

Real Estate

TRAVERS SMITH

Our service

Real Estate

Introduction

"...extremely effective and professional."

Legal 500

The Real Estate department advises on all aspects of real estate: buying, selling and leasing property, development schemes, joint ventures, investment structures, financing, estate management, licensing and dispute resolution. We advise on the establishment and operation of property investment funds, structured finance schemes, and tax planning.

We have specialist groups within the firm who advise on construction, environmental and planning matters.

Our clients are diverse – they include UK and overseas private investors, developers, pension funds, government and statutory agencies, unit trusts, retailers, service operators, manufacturers, charities, hospital trusts, hotel, pub and leisure operators, financial institutions and professional enterprises.

"...the service has been excellent having established a positive working relationship."

David Carter, Director, Diageo Plc

We are experienced lawyers with a full understanding of the property industry in which our clients operate and apply our advice accordingly. We have close links with leading UK surveyors and many of those in the forefront of the property market.

The team are described in the legal press as "extremely effective and professional closers" with "experience of highly structured and complex deals often turning deals around in a short time scale".

Our recent work includes:

"...highly professional, more than capable and very commercial."

Clive Holmes, Transport for London

- Fimalac's £290m acquisition and agreement for the subsequent construction of 30 North Colonnade in Canary Wharf.
- The £111.8m sale for Derwent London of Greenwich Reach.
- The £200m acquisition for Criterion Capital of the Queensmere and Observatory Shopping Centre in Slough.
- The £865m sale of part of the Scarborough Property group to Valad, the Australian property fund.
- The £771 acquisition by the Peel group of Mersey Docks and Harbour Company.
- The joint venture for Shepperton Studios between Shepperton Studios and Morley.
- The development of City Park Hove for Mountgrange Group plc and leasing to Legal & General for their regional HQ.
- Advising 3i on the real estate aspects of its £790m disposal of NCP with 600+ car parks across the U.K.
- Advising John Lewis on their anchor lettings at Preston and Oxford.

Current Projects



North Colonnade, Canary Wharf

- **Fimalac's £290m acquisition and agreement for the subsequent construction of 30 North Colonnade in Canary Wharf.**

Fimalac bought a long lease of a site at Canary Wharf from Canary Wharf Group plc and separately agreed with Canary Wharf for them to construct a new 14 storey 320,000 square office building on the site. The aggregate deal value was £290m. Fimalac have prelet part of the building to its subsidiary Fitch Ratings. Travers Smith acted on the acquisition, development agreement and prelet for Fimalac. Construction of the building is now underway. The transaction was completed in a tight timetable, involved input from our real estate, construction, planning environmental and tax teams.



Trocadero, Piccadilly Circus

- **The £220m acquisition for Criterion Capital of the Trocadero on Piccadilly Circus and its redevelopment.**

Criterion Capital are carrying out a major refurbishment/ redevelopment of the historic Trocadero building on Piccadilly Circus. Having acted on the acquisition, which involved complex tax structuring, Travers Smith have since advised on the hotel management agreement with Accor, the major French hotel group, and are now advising on construction matters relating to the scheme.



Project Pinewood

- **Pinewood Studios – Project Pinewood.**

Travers Smith are acting for long standing client Pinewood Shepperton on its £200m proposed development of more than 100 acres of green belt land next to the existing Pinewood Studios so as to create the worlds largest purpose built film and television community. It will comprise permanent working sets of streetscapes and locations, including a Roman amphitheatre, a complete castle and a Venetian canal. The proposed scheme includes around 2,000 homes integrated with the film locations.

Travers Smith have dealt with the acquisition of the site and are now advising on planning and environmental matters relating to the redevelopment.

- **Victoria Square Belfast**

We have acted for AM Development UK Limited since 2000 on their 1.5m square feet City centre shopping centre. We acted on all aspects of the project from land assembly, planning, construction, through to the letting and ultimate sale to a fund.



Victoria Square Belfast

Real Estate Partners



Julian Bass, Head of Real Estate

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Julian joined Travers Smith in 1985 becoming a partner in 1988. He advises on all aspects of real estate investment and development, structured finance and management. He regularly advises various corporate clients and private equity clients on their property matters and investments.



Anthony Judge

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Anthony joined Travers Smith in 1988 as a trainee solicitor and became a partner in 1998. He is a partner in the Real Estate department, a member of the firm's Property Funds, Property Finance and Corporate Recovery groups, and is responsible for the firm's Environmental Management System.



Simon Rutman

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Simon joined Travers Smith in 1995. He became a partner in 2000. Simon advises on sales, purchases, lettings and development of commercial property.



James Styles

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James joined Travers Smith 14 years ago and has been a partner since 2005. James advises on a broad range of commercial property transactions, with particular emphasis on investment property transactions (often with complex tax structuring) and corporate/private equity acquisitions.

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