

MUNDAYS.



USEFUL GUIDE
COMMERCIAL
PROPERTY

PROPERTY CAN
UNDERPIN BOTH
SECURITY AND
SUCCESS FROM
A COMMERCIAL
AND A PERSONAL
PERSPECTIVE.
ALTHOUGH BRICKS
AND MORTAR
STAND STILL,
THE PROPERTY
INDUSTRY MOVES
AT A RAPID PACE
AND THE NEED FOR
EXPERT ADVICE
HAS NEVER BEEN
STRONGER.

COMMERCIAL LETTINGS

Mundays' experienced Property team has built a strong reputation for driving commercial lettings through to a satisfactory conclusion, however complex and whatever the timescale.

We advise occupiers of all sizes and varieties in relation to global headquarters to regional and local premises, entire portfolios and also individual lettings.

We advise on the following:

- Long and short term leases of retail, office, industrial and other commercial premises
- Agreements for Lease
- Break clauses
- Options to purchase property interests
- Extension, renewal, variation, surrender or other exit regarding a lease
- Rent Deposits and Personal Guarantees
- Licences for Alterations
- Licences to Underlet or Assign a lease
- Security of Tenure i.e. rights to remain in occupation at the end of a lease
- Dilapidations claims
- Side Letters and other collateral documents

ACQUISITIONS & DISPOSALS

- Sale and purchase of freehold and leasehold property assets
- Sale and purchase of unincorporated businesses
- Sale and purchase, disposed and relocation of pharmacies
- Town and Country planning
- Strategic land arrangements
- Franchise property systems
- Sale and purchase of investment property

“Mundays’ partners and staff are in touch with the real world, and they appreciate the commercial and practical aspects that need to be considered alongside the letter of the law.”

CFO, EFM Global Holdings

RECENT WORK



TM Lewin

Advised the leading British clothing retailer on the management of its entire real estate portfolio, which comprises over 80 outlets. This included the opening and relocation of stores in shopping centres, high streets and railway stations, as well as lease renewal rights.



Worldwide Flight Services (WFS)

Represented longstanding client WFS on three large commercial property transactions, including the subleasing of two warehouse and office units at Heathrow and a further lease at Gatwick. These transactions involved many complex challenges, including a number of cross border issues, and £ multi-million rental values.



Global Industrial PLC

Restructuring the leasehold interests of a global client in relation to UK property in order to introduce more favourable terms for the client in exchange for an extension of the lease term.



Top 20 UK Accountancy Firm

Completed a substantial headquarters letting for a national accountancy firm involving a 10 year lease at an annual rent liability of £276,000.

CONTACT US.

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