

# Commercial Property Acquisition Services

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Whitehall Riverside, Leeds

## Key advantages

We are perfectly placed to advise tenants and purchasers on all aspects of commercial property and provide the following key advantages to our clients

- Save you time in undertaking searches.
- Ensure you receive full market coverage of properties which may not be being openly marketed.
- Detailed analysis of all potential options.
- Arrange and accompany you on viewings.
- Negotiation of best terms.
- A professional award winning approach.
- Advice on lease terms, service charge, liabilities, potential dilapidations issues, fit out, etc.
- Monitor your acquisition and help resolve any issues right up until you take occupation.



## Leeds office agency team

Sanderson Weatherall is a leading firm of Chartered Surveyors with particular strength in the Yorkshire region and proudly boasts one of the best and most knowledgeable office agency teams in Leeds. If you would like more information or for an informal chat about any of the aforementioned services, please do not hesitate to contact our Office Agency Team.



Richard Dunn  
BSc (Hons) MRICS  
DDL: 0113 221 6137  
richard.dunn@sandersonweatherall.com



Glenn Levison  
BSc (Hons) MRICS  
DDL: 0113 221 6138  
glenn.levison@sandersonweatherall.com



Jonathon White  
BA (Hons) MSc MRICS  
DDL: 0113 221 6141  
jonathon.white@sandersonweatherall.com

Sanderson Weatherall LLP, 25 Wellington Street, Leeds, West Yorkshire, LS1 4WG  
Offices at: Leeds ~ London ~ Newcastle ~ Manchester ~ Teesside



## Can you afford not to get qualified property advice?



Current market conditions and the challenging economic climate have led various organisations to realise they could cut costs and make significant savings by utilising their space more efficiently. Our team has a wealth of experience and local knowledge which is being recognised by more executives who are too busy or do not have the expertise to achieve the best results.

Our fees are agreed prior to starting any job and are typically only a small percentage of what we save our clients.

Sanderson Weatherall can assist you in a number of ways, whether you are:

- Looking for new premises to buy or lease.
- Looking to dispose of any surplus space.
- Acquiring a property investment.
- Looking for a development opportunity.



EG Award winners for the fifth consecutive year



## Who do we act for?

Sanderson Weatherall acts for a wide variety of companies and public bodies ranging from small local companies through to international corporate organisations. Current office stock on our books ranges from 500 sq ft to 80,000 sq ft throughout the Yorkshire region. Clients we have acted for include the following:



## New HQ for Provident

Advice to Provident Financial in respect of the relocation of their Bradford office headquarters to a new 120,000 sq ft building acquired on a design and build basis in January 2009. This represents the largest office transaction in the Yorkshire region in recent years. In 2006 Sanderson Weatherall also advised Government Office on the relocation of their Leeds office to new 100,000 sq ft premises at Lateral, Sweet Street again one of the largest transactions in the region. Advice in both cases involved consideration of exit strategy, design criteria of new premises as well as negotiation of terms and monitoring construction, fit out and move.



Provident House, Thornton Road, Bradford

## Traditional Lease or Serviced Office?

Sanderson Weatherall has recently acquired space in serviced offices on behalf of a number of clients. As part of our service when acquiring office space we analyse in detail all our client's outgoing costs including relocation costs and all future occupational costs. It is a common misconception that serviced offices are far more expensive than traditional space, especially at the smaller end of the market. After we have been able to negotiate on our client's behalf, serviced offices have often proved to be the cheapest option as well as offering our clients a much greater degree of flexibility. We have recently acquired space on behalf of Alexander Forbes International, Impression Design & Print and Headway Recruitment in Wakefield, Harrogate and Leeds.



1 City Square, Leeds

14 King Street, Leeds



## Co-op relocates

Sanderson Weatherall recently advised the Co-op on relocating their corporate lending division in Leeds city centre. Advice included formulating an exit strategy from their existing space and negotiating terms on new space at 14 King Street. Even though the Co-op has an in-house property department Sanderson Weatherall were able to provide the local expertise and knowledge needed to help negotiate the very best deal.

## Templeton LPA opens new office in Leeds

When seeking to open a new office in Leeds Templeton LPA sought advice from Sanderson Weatherall. The brief was to find good value quality office space in the Leeds central business district whilst retaining a degree of flexibility for future expansion. As Templeton were not overly familiar with Leeds city centre we were able to identify a number of suitable offices for their needs, accompany them on viewings before finally negotiating the ideal premises for them at Minerva House.



Minerva House, Leeds