

## Strategic Advice / Exit Strategies

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The commercial property world has changed dramatically over the last few years and gone are the days of 25 year Lease terms. A tough economic climate has led to much shorter Lease terms and the common inclusion of 'Break Clauses' within Leases, such as allowing a Lease to be ended early, is often only agreed if certain criteria is met.

In the commercial property world, a contentious and hot topic is 'material' and 'absolute' compliance Break Clauses which can be very difficult for the Tenant to achieve and it is not uncommon for Landlords to try to frustrate these breaks to keep the tenant rather than losing the rental income.

As Building Surveyors, we provide advice to both Landlords and Tenants regarding the repairing obligations etc. within the Lease. For Tenants this can be advising on the most cost-effective way of meeting their obligations and for Landlords it can be maximising their position to ensure the building is returned in good order or cash settlement in lieu.

Strategic Advice will assist greatly in establishing the strength of a party's position and negotiate - whether it be a new lease on different terms or, as often occurs, a smaller demise.

For Strategic Exit Advice, please contact us to discuss your requirements.

### What our Clients say



"As ever an exceptional experience providing professional tangible and most importantly technically accessible advice; the proactive advice has again allowed us to push forward in an educated state"

**Jody Lauder**

### Our Commercial Building Surveying Services include...

- Dilapidations
- Pre-Lease Acquisition Survey
- Schedule of Condition
- Strategic Advice / Exit Strategies
- Building Reinstatement Cost Assessments
- Building Surveys
- Technical Due Diligence
- Defect Diagnosis
- Party Wall Matters
- Neighbourly Matters
- Expert Witness Services
- Licences for Alterations
- Planned Preventative Maintenance
- Stock Condition Surveys
- Measured Building & Site Surveys (2D or 3D)
- Area Referencing
- Development Progress Monitoring
- Ariel Photography & Video Capture
- 3D Laser Scanning & Drone Survey

For more information visit  
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