



cyril leonard



Property
&
Asset
Management



Cyril Leonard undertake both Property and Asset Management for Clients throughout the UK. We are pleased to set out below details of typical properties and projects demonstrating a wide range of expertise across both commercial and residential property sectors.

We work with Clients to understand their objectives and to help them achieve these supported by the wide ranging specialist expertise within the practice as a whole, the Management Team are able to bring to bear a range of skills to assist Owners and Occupiers in adding value to their property assets and ensuring these are effectively and efficiently run.

Utilising the Firms Investment, Leasing, Landlord & Tenant, Building Surveying and Project Management expertise we help Clients extract the very best performance from their Property Assets.

We act for Owners and Occupiers and undertake traditional Property Management functions as well as Asset Management. We also provide these services in Germany and Europe through our Sister company Cyril Leonard GmbH.

Clients include Multi National Corporates, Property Companies, High Net Worth Individuals (both UK and Overseas), Management Companies, Family Trusts and small to medium size Property Investment Funds.



Fleet Street, London EC4

Following the purchase of this prime Central London Listed building, Cyril Leonard were instructed by a private Client to oversee the ongoing asset and property management. The building comprises a Banking Hall at ground floor with offices and residential on the upper floors.

The building requires sympathetic maintenance in order to preserve its historic façade and the management team have been working closely with their Building Surveying colleagues to implement an appropriate Planned Preventative Maintenance regime for the property.



Buckingham Gate, London SW1

Cyril Leonard advised Developer Clients in connection with the acquisition of this Grade II Listed, multi-let office building set in an enviable position close to Buckingham Palace.

Cyril Leonard's Management Team have since been managing this 12,000 sq ft building on behalf of the Owner, ensuring the smooth running of the building for the various office occupiers and ensuring that rents are collected on time.

Cyril Leonard's agency team have been successful in quickly re-letting the one vacant floor within the building.



47 Conduit Street, London W1

On behalf of a private Middle Eastern investor with a portfolio of Central London properties, Cyril Leonard were successful in negotiating the simultaneous surrender of the existing occupational Lease which was close to expiry and the grant of a new 15 year lease to Laliqie at a rent equating to 47% increase over the previous passing rent.

Cyril Leonard advised on the subsequent sale of the investment at a net initial yield of 5.25% and, separately, carried out a rent and lease restructuring exercise on two adjoining West End retail units in order to facilitate separate sales of each property, achieving a combined sale price of circa £5M.



Westbourne Grove, London W9

Cyril Leonard's Investment Team advised a private investor on the acquisition of this prime retail property in the ever popular area of Westbourne Grove in Notting Hill. The Asset Management Team were subsequently instructed to act as Managing Agents and to undertake rent and service charge collection on the Client's behalf.



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Ladbrooke Grove, London W10

A Private Client of Cyril Leonard owns this Grade II listed property in West London. The property was one of the first car factories in the UK and was built for the Talbot Sunbeam Motor Company.

The property is arranged as studio, office and medical space and Cyril Leonard manage the building on behalf of the Owner, looking after the collection of rents and operation of the service charge. In addition, the Team have been successful in negotiating new Leases on space which has become vacant, ensuring a high occupancy rate and steady income stream for the Client.



Greater London

Cyril Leonard undertake the management of this vacant R&D building in Greater London. The property was surplus to the requirements of an International Corporate Client.

The Client required the property was maintained in a safe secure condition and in good repair for the remaining duration of the long Lease whilst being available on the market. A new security regime was put into place to keep out unwanted visitors and appropriate health and safety checks were carried out regularly at the building to ensure that it remained safe and compliant with legal and insurance requirements.



Prince Frederick House, Maddox Street, London W1

On behalf of a Private Investor, Cyril Leonard brought together the skills and expertise of our in-house teams to provide a full asset management service and to reposition this prominent West End office building to maximise value.

We were initially brought in to advise the Client on options to enhance the investment value of a portfolio of properties; the flagship of which was a 20,000 sq ft, four storey building in the heart of London's West End. The property comprised four floors of offices with retail and leisure uses below. The building was dated in both appearance and specification and all the Leases were coming up for renewal.

We advised the Client on how best to protect and improve the value of the investment.

- The Management Team negotiated surrenders with existing Tenants to gain vacant possession of the entire office building.
- The Building Consultancy Team progressed and settled Terminal Dilapidations.
- The Building Consultancy Team drew up and tendered a specification of works to provide a modern, attractive and efficient working environment within the building and Project Managed the works to completion.
- The Agency Team were successful in re-letting 3 of the 4 floors within 3 months from the launch of a marketing campaign
- The Investment Team completed the sale of the freehold interest in the property at a price of circa £20 million reflecting a net initial yield of circa 4%

This transaction highlights the ability of Cyril Leonard to provide a truly joined up and complete Asset Management Service to our Clients.



Spencer Close, Finchley N3

Cyril Leonard have acted as Managing Agents for this high quality residential development for many years. The property, which is owned by the Leaseholders by way of a Residential Management Company, comprises 109 flats in six individual blocks together with private garages and parking areas set amongst landscaped gardens with on site porters.



ALSTOM UK Properties

Cyril Leonard were employed by ALSTOM UK to provide strategic Property Management Consultancy in respect of their operational real estate assets throughout the UK. A worldwide leader in power and transport engineering, ALSTOM operates out of more than 30 key locations across the UK and employs over 6,500 people within its Transport, Power and Grid Sectors, helping to develop the UK's power, transmission and transport.

This follows on from a sale and leaseback of 20 major UK sites and the instruction extends to the provision of Development Consultancy and Landlord & Tenant support.

A selection of typical properties under management.



Normanton, Leeds
43,000 sq ft Warehouse & Offices



Gainsborough
80,000 sq ft Industrial



City of London
22,000 sq ft Offices



Basingstoke
11,000 sq ft offices



Cowley, Oxford
33,000 sq ft R&D Facility



Romsey, Hampshire
32,000 sq ft Industrial



Mayfair, London
20,000 sq ft Offices



Soho, London
12,000 sq ft Offices



Leicester
45,000 sq ft offices



Newcastle-upon-Tyne
17,750 sq ft Mixed Retail & Offices

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
- Property & Asset Management
- Corporate Consultancy



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