



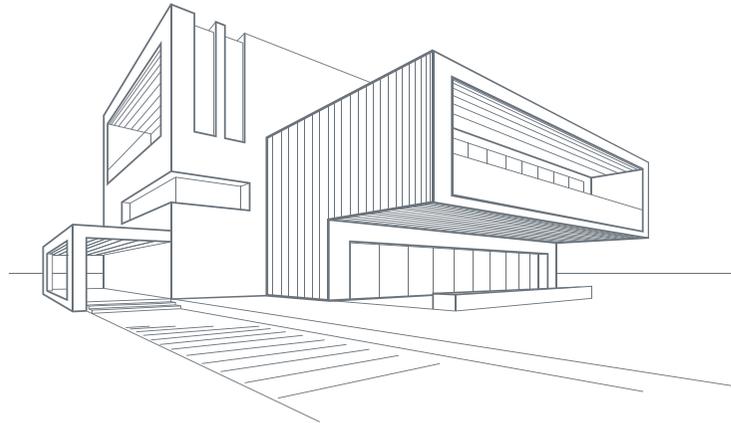
ANDERTON GABLES [®]
WE UNDERSTAND BUILDINGS

**COMMERCIAL BUILDING
SURVEYING &
PROJECT + DEVELOPMENT
CONSULTANCY**

AT ANDERTON GABLES...

WE UNDERSTAND BUILDINGS. WE ARE A LEADING FIRM IN THE NORTH OF ENGLAND; A POSITION STRENGTHENED BY EVERY PROJECT WE UNDERTAKE.

EXCELLENT COMMUNICATION IS FUNDAMENTAL TO OUR PROCESS. WE ARE A PROGRESSIVE COMPANY WHO BELIEVE IN OUR ABILITIES TO DELIVER THE VERY BEST RESULTS FOR OUR CLIENTS AND THEIR BUILDINGS.





ABOUT US

We are a multi-disciplinary Property and Construction Consultancy providing commercially aware, technical advice to a wide range of market sectors.

We believe that buildings should be assets and not liabilities and provide advice over a buildings life cycle – from acquisition or construction to refurbishment and redevelopment.

Our service streams are Commercial Building Surveying and Project + Development Consultancy and we therefore offer the desirable benefit to clients of delivering projects from feasibility stage to completion.

Our professional staff have backgrounds working for large multi-national consultancies and also smaller regional practices, so we understand the motivations of a wide range of client types.

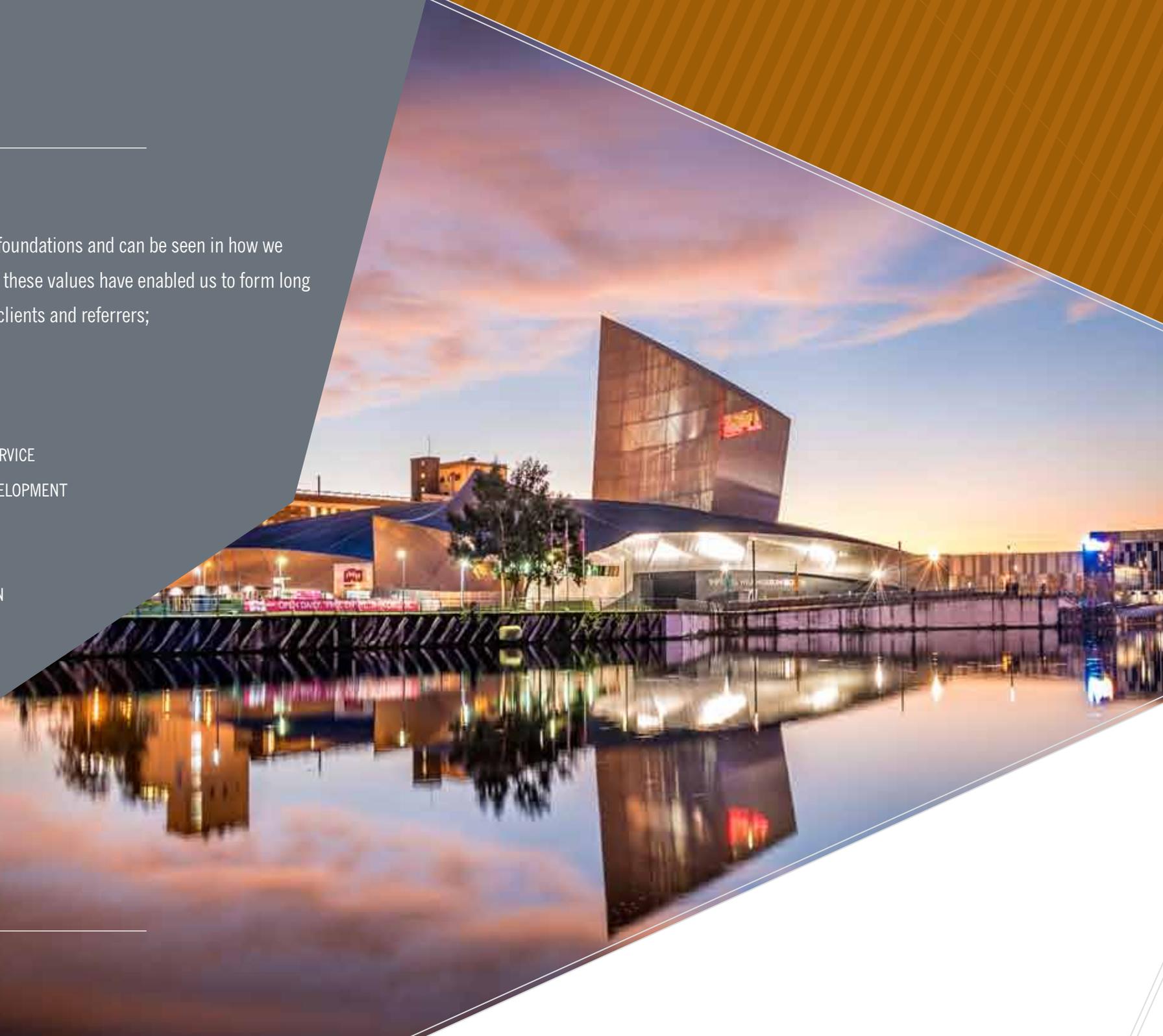
Our clients include national corporate companies, high street retailers, housing providers, investment funds, national leisure chains, the public sector, education authorities, healthcare providers, developers and private occupiers.



