



**cyril leonard**  
project & building consultancy



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# Building Surveys & Technical Due Diligence

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Cyril Leonard's Project and Building Consultancy Team of Chartered Building Surveyors have extensive experience of undertaking technical due diligence and acquisition surveys on a wide variety of property types throughout the UK including office buildings, industrial units, retail, warehousing, leisure properties and residential premises.

We work with Clients who include Pension Funds, Banks, Institutions, Property Companies, Multinationals, SMEs and High Net Worth individuals to understand and help them achieve their aims, goals and objectives.

We undertake surveys and technical due diligence for Purchasers and pre-leasing surveys for Tenants acting both for Owners and Occupiers. We work closely with the Client's team, their Agents and Lawyers to facilitate progressing of transactions while identifying risks and issues that need to be addressed. We also engage other specialists and consultants as required.

We detail on the following pages some of our recent instructions undertaken.



### Waterstones, Piccadilly

Cyril Leonard's Project and Building Consultancy Team were instructed by Clients to undertake pre-purchase technical due diligence in connection with the acquisition of this landmark Central London building for a price in excess of £67.5 million. This work included a review and validation of a Vendor's survey.

The Firm's Investment Department acted for Clients in acquiring this 66,317 sq ft (6,161 sq m) Grade II\* Listed landmark property.



### 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.



### 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.



### 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.





### 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.



### Finsbury Pavement, London

Cyril Leonard were instructed by Institutional Fund Clients to undertake pre-acquisition technical due diligence and a building survey of this circa 79,000 sq ft (7,339 sq m) prime City office development overlooking Finsbury Square, London EC2 in connection with this £57.5 million acquisition.

The building was developed in 1999 and provides Grade A office accommodation over 10 floors, with a wine bar located on the ground floor. This transaction required due diligence activities to be completed within an extremely tight timeframe.



### Regent Street, London

Cyril Leonard were instructed by Institutional Clients to carry out a pre-purchase survey of this landmark Regent Street building comprising in excess of 50,000 sq ft (4,645 sq m) of office and retail space with retail at basement, ground, first and second floor levels and offices on the remaining floors.

The survey identified various works required to repair and maintain the fabric of the property and our Chartered Building Surveyors were involved in subsequent opening up, inspection and investigation works in order to enable the development of a work scope and budget and to support negotiations with occupiers regarding the funding of works through the service charge.



### Marylebone Road, London

Cyril Leonard were instructed to carry out a pre-purchase survey and technical due diligence in connection with the purchase of the Freehold interest in this 135,000 sq ft (12,543 sq m) refurbished office building acquired by UK Pension Fund Clients for circa £50 million.

The Firm was subsequently instructed to work with the Client's Property Managers to implement an agreed PPM strategy.



### Blythe Valley Business Park

Cyril Leonard were instructed by Property Company Clients in connection with the purchase of this office investment comprising 15,000 sq ft (1,393 sq m) of Grade A air conditioned office space. We completed a review of all construction documentation working in conjunction with the Client's legal team in order to support this £4 million purchase. The property was acquired and managed for Clients by the Firm's Investment and Management Teams.



## Homebase, Biggleswade

Cyril Leonard were instructed by Clients to undertake pre-purchase technical due diligence in connection with the acquisition for investment purposes of this 43,000 sq ft (3,994 sq m) retail warehouse acquired for Clients through the firms Investment Department.

As part of a separate instruction the Firm acted for different Fund Clients and undertook building surveys in connection with the acquisition of the adjoining terrace of six retail warehouse units at the rear comprising approximately 35,000 sq ft (3,251 sq m) each.



## Heals Building, London

Cyril Leonard were instructed to undertake pre-acquisition surveys and technical due diligence of this substantial Grade II Listed 184,000 sq ft (17,094 sq m) landmark site in London's Tottenham Court Road for a UK Pension Fund Client in connection with their acquisition of this island block.

All necessary inspections of the building were undertaken by our Building Surveyors together with Structural Engineers and M&E Consultants in order to fast track the purchase of this office and retail investment.

# Contact

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

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



## The Loxfords, London

Cyril Leonard were instructed to undertake a pre-acquisition survey of this newly completed 1,636 sq ft (152 sq m) terraced townhouse. We carried out inspections during construction and accepted the building for the Client on completion. This property was acquired at a price of £3.5 million for an Overseas Client.



## Astral Towers, Crawley

Cyril Leonard were instructed by Fund Clients to carry out a pre-purchase survey and technical due diligence of this 130,000 sq ft (12,077 sq m) air conditioned multi tenanted office property in connection with the proposed purchase for investment purposes. The instruction involved detailed inspection and appraisal of the building services and review of future maintenance and repair costs to enable a legal review as regards service charge recoverability.



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