



Key:

- 1 - New Street Square, EC4
- 2 - 13 Hanover Square, W1
- 3 - 8 Carlos Place, W1
- 4 - Cassini House, St James's Street, SW1
- 5 - New Brook Buildings, WC2
- 6 - 24 Bedford Square, WC2
- 7 - 43 Welbeck Street, W1
- 8 - 44 Welbeck Street, W1
- 9 - 10 Bedford Street, WC2





68 Newman Street, London W1
Lease Disposal for ABTA

Cyril Leonard were instructed to assist ABTA relocate from their 18,000 sq ft, 6 storey HQ to a single floor as part of a strategic modernisation of the business. A pre-let was agreed of the entire building with consulting engineers Buro Happold giving ABTA 12 months in which to relocate.



30 Park Street, London SE1
Lease Acquisition / Refurbishment for ABTA

ABTA instructed Cyril Leonard to identify a modern single floor of around 8,000 sq ft in an open plan arrangement. Terms were agreed on a single floor in 30 Park Street, a new air conditioned development a few months away from completion and located in a historic part of London close to Borough Market and London Bridge. The building consultancy department of Cyril Leonard were instructed to project manage the fit-out.



34 Dover St, London W1
Lease Disposal for Alstom

Cyril Leonard were instructed by Alstom to dispose of their London HQ and assist them relocate to a larger single floor close to Kings Cross Rail Terminal. An assignment of their lease was agreed simultaneously with acquisition of new offices in Mid-town.



9 Mandeville Place
Freehold Disposal on behalf of overseas client



Vanwall Business Park, Maidenhead
Lease Acquisition for Abbott Laboratories



2 Cavendish Square, London W1
Lease Acquisition for Muse Developments



18 Mansell Street, London, E1
Lease Acquisition / Refurbishment for Bank Austria

Cleveland House, St James's Square, London, SW1
Lease Acquisition for Palamon Capital Partners



Palamon Capital instructed Cyril Leonard to identify a single air conditioned floor of approximately 8,000 sq ft either in prime Mayfair or St James's. We identified an off-market opportunity in one of St James's newest developments with views over the Square. Simultaneously we agreed a surrender of Palamon's existing lease to their landlords without penalty or reinstatement cost.



Featherstone Street, EC1

Lease Acquisition / Refurbishment for IDT Inc

IDT a US telecoms operator instructed Cyril Leonard to find them around 40,000 sq ft providing a low cost solution for their rapid expansion in the UK. The option we identified required building consultancy advice to validate cost of overhauling the Landlords Cat A works. In excess of £1.2m towards capex works and 26 months rent free was eventually provided by the Landlord. Cyril Leonard's Building Consultancy team project managed the Cat A and Cat B works.



101 Bayham Street

Sale and Lease-back / Refurbishment for Getty Images

Getty Images instructed Cyril Leonard to find them expansion space close to their existing European HQ in Camden. 101 Bayham St at the time was occupied by BBC Publications who were planning to relocate. As Getty were not interested in investing in the freehold Cyril Leonard introduced an investor; the building was refurbished and pre-let to Getty. The Building Consultancy Department of Cyril Leonard were involved in project managing the works



Eagle House, Jermyn St, SW1
Lease Disposal / Refurbishment for Ashland Inc



10 Blandford Street, London W1
Lease Acquisition for Acanthus Advisers



18 Park Street, Mayfair W1

Freehold Acquisition / Refurbishment for Overseas Private Client

On behalf of a Private Investor client Cyril Leonard acquired the freehold of this self contained office building and was involved in a £1m refurbishment programme which included modernising the office accommodation, installing new plant and resolution of planning issues.



Thames Valley Park, Reading

Lease Acquisition for Druid / Xansa



33 Cavendish Square, London, W1

Lease Renewal / Restructure for Collier Capital

Cyril Leonard were instructed by Collier Capital to negotiate a lease renewal / restructure on 20,000 sq ft they occupied over two floors that resulted in a 40% rent reduction. The Building Consultancy department advised on the refurbishment works.