OUR VALUES

Our Core Values form our foundations and can be seen in how we deliver every instruction – these values have enabled us to form long lasting relationships with clients and referrers;

- GREAT COMMUNICATION
- BUILD RELATIONSHIPS
- DELIVER AN EXCELLENT SERVICE
- PURSUE GROWTH AND DEVELOPMENT
- GO THE EXTRA MILE
- INCLUSIVE CULTURE
- BE POSITIVE AND HAVE FUN





AT ANDERTON GABLES...

WE UNDERSTAND THE CHALLENGES INVOLVED IN THE PURCHASE, LEASE AND VACATION OF COMMERCIAL BUILDINGS. WE ARE THE IDEAL PARTNER TO HELP YOU MAXIMISE THE VALUE OF YOUR PROPERTY, MINIMISE LIABILITIES AND ENSURE PROSPECTIVE PROJECTS ARE SUSTAINABLE AND FIT FOR PURPOSE.

COMMERCIAL BUILDING SURVEYING

Building Surveying is a profession that emerged in the 1970's from technically minded general practitioners adapting their skills and knowledge to meet a changing market.

Less than 8% of the Royal Institution of Chartered Surveyors (RICS) members are Chartered Building Surveyors – at the core of a building surveyors services is the ability to understand buildings and the mechanics of their failure. This understanding has led to building surveyors being in high demand to advise property investors, occupiers and developers.

Anderton Gables work with clients to deliver cost efficient and effective strategic property solutions, deploying our wealth of experience, valuable external perspective and innovative approach. We provide investors, owners and occupiers with expert technical advice throughout the property or investment life cycle. Our experience and expertise informs our client's decision making processes, reducing risk and increasing their return on investment.

DILAPIDATIONS

+
Anderton Gables are a leading practice in dilapidations advice and achieve their clients objectives whether they are a tenant or landlord. We act for some of the UK's largest commercial occupiers and largest property companies and funds – we have a growing reputation for providing commercial aware advice.

SCHEDULES OF CONDITION

+
A Schedule of Condition is useful in many situations but is particularly important to commercial tenants with repairing liabilities.

PRE-LEASE BUILDING ASSESSMENT

+
Understanding the liabilities over the term of a lease is often overlooked by potential tenants whereas it is common for purchasers to instruct a detailed survey.

STRATEGIC ADVICE / EXIT STRATEGIES

+
A tough economic climate has led to much shorter lease terms and also the common inclusion of 'break clauses' within leases, such as allowing the lease to be brought to an end early – often only if certain criteria are met.

BUILDING SURVEYS

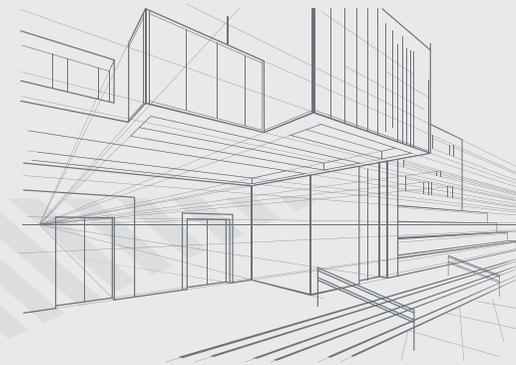
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Prior to acquisition, whether by purchase or lease, fully understanding the true condition of a building and the associated liabilities is of the greatest importance.

TECHNICAL DUE DILIGENCE

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Technical Due Diligence combines research, analysis and information gathering about the physical characteristics of the property.

DEFECT DIAGNOSIS

+
Defect diagnosis involves the analysis of a buildings construction to understand causes of failure or reduction in performance to enable formulation of appropriate repair measures.





