

## 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

### Clarity, quality and sensitivity...

... cost effective services delivered on time

fixed term and 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



**[Fahmida Ismail](#)**

**Partner**

Fahmida specialises in helping businesses with finances, corporate structures and property management. Fahmida is used to working within tight deadlines and has dealt with many large property developments and transactions.



**[Georgina Walsh](#)**

**Consultant**

Georgina covers refinancing, multiple property transactions and plot development sales for a variety of organisations including businesses ranging in turnover from thousands to millions, partnerships, property speculators and company directors.



**[Shilpa Unarkat](#)**

**Senior Associate**

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.



**[Richard Cox](#)**

**Consultant**

Richard is experienced in all aspects of Commercial Property Law. He covers many areas ranging from renewable energy projects such as Wind Farms, Biomass Plants and Combined Heat and Power Plants to residential development schemes (these schemes can be from several hundred units to one plot), commercial development schemes of offices and retail units together with general landlord and tenant work and sales/purchases of land and buildings.



**[Jay Singh](#)**

**Solicitor**

Jay specialises in acting for clients on the sale and purchase of freehold and leasehold commercial properties across many sectors including industrial, healthcare, franchises, retail and leisure. He has an extensive knowledge of commercial leases and the legal issues relating to the management of commercial property portfolios.

### Contact us at Sydney Mitchell LLP

Offices in **Birmingham, Shirley, Sheldon** and facilities in **Sutton Coldfield**

Apsley House  
35 Waterloo Street  
**Birmingham**  
B2 5TJ  
**0121 698 2200**

Chattock House  
346 Stratford Road  
**Shirley, Solihull**  
B90 3DN  
**0121 746 3300**

Shakespeare Building  
2233 Coventry Road  
**Sheldon**  
Birmingham B26 3NL  
**0121 700 1400**

The Guildhall  
32 Lichfield Road  
**Sutton Coldfield**  
B74 2NJ  
**0121 647 4389**