

## Real Estate

Our dedicated and experienced commercial property team undertakes a diverse range of transactions which includes high profile multi-million pound transactions. We provide a service that is astute, commercially sensitive and cost effective.



## Commercial Property Services

Our team advises on all areas of commercial property related work including:

- Sales and purchases
- Leases
- Agreement for lease
- Building agreements
- Development agreements
- Funding and property investment
- Site acquisitions and disposals
- Portfolio sales and purchases
- Commercial property management
- Option agreements
- Joint venture agreements involving property and property funds
- Landlord and tenant problems
- Overage agreements
- Planning
- Collateral warranties

## Expert Business Property Services

Our commercial property law team is resolute in achieving our clients' business objectives. This is accomplished by our high calibre UK lawyers who are proactive, knowledgeable (both legally and commercially) and very effective negotiators.

## Business Leases

If you wish to lease a property for business purposes, i.e. a warehouse, factory, office or retail premises, you will have to enter into a commercial lease. Typically such agreements are made for a fixed term and

Clarity, quality and sensitivity...

... cost effective services delivered on time

at the end of the fixed term, either the landlord or the tenant will either enter into a new lease or the tenant will vacate the premises.

## Renew your Business Lease

The law imposes a strict procedure upon both landlord and tenant for lease extensions. If you receive a notice from the other party, you will need to comply with tight time limits so please seek advice straight away. If your lease is coming to an end, or has already expired, you may receive a notice from the other party at any time; do consider taking control and instructing a Sydney Mitchell Solicitor to serve a notice to demonstrate your intention to renew the lease.

It is often the case that the lease extension keeps to the same terms and conditions as the original lease; it just extends the lease by the agreed amount of time, and also may change the rent payable. Both parties must agree to extend the lease and the timescale that it is extended by. If the parties cannot agree the terms of the lease extension, or the lease extension, it may be necessary to apply to the court for its assistance in determining whether the lease may be extended, and the terms of the lease extension

Our [Real Estate Team](#) is highly experienced in dealing with lease extensions and can assist you with this, or any other property matter, whether you are the landlord, or the tenant.

## Our Real Estate Team

Our commercial property team deliver [expert commercial property services](#), ranging from business law, leases and purchases, through to syndicated property acquisitions and property investment



[Shilpa Unarkat](#)

**Partner**

Shilpa's specialities include Landlord and Tenant (non-contentious), freehold acquisitions and disposals, secured lending and general commercial property work. Having worked in the Black Country for some time she has extensive experience of dealing with industrial units.

Shilpa works with Landlords, Tenants, investors, owner-occupiers, Lenders and Pension Schemes.



[Claire Cooper](#)

**Partner**

Claire has over 17 years of experience working in private practice. She covers a broad range of commercial property transactions including sale and purchase of commercial, mixed use property and HMO's, commercial leases/landlord and tenant, commercial/mixed use/residential developments including acquisition, option agreements and promotion agreements.

Sectors worked with include retail, industrial and manufacturing, developers, care and health sector, restaurant and hospitality sector and caravan parks.



[Rupesh Patel](#)

**Paralegal**

Rupesh acts for landlords and tenants in negotiating documents, working closely with clients and solicitors. He deals with leases, rent deposit deeds, licences (such as licence to alter, licence to assign and licence to underlet) as well as on sale and purchase transactions and secured lending work.



[Raj Sahota](#)

**Paralegal**

Raj is a paralegal in the commercial property team.

Raj deals with commercial property and property law matters.

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### Contact us at Sydney Mitchell LLP

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