



Real estate

Our services include:

- Investment acquisitions and disposals
- Acquisition, site assembly, development and sale
- Joint venture structuring
- Brownfield/Greenfield development and regeneration
- Strategic land sale and development
- Planning and environment and construction
- Financings and refinancings
- Sale and leasebacks and other structures
- Management matters.

Our real estate team is renowned for developing long-lasting partnerships with clients. Whether it's a major development, investment acquisition or disposal, or a routine landlord and tenant matter, you have top legal talent and a highly committed team on your side. You get legal advice that is based on a profound understanding of your business and of the property market. Expert advice that is easy to digest.

With international expertise and broad experience in every kind of commercial and residential property transaction, we advise clients all over the world including:

- major property companies
- institutional investors and developers
- banks
- private equity houses
- high net worth individuals
- hotel groups
- public sector organisations
- corporate occupiers.

As well as our core team of real estate lawyers, we offer the full suite of services to real estate clients through our finance, tax, corporate and construction and planning specialists.

"Commercial, attentive, helpful and good value for money."

The Legal 500 UK 2022



Stephenson Harwood LLP



Our experience

Investment

LXi REIT plc

Advising LXi REIT plc (LXi) on its merger with Secure Income REIT plc. The planned merger of the two property trusts will create a combined group with assets of almost £4 billion. We advised all aspects of the merger including the substantial real estate due diligence exercise and the £385 million acquisition finance facility.

Schroder UK Real Estate Fund

Advised on its joint venture with Immobilien Europa Direkt to acquire The Brewery retail warehouse and leisure scheme in Romford, London, for £162 million.

Advising on a £45 million purchase and forward funding agreement for One Cambridge Square, a development site in Cambridge, UK.

Advising on securing a major pre-let agreement with the Government Property Agency on a 25-year lease at Two Ruskin Square, London.

Advising on the sale of Palace House, a 45,012 sq ft. office and retail building situated on the South Bank for £48.8 million.

M&G Real Estate

Advised M&G Real Estate on its acquisition of nine multi-let industrial assets from Patrizia for £165 million.

Advised on its acquisition of a distribution unit in Belvedere, London from abrdn for £92.4 million, the largest transaction by value in the real estate investment space in September 2021.

M&G/Prudential Assurance Company Ltd

Advising in respect of funds managed by M&G in respect of the acquisition of a 9-site, c£165 million light industrial portfolio.

Aver Property

Advising a joint venture between National Farmers Union Mutual and Ergo Real Estate in respect of the full life cycle of its growing portfolio of logistics sites, acquired by way of forward funding and debt finance. Re-letting and letting of units followed by the sale of the sites.

LaSalle Investment Management

Advising on the £142 million acquisition and follow-on management matters relating to the 712,500 square foot, 133-unit Golden Square shopping centre in Warrington.

Immobel

Advising Belgium's largest real estate developer in respect of this purchase, of a 50% share in the White Rose Office Park in Leeds, which was valued at c.£110 million.

Development

Schroder UK Real Estate Fund

Advising on a £45 million purchase and forward funding agreement for One Cambridge Square, a development site in Cambridge, UK.

Advising the client in its role on securing a major pre-let agreement with the Government Property Agency on a 25-year lease at Two Ruskin Square, London.

Reef Group and City of London Development Company

Advising on the sale and funding of an aparthotel scheme in Aldgate, London, for £150 million.

Acai (7-11) Cavendish Limited

Advising on all real estate and construction aspects of its redevelopment. 7-11 Cavendish Place is a 1970s commercial building in Marylebone that is being redeveloped incorporating a new fit out and façade.

Mayfair Capital

Acquisition and development of a self-storage portfolio.

Rynda

Acquisition by way of forward funding and development of portfolios of care homes, at a value of c.£165 million.

Aver Property

Advising a joint venture between National Farmers Union Mutual and Ergo Real Estate in respect of the full life cycle of its growing portfolio of logistics sites, acquired by way of forward funding and debt finance. Re-letting and letting of units followed by the sale of the sites.

Stevenage

Advising the developer on the purchase of the freehold and long leasehold interests in Queensway and The Forum, Stevenage, from Glasgow City Council, Marks and Spencer and Homes England and its development as a mixed-use regeneration scheme including commercial space, gym and housing developments. We also advised the developer on the sub-sale of part of this land to a pension fund and the subsequent placing of an income strip between the local authority, the pension fund and the developer.

JPUT

Advising a JPUT and its development manager on the procurement strategy and the drafting and negotiation of all construction and development contracts for the demolition of the NatWest Tower in Birmingham and the subsequent development of a 25-storey tower comprising c.236,000 square feet of office space and restaurant space, 103 Colmore Row.

Asset management

M&G

Advising in respect of a large, geographically diverse light industrial portfolio, including all asset management transactions, developments, and investment sale and purchases.

The Langham Estate

Advising on the management of this client's mixed-use portfolio which comprises over 100 properties, many multi-let, situated in the West End of London, including the areas of Great Portland Street and Oxford Street.

Tristan Capital Partners

Advising on a number of funds across all real estate sectors. This includes sales, purchases and asset management initiatives, but has often also involved dealing with insolvency matters and implementing intensive development plans.

Savills

Advising Savills as receivers of the Golden Square shopping centre in Warrington (following our earlier acquisition of the centre for another client).

Schroder

Advising SREIT and SREF on their large mixed-use portfolios, which include shopping centres, industrial estates and office blocks; and covers new lettings, re-gears and asset management. In particular, we acted on the lease of office space in Victory House, Brighton to Bupa. We also acted on the lease of One Lyric Square to The Office Group.

Private Foundation

Acting for a private foundation in managing multi-let assets in London and Cardiff.

M7 Real Estate

Advising on the management of a large portfolio of industrial estates including sales, lettings, re-gears and general day-to-day asset management issues.

Alderstar Limited

Managing lettings and other asset management matters in respect of Aldermay House, London EC4.

Saïd Foundation

Managing a portfolio of properties for the Saïd Foundation in London and Cardiff, including lettings, re-gears and refinancing.

Get in touch



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"The team treats me as a customer better than other practices I have used in the past. Dealing with them makes them feel part of our organisation rather than an external provider."

The Legal 500 UK 2022

"Highly commercial outlook. Able to establish rapport with opposition legal team, making transactions smooth. Highly responsive."

The Legal 500 UK 2022