✓ Compulsory purchase agreements
- ✓ HS2 compensation payments
- ✓ HS2 acquired property sales
- ✓ Land access arrangements
- ✓ Drainage and water easements
- ✓ Lift and shift provisions

Commercial property/landlord and tenant dispute resolution

Whether you are a Commercial landlord or a Commercial tenant, it is important that you know your legal obligations and with the law regarding rights and obligations of landlords and tenants continuously changing, it can be challenging.

We can assist you with disputes relating to commercial property. This includes but is not limited to:

- ✓ Breaches of leases
- ✓ Forfeiture
- ✓ Termination possession claims
- ✓ Dilapidation claims
- ✓ Applications for new business tenancies
- ✓ Recovery of arrears.

Our disputes team



Peter Kelly
*Joint Managing Partner and
Head of Disputes*



Fiona Hewitt
Senior Associate



Charlotte Clements
Dispute Resolution Executive

Our property team



Stewart Matthews
*Joint Managing Partner &
Head of Company Commercial*



Jane Joseph
Partner



Haqib Iqbal
Partner



Katy Williams
Senior Associate



Mathew Lutkin
Senior Associate