

YOUR EVOLVING COMMERCIAL PROPERTY NEEDS

As your requirements to occupy property evolve, our Property Disputes team can help you navigate the challenges and opportunities for your business.

“They are very approachable and give clear and concise advice.”
CHAMBERS UK

“Professional, knowledgeable, quick to respond and personable.”
THE LEGAL 500

Challenges and opportunities		Issues	How we can help
Need for flexibility	The ability to remain agile will remain key for successful business operations.	<ul style="list-style-type: none"> Lease renewals and LTA 1954 Break options Early lease surrenders Assignments 	<p>Understanding your property requirements and helping you to assess your options for taking on new space, or renewing leases on terms to suit future needs.</p> <p>Offloading unwanted space quickly and with certainty.</p>
Hybrid working	Reconfigured premises may be necessary to cater for new working practices, or for sharing space.	<ul style="list-style-type: none"> Consent to alter Change use Sharing occupation Serviced office agreements 	<p>Advice on what third party consents are needed to ensure that change can be implemented quickly.</p> <p>Guidance on the legal and practical issues arising from sharing occupation or when entering into serviced office agreements.</p>
Ongoing lease liabilities	Liability for rents, repairs and other lease obligations exist during the life of a lease and may continue after it ends.	<ul style="list-style-type: none"> Rent, insurance and service charges arrears Repairs and dilapidations Guarantees and former tenant liability 	<p>Advice on potential liability under the lease and how best to minimise any claims, or, if possible, to extinguish them entirely.</p> <p>Consider any ongoing liabilities which may still exist under previous leases or guarantees.</p>
New regulations and legislation	Laws that impact the property world continue to evolve at pace.	<ul style="list-style-type: none"> Minimum Energy Efficiency Standards (MEES) ESG considerations Potential reform to legislation e.g., 1954 Act 	<p>Keep track of the changes which could affect premises use, needs and liabilities.</p> <p>Advice on obligations and giving clear options for making decisions with confidence.</p>

“They don't just give you facts and figures. They give you the extra level of commercial reality that allows us to make sound business decisions.”
CHAMBERS UK

Challenges and opportunities		Issues	How we can help
		<ul style="list-style-type: none"> • Law Reforms (residential tenancies) 	
Other areas for potential dispute	All manner of property disputes can arise, whether under the lease, any subleases, or in relation to the use of the property.	<ul style="list-style-type: none"> • Enforcing lease covenants • Rights and restrictions (e.g., rights of way, access, light and restrictive covenants) • Noise and nuisance • Forfeiture • Insolvency events • Mixed use premises, including residential premises 	<p>Help identify potential issues and opportunities through early involvement.</p> <p>Work together to manage and resolve property disputes as they arise, freeing up time to focus on your business.</p>
Alternate Dispute Resolution (ADR)	Minimise exposure to costs by finding ways to resolve disputes at an early stage through formal mediation, arbitration or simply through dialogue	<ul style="list-style-type: none"> • Contractual obligation to resolve disputes • Court rules requiring parties to consider early ADR 	<p>Litigation as a last resort. We help you to avoid and resolve disputes, minimising time and costs in litigation.</p> <p>Working with you to achieve outcomes that makes commercial sense and preserves important ongoing business relationships.</p>

KEY CONTACTS

For further information and to find out more about how we can help you, please contact:



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The information contained in this guide is intended to be a general introductory summary of the subject matters covered only. It does not purport to be exhaustive, or to provide legal advice, and should not be used as a substitute for such advice.

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