



Project & Building Consultancy


cyril leonard





- Clients Representative
- Contract Administration
- Defect Analysis
- Development Management
- Development Consultancy
- Development Monitoring
- Dilapidations
- Employers Agent
- Expert Evidence
- Feasibility Studies
- Fitting Out
- Health and Safety
- M&E Services
- Maintenance Management
- Party Walls & Structures
- Planned Maintenance
- Project Co-ordination
- Project Management
- Refurbishment and Repair
- Relocation Management
- Statutory & Fire Regulations
- Technical Reports
- Valuation for Insurance

Services

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 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 have considerable experience in undertaking pre-acquisition surveys and technical due diligence for Clients both in connection with the acquisition of properties for investment or occupation and in connection with leasing of space.

We work with Clients to ensure our advice on condition and repair and related issues specifically reflects the obligations associated with occupation or ownership. We work with Clients' legal advisors and coordinate the appointment and instruction of Sub Consultants as required to provide specialist advice.

In addition to providing a full range of technical services as detailed we also undertake work in connection with dilapidations, acting for both Owners and Occupiers. We also act as Development Monitors and Development Managers and Consultants.



The Project & Building Consultancy Team act directly for their own Clients but also support the other activities of the practice working closely with the firm's Agency, Investment, Asset Management and Corporate Real Estate Teams.

The department carries out work throughout the UK and has completed instructions for Clients in the Channel Islands, Netherlands, France, Germany and Russia.

Clients include Corporates, Pensions Funds, Institutions, Banks, Property Companies, Developers, SMEs and High Net Worth Individuals. A selection of Clients include:-

- Abbott Laboratories
- Aberdeen Asset Managers
- Absolute Radio
- ABTA
- ALSTOM
- The Architectural Association
- Autoglass
- Bank of London & the Middle East
- British Standards Institution
- Collier Capital
- Combined Estates Limited
- Coutts & Co
- FL Estates
- Glass & Glazing Federation
- Helical Bar
- Hermes Real Estate
- HSBC Private Active Fund
- LaSalle Investment Management
- Middlesex County Cricket Club
- Malaysian Intl Shipping Corporation
- Oakburn Properties Limited
- Orchard Housing Society
- Royal Bank of Scotland
- Royal Institution
- Royal London Asset Management
- Threadneedle Property Investments
- Westcoast Traincare



Technical due diligence advice to Fund Manager Clients in connection with proposals to redevelop a site in Southwark to provide 300,000 sq ft of new office space. The role extended to the provision of developing monitoring services for this £65 million scheme which was completed to budget and programme.



Pre-acquisition survey of a purpose built office building in Maple Cross, Hertfordshire, comprising some 100,000 sq ft of office space to support the investment purchase of Nissan UK Headquarters for Pension Fund Clients.



Pre-acquisition survey and technical due diligence including consideration of development options for Central London site adjoining major rail terminus for Pension Fund Clients.



Project management and procurement of the construction of an extension to an existing heavy engineering test facility for manufacturing Clients. The project included the construction of a new high bay workshop/test hall extension comprising approximately 45,000 sq ft of space. The work required construction of specialist foundation bases to accommodate specialist test equipment and machinery.



Pre-acquisition survey on this landmark Central London building comprising in excess of 80,000 sq ft of office and retail accommodation for Pension Fund Clients. Following acquisition Engineers reports were procured in respect of “Regents Street Disease” and we worked with engineers to develop a repair scope for tendering and to support negotiations with Tenants.

Project Management of Central London residential redevelopment to provide 10,000 sq ft of top end residential for Developer Clients. Project value circa £9 million. Project duration 24 months including piled basement extension to provide an underground swimming pool.





Project Management and procurement of 60,000 sq ft high quality residential development in Chelsea, Central London comprising 19 new apartments and 4 town houses for private Developer Clients.

Pre-acquisition survey of newly completed 75,000 sq ft self contained purpose built office building in Thames Valley Park and subsequent procurement and project management of fit out for Tenant occupation.



Project Management and procurement of 150,000 sq ft office refurbishment in Shepherds Bush providing an additional sixth storey, new lift and staircase tower and internal enhancement for Property Company Client. Project cost circa £9 million.



Project Management and procurement of a £4.5 million redevelopment of the former head office of Granada in Golden Square, Central London for Property Company Client to provide approximately 38,000 sq ft of office accommodation pre-let to M&C Saatchi.



Pre-acquisition survey of 48 acre business park for Pension Fund Clients in Beeston, Nottingham. Site comprised 680,000 sq ft of office, industrial and warehouse accommodation including 220,000 sq ft of offices. Purchase price £22 million.



Pre-acquisition survey and subsequent project management of 41,000 sq ft Cat A and Cat B refurbishment of this City of London office building on behalf of Occupier. Completed within 20 weeks.



Project Monitors in connection with the funding of the redevelopment of a cleared site in Central Edinburgh following the destruction of previous buildings by fire. The project comprised refurbishment and redevelopment of existing buildings and construction of new to form a 259 bedroom IBIS hotel and 5 retail units.



We continue to act for Fund Clients in connection with this Central Milton Keynes office investment since undertaking initial acquisition surveys and due diligence many years ago. Since this time we have in phases refurbished and refitted the entire 120,000 sq ft of space, comprising Cat A office space, receptions and common areas and retail units.



Pre-acquisition survey and technical due diligence for Pension Fund Clients in connection with the acquisition of this 79,000 sq ft prime City office development overlooking Finsbury Square, London EC2 with a £57.5 million acquisition.



Pre-acquisition survey and technical due diligence for Private Investor Clients in connection with the acquisition of this 33,000 sq ft office and research and development facility in Oxford for investment purposes.

Contact

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Cyril Leonard are a General Practice firm of Chartered Surveyors providing the following services:

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