The Place, High Holborn

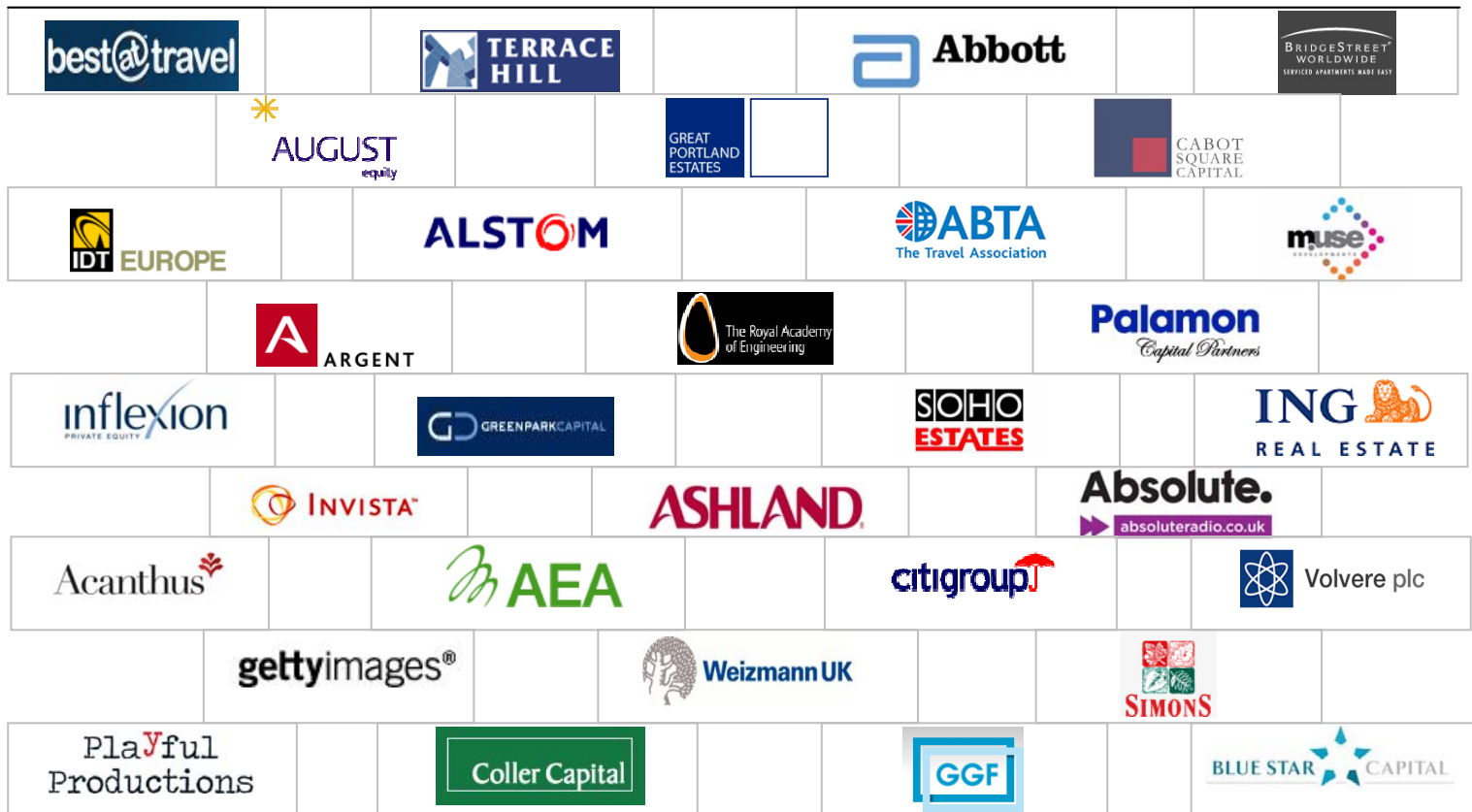
Lease Acquisition / Refurbishment for Alstom

Alstom, the French owned rail manufacturer, instructed Cyril Leonard to assist them in their search for a single floor in close proximity to the Euro Star Terminal at Kings Cross. A newly refurbished penthouse floor was acquired with panoramic views over Central London. Cyril Leonard's Building Consultancy team was involved project managing the fit-out of the floor.

Where the advice we provide is a collaboration of expertise ...

At the heart of the Agency Department's capability lies its active involvement in Acquisition, Sales and Leasing of all types of property on behalf of both Occupiers and Landlords. In-depth knowledge acquired through decades of involvement in the market and access to a computerised database ensures the very best advice is reinforced with up-to-the-minute market intelligence that allows us to instantly provide schedules listing availability and deals.

As most property transactions have a serious implication on repairing liability, fit-out or the condition the property is yielded-up on expiry of the term, our in-house Building Consultancy Department means we are able to provide advice validating any concerns and is crucial to negotiating any mitigation of either cost or final liability. In instances where a return on cost is an issue the interaction with the Investment and Development Department will ensure market intelligence on the latest transactions is provided. The Investments Department's strong relationship with Private and Institutional Landlords can also play an important part in bridging the Landlord and Tenant relationship, so often required in concluding complex negotiations.



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