



cyril leonard
project & building consultancy



Industrial Projects



Cyril Leonard's Project & Building Consultancy Team have a long established record of working for Client's who include Building Owners and Occupiers. We specialise in providing quality advice on any and all technical issues relating to buildings and property and putting this advice in the context of the wider property market and in the context of Client specific requirements.

We work with Clients who include Developers, Pension Funds, Banks, Institutions, Multi Nationals, Property Companies, SMEs and High Net Worth individuals to understand their aims, goals and objectives and to assist them in achieving these.

Our experienced team of Chartered Building Surveyors and Project Managers have extensive experience in project managing and monitoring construction projects for Clients across the full spectrum of building types including office, industrial, residential and leisure premises.

We detail on the following pages some typical examples of project management, acquisitions and development monitoring instructions in connection with industrial, logistics and retail warehousing premises undertaken for Clients. Further details are available on request.



Lichfield Road, Stafford

Cyril Leonard advised ALSTOM, working in a joint venture with Liberty Mercian, on the redevelopment of 20 acres of surplus land adjoining ALSTOM's operational facilities. Planning Consent was obtained for 100,000 sq ft (9,290 sq m) of non-food retail, three restaurants, hotel and approximately six acres of private and affordable residential accommodation. We worked with the Developer to validate the feasibility of separating the sites into different plots and determined the scope and extent of enabling works. We then undertook Development Monitoring on behalf of ALSTOM in respect of their retained interest.



Pioneer Business Park, Ellesmere Port

Cyril Leonard were instructed to act for Institutional Clients as Project Monitors for this new build development. This 625,000 sq ft (58,064 sq m) Retail Distribution Centre building comprising 10,000 sq ft (929 sq m) of offices was completed on a "Design and Build" basis including site clearance within 26 weeks with a Contract value in excess of £14.5 million.



Units 1, 2 & 3, Watling Park

Cyril Leonard were instructed to carry out pre-purchase surveys and technical due diligence in respect of Units 1, 2 and 3 Watling Park, Northampton on behalf of Property Company Clients. This Freehold investment comprised approximately 209,000 sq ft (19,417 sq m) of portal frame warehouse and distribution space on a 12.4 acre site with opportunities for upgrade and refurbishment.



Staples, Daventry

Cyril Leonard were instructed to carry out a pre-purchase technical due diligence for Property Company Clients. This purpose built 240,000 sq ft (22,297 sq m) high bay warehouse and distribution centre was completed in 2005 with an extension completed in 2007 and incorporates 10,000 sq ft (929 sq m) of offices. The property was acquired for Clients by the firms Investment Department for a price in the region of £12.2 million.





Hanger Lane Business Park, London

Cyril Leonard were instructed by the Royal Bank of Scotland to act as Monitoring Surveyors in connection with the funding of the development of this back land site to provide 9 terraced industrial units comprising a total of approximately 90,000 sq ft (8,361 sq m). The project build cost was circa £6.7 million and the work was completed in a 30 week period.



Beeston, Nottingham

Cyril Leonard were instructed to carry out pre-purchase technical due diligence and advise Property Fund Clients on the acquisition of this 48 acre business park near Nottingham for circa £22 million.

The site, known as Siemens Technology Park, comprised over 680,000 sq ft of office, industrial and warehousing accommodation.

Precision Park. Sittingbourne

Cyril Leonard were instructed by an International Pharmaceutical Company to find a site for them to develop a new distribution and research facility. We identified a site, negotiated terms for acquisition with the Site Owners and then negotiated and procured construction of a new facility by a Developer incorporating an extensive fit out to suit our Clients occupational requirements.

Cyril Leonard completed development monitoring of this new purpose built distribution facility which comprises approximately 70,000 sq ft (6,500 sq m) of space incorporating 20,000 sq ft (1,850 sq m) of offices including Tenant fit out. The project was completed one month ahead of programme with the Contract Sum being agreed at £8.5 million incorporating the Occupiers bespoke fit out.





Bosch, Normanton

Cyril Leonard were instructed by Overseas Clients to undertake pre-purchase technical due diligence and survey work in connection with the acquisition of this 44,116 sq ft (4,098 sq m) factory premises south of Leeds. This development comprised 13,666 sq ft (1,269 sq m) of offices and 30,450 sq ft (2,828 sq m) of factory space. The property was acquired by the firm's Investment Department for circa £4.5 million and is now managed by our Asset Management Team.



ISIS House, Oxford

Cyril Leonard's Project and Building Consultancy Team were instructed to undertake pre-purchase technical due diligence and survey work in connection with the purchase of the Freehold interest in this property for investment purposes by Overseas Clients. The property comprised 33,000 sq ft (3,065 sq m) of office and research and development facility.

Cyril Leonard's Investment Team acted for the Purchaser and the property is now managed by the Firm's Asset Management Department.



Deer Park, Merton

Following Lease termination Cyril Leonard were instructed by the Landlord to prepare and serve a Schedule of Dilapidations on the Tenant of this 16,500 sq ft industrial unit in Merton. We were also instructed to prepare a Specification of Works and implement a repair and refurbishment scheme in order to enable the property to be remarketed for occupation. Following settlement of the dilapidations claim works were implemented.



Building 82, Whetstone

Cyril Leonard were instructed by Engineering Clients to procure and project manage the construction of an extension to an existing R&D facility in order to enable the highly specialist testing of equipment used in ship propulsion. We identified the Client's detailed brief, obtained all necessary Landlord's and Statutory Consents and procured the construction of a 45,000 sq ft warehouse extension with specialist services, foundations and fit out to suit the Client's requirements.

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- Real Estate Leasing & Broking
- Development Funding
- Real Estate Investment
- Project Management
- Building Consultancy
- Professional Services
- Asset & Facilities Management
- Corporate Consultancy



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