



Real Estate

Core strengths

With our international reputation for excellence, the world's leading property organisations frequently turn to Simmons & Simmons for first-class real estate advice. Our clients include substantial investors, property funds, lenders, borrowers, developers, landlords and occupiers. Strategic and creative thinking are the hallmarks of our practice and with our constructive approach to the law clients view us as trusted business advisers.

As part of a firm with a global footprint, we have particular strengths in advising under English, European and Middle Eastern laws. Our group's breadth and depth of experience allows us to anticipate issues, create innovative solutions and identify opportunities to help our clients achieve their business objectives. We understand the commercial challenges our clients face and we manage our resources effectively to run transactions efficiently and on budget.

Our services

Development, investment and management

We advise on the full range of development projects and investment opportunities including skyscrapers, retail centres, office buildings, industrial warehouses and logistic premises, residential and mixed use developments. Our team's in-depth knowledge of the issues that commonly arise in the development arena, particularly in relation to taxation and financing, means that we are able to advise throughout the life cycle of our clients' projects or investments.

Funding and finance

We act for borrowers, financial institutions and investors and advise on complex and highly structured transactions across our international network. Particular areas of expertise include: structured bank finance transactions, securitisations and mortgage portfolio transfers requiring tax structuring. We are also able to assist on the formation and management of REITs.

Corporate workplace

We advise major occupiers in relation to their office, commercial and industrial property requirements and retailers on projects ranging from single retail units to large out-of-town retail parks.

Construction

We advise on all aspects of construction matters from the inception of a project through to its completion and have considerable expertise in PFI, PPP and partnering/alliancing contracts. Whatever the scale of your proposal, we adopt a practical and commercially realistic approach with the object of speeding up the transaction and keeping down costs.

Corporate and commercial

As part of a major international law firm, our lawyers are often called upon to advise on the real estate aspects of a broad range of corporate and commercial transactions, from company and business acquisitions and disposals to privatisations and flotations.

Planning

We have extensive experience in negotiating planning and other infrastructure agreements and also advise on highway, compulsory purchase and compensation issues.

Dispute Resolution

Our real estate dispute resolution team provides contentious advice to a wide range of UK and international clients including landlords, occupiers, developers, lenders and borrowers. Listening carefully to our clients ensures that we help them to find the appropriate commercial solution to their dispute whether through Court proceedings, arbitration, mediation or other alternate dispute resolution mechanisms.

Transport

A distinguishing feature of our practice is our specialist experience in railway operations and infrastructure projects and in transport privatisation, regulation and financing generally. As large scale town centre and commercial developments concentrate increasingly on transport hubs, this experience is increasingly valuable. We also have extensive experience in “air rights” developments in railway environments.

Telecoms

We have broad experience of international fibre optic infrastructure projects, collocation and hosting arrangements and the provision of broadband capacity to existing property portfolios as well as the development and acquisition of specialist properties such as data centres, masts and base stations.

Insolvency

Our group has a strong track record for advising on the real estate aspects of commercial mortgage backed securitisations, restructuring real estate loans, enforcing security, property sales, landlord and tenant issues and environmental concerns as well as professional negligence claims.

Expertise in practice

A substantial overseas investor

- Advising on the acquisition of the Waldorf Hotel for £175 million.

A substantial overseas investor

- Advising on the acquisition of the Coutts building on the Strand.

Aareal Bank

- Advising on the financing, acquisition and development of real estate in the UK from our offices in both London and Frankfurt.

Abu Dhabi based private investor

- Advising on the funding and acquisition of a portfolio of hotels in Abu Dhabi and Dubai for in excess of AED 1 billion.

Auchan S.p.A

- Our Milan office advised on the sale of the Italian headquarters of Auchan S.p.A to Beni Stabili S.p.A for €63m.

Bawabat Al Shamal

- Our Doha office advised on the construction of a retail and leisure development that was valued at over US\$1.6 billion.

BP

- Advising on the occupational requirements and on the major acquisition of space at Canary Wharf.

British Land

- Advising on the £1.015bn refinancing of its Meadowhall Shopping Centre, Sheffield securitisation, together with the establishment of the Meadowhall Limited Partnership, a Jersey vehicle with over £1.6bn of UK property assets.

Deka Immobilien GmbH

- Acting in relation to its UK property portfolio, including a number of substantial acquisitions, disposals and asset management transactions for landmark properties in the heart of London.

Four Seasons Healthcare

- Advising the UK's third largest care home operator on the complex reorganisation and restructuring of its care home investment portfolio.

Henderson Global Investors

- Advising several European backed closed-ended funds investing in UK real estate with a combined value in excess of £400m and advising on the acquisition and acquisition finance of several shopping centres, office buildings and logistic centres in Germany.

Halfords

- Acting for this major retailer on the acquisition and development of its out of town retail portfolio, in excess of 350 superstores.

Hines

- Advising on the acquisition of their first property in the UK on behalf of their European Central Fund, by way of a sale and leaseback of Cadbury's distribution centre and the subsequent disposal, and advising on the re-gear of the lease of 15 Suffolk Place, London with the Crown Estate.

Hong Kong Electric

- Advising this international energy company on its acquisition of the Seabank Power Station in Bristol.

Hypo Real Estate Bank International

- Acting on the £125m Islamic Financing of a major London office building and a range of Islamic financing deals in Germany.

IKEA

- Acting for IKEA on the acquisition of three windfarms in Germany.

ING Real Estate Investment Management

- Advising on the £380m acquisition of six shopping centres by ING Retail Property Fund Britannica LP and the financing of the centres with ING Real Estate Finance NV, together with the development of a new shopping centre.

Ministry of Defence

- Advising the MOD on a £12bn project to establish a new tri-service college at St Athan in South Wales as part of plans to overhaul the provisions of military technical training in the UK.

Municipality of Maassluis

- Our Amsterdam office recently advised on the development of a new City district spanning 25% of the current City as well as a new shopping centre.

Nationwide Building Society

- Advising on the development of land for a new UK data centre.

Starbucks Coffee Deutschland GmbH

- Acting for Starbucks on various matters related to their German lease portfolio, which included real estate litigation matters.

Threadneedle

- Acting for this long standing client on the re-gear of the head leasehold interest in the Heals Building on Tottenham Court Road and on the transfer of its head leasehold interest in Premier House, Twickenham to the Low