PARTY WALL MATTERS

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The Party Wall etc. Act 1996 is a complex piece of legislation that places rights and duties on neighbours on both sides of a boundary where works on or close to the boundary are proposed.

EXPERT WITNESS SERVICES

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The services of an Expert Witness are required to provide statements of facts and opinions impartially on matters of dispute.

BUILDING REINSTATEMENT COST ASSESSMENTS

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Building Reinstatement Cost Assessments are required in order to assess the cost of re-building a property in the event of total destruction, usually a requirement of your buildings insurance.

LICENCES FOR ALTERATIONS

+
Premises often need some alterations or adaptations to meet the requirements of individual tenants, usually only unsubstantial changes are permitted under the terms of the lease without the landlords approval – by way of agreeing a Licence for Alterations.

WE BELIEVE THAT BUILDINGS SHOULD BE ASSETS AND NOT LIABILITIES AND PROVIDE ADVICE OVER A BUILDINGS LIFE CYCLE

AT ANDERTON GABLES...

WE UNDERSTAND THE INHERENT RISKS OF COMMERCIAL BUILDING DEVELOPMENT. WE ARE THE IDEAL PARTNER TO HELP YOU ASSESS THE FEASIBILITY OF A PROPOSED PROJECT AND PROVIDE A STRUCTURED FRAMEWORK THAT PROTECTS ALL PARTIES.

WE OFFER A FULL RANGE OF PROJECT + DEVELOPMENT CONSULTANCY SERVICES THAT CAN BE TAILORED TO SUIT THE SIZE OF YOUR PROJECT.

PROJECT + DEVELOPMENT CONSULTANCY

Construction projects are becoming ever more complex due to a raft of legislation, from construction health and safety to waste management. A tough financial climate has led to lenders taking a far more active interest in ensuring that funded projects are diligently set up and overseen.

There are a host of periphery considerations around development which if overlooked can lead to delay and expense. Early professional advice is key to ensure construction projects set off on the right foot and complete as planned.





PROJECT DELIVERY

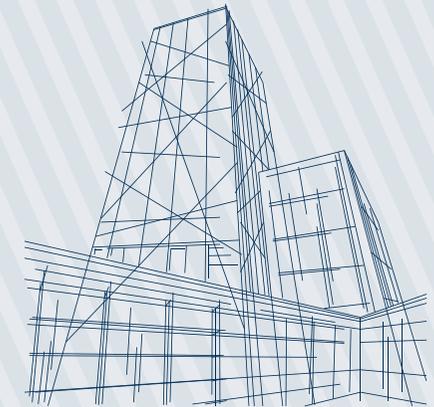
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Anderton Gables provide project management services designed to minimise risk, maximise value, guarantee quality and ensure projects are completed on time and on budget.

BUILDING REPAIR AND REFURBISHMENT

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Repair and refurbishment of buildings is what Building Surveyors are all about, as it requires an understanding of how buildings work and how they should be repaired.

EMPLOYERS AGENT

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The Employers Agent role is a service provided to clients who wish to construct new, generally uncomplicated buildings and want the security of knowing a fixed cost via a Design and Build contract.



DEVELOPMENT MONITORING

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Development Monitoring is generally undertaken on behalf of funders, owners and potential occupiers of property – giving a voice to those who, under the common forms of building contract, often have no channel through which to raise their concerns over issues concerning specification compliance, quality, cost and programming of a development.

**PRINCIPLE DESIGNER +
CDM ADVISOR**

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The Construction (Design and Management) Regulations 2015 were introduced to help integrate health, safety and welfare into the management of a construction project and to encourage those involved to work together as an integrated team.

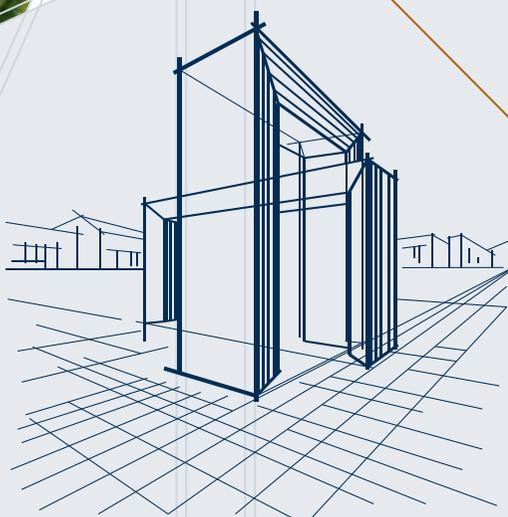
COST CONSULTANCY

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We provide our clients with effective cost control procedures. Our approach is to ensure that all participants in a project are involved in cost control, including the clients.





**WE ARE A PROGRESSIVE COMPANY WHO
BELIEVE IN OUR ABILITIES TO DELIVER
THE VERY BEST RESULTS FOR OUR CLIENTS
AND THEIR BUILDINGS.**



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ANDERTON GABLES [®]
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Certificate No. 12741
ISO 9001
ISO 14001



RICS

The mark of
property professionalism worldwide