

Commercial Property



www.woodfines.co.uk


Woodfines
SOLICITORS

Woodfines is a large regional firm offering a comprehensive range of legal services. Our Commercial Property Department provides legal expertise which extends to cover all our clients' commercial property needs. We tailor our services to the individual requirements of each client, forging a close working relationship and acquiring a full understanding of the demands of their particular business. We have an extensive team of lawyers who are able to deliver specialist support from any of our offices across the region.

Clients benefit from a partner led approach. We are experienced in complex and large-scale property transactions, including acquisitions and disposals, planning promotion agreements, joint ventures, property development and funding work.

We act for international and national corporations as well as all sizes of privately owned businesses, dealing with various types of property. This includes office, retail and leisure developments (including licensed premises) as well as manufacturing and industrial premises, construction work, building contracts and the negotiation of all related warranty documentation.

Freehold Acquisitions and Disposals

Leases

Leases granted both inside and outside the Landlord and Tenant Act.

Industrial Parks

Freehold or leasehold acquisitions and disposals, distribution centres and operating centres.

Development Land

Acquisition and disposals for residential and commercial development. Options, conditional contracts and planning promotion agreements.

Agricultural Land

All matters relating to agricultural land, including acquisitions and disposals and agricultural tenancies. We also advise on specialist matters such as contract/share farming agreements and Entitlements under the Basic Payment Scheme.

Easements

Matters relating to the grant of rights/easements over or through property.

Licensed Premises

Including hotels, restaurants, public houses and betting shops.
Licensing includes premises personal, entertainment and gaming licences.

Petrol Stations

Involves SOLUS agreements, petroleum storage licences, mortgages, leases and franchise agreements.

Telecommunications Masts

We also have considerable experience in dealing with telecommunications infrastructure agreements governed by the "Telecommunications Code" including Telecoms Masts and Network Agreements.

Mineral Extraction Licences/Tenders

This is also a specialist field. Individual documentation is required covering royalty payments, planning issues and matters relating to gravel extraction licences and borrow pits.

Mobile Homes Sites

Mobile Homes Act / Caravan Sites Act problems including matters relating to illegal occupation, and pitch agreements.

Solar Farm Sites

Specialist leases of solar farm sites and all matters pertaining to these.

We act for landlords and tenants on all commercial leasehold matters, including settling the terms of leases, advice on ongoing property issues, rent review, property portfolio management, insolvency and receivership.

We have considerable expertise in agricultural property issues, development and succession planning and agricultural tenancies. We have a dedicated agri-business team dealing with all matters relating to this sector.

Our Service

The features of our service most valued by our clients are:

- We are able to deliver commercial property services to clients of all our offices.
- The training and experience of our partners and staff which enable us to provide the expertise necessary to identify key commercial and legal issues for our clients and to understand the business environment in which they operate.
- An emphasis on a partner-led service, whereby each transaction is handled or overseen by a partner who works closely with the client to meet their specific strategic objectives.
- Delivering value for money, allocating resources cost-effectively and being up front about costs.
- A modern approach to the practice of law; the firm's backup facilities and its investment in technology provide effective support to transactions so that they progress as expeditiously as possible.
- Our team of lawyers works closely with the firm's Corporate, Litigation and Transport and Regulatory departments collectively providing one of the most effective and comprehensive legal teams in the region.

Contact Us

For further information and advice, please visit our website at www.woodfines.co.uk or email us at mail@woodfines.co.uk



Woodfines
SOLICITORS



www.woodfines.co.uk

Milton Keynes
01908 202150

Cambridge
01223 411421

Bedford
01234 270600

Woodfines Solicitors is authorised and regulated by the Solicitors Regulation Authority, SRA number 439262. Woodfines registered office: 16 St Cuthberts Street, Bedford, MK40 3JG. Registered No. OC316334 Woodfines is a trading name of Woodfines LLP. Woodfines LLP is registered in England and Wales.