



Expertise

Commercial Property

Commercial Property law

Morgan Cole's Commercial Property team offers a comprehensive range of commercial property legal services

Our clients are drawn from a wide cross-section of the public and private sectors, and from a diverse range of industries. Our team has been involved in many significant property transactions, projects and developments in the UK.

Morgan Cole has one of the largest teams of commercial property lawyers in the Thames Valley and works closely with other groups within the firm specialising in construction, finance, procurement, town and country planning and environmental law to provide a comprehensive legal service for anyone involved with commercial buildings or land.

Because we act for landlords and tenants, sellers and acquirers, occupiers and developers, and investors and funders, we have the ability to understand all issues and commercial pressures affecting our clients.

Technical Expertise

We have particular expertise in:-

Business tenancies

- Advising on heads of terms
- Negotiating leases
- Lease renewals
- Rent reviews
- Landlord and Tenant disputes

Portfolio management

- Strategic advice on property portfolio management
- Disposal of surplus estate
- Variation of leases
- Licences to alter
- Refinancing

Acquisitions and disposals

- The acquisition of freehold and leasehold land
- Sale of land for development
- Options and rights of pre-emption

Secured lending, property finance and tax

- Acquisition finance
- Project finance
- Development finance
- Syndicated facilities
- Property tax – VAT and stamp duty land tax
- Capital allowances
- Recoveries

Construction, development and engineering

- Development agreements
- Building contracts
- Amendments to standard forms of contract eg JCT, ICE, NEC 2 & 3, FIDIC, PPC 2000
- Procurement including PFI LIFT, innovative collaborations, partnering schemes and supply change management
- Warranties, bonds, guarantees
- Facilities management contracts
- Defects and associated issues
- CDM expertise
- Health and safety advice

Town and country planning and environmental law

- Planning due diligence
- Planning applications and appeals
- Planning agreements
- Compulsory purchase
- Highways
- Infrastructure agreements
- Contaminated land
- Water pollution
- Environmental assessment
- Nature conservation
- Waste management
- Occupational health and safety

Key contacts

Property specialists in Southern England



Ruth Leadbitter

Partner

T: 01865 262 604

E: ruth.leadbitter@morgan-cole.com



John Dingle

Associate

T: 01865 262 601

E: john.dingle@morgan-cole.com



Andrew Leadbitter

Consultant

T: 01865 262 608

E: andrew.leadbitter@morgan-cole.com



Sean Campbell

Senior Associate

T: 0117 916 7334

E: sean.campbell@morgan-cole.com



Andrew Campbell

Partner, Property Litigation

T: 01865 262 603

E: andrew.campbell@morgan-cole.com



Thomas Talbot-Ponsonby

Associate

T: 01865 262 637

E: thomas.talbot-ponsonby@morgan-cole.com



John Conder

Partner, Construction and projects

T: 01865 262 651

E: john.conder@morgan-cole.com



Tom Platt

Solicitor

T: 01865 262 113

E: tom.platt@morgan-cole.com



Paul Brame

Senior Associate

T: 0118 955 3005

E: paul.brame@morgan-cole.com



Emma Gilmour

Solicitor

T: 01865 262 644

E: emma.gilmour@morgan-cole.com



Deryn Bassett

Associate

T: 01865 262 635

E: deryn.bassett@morgan-cole.com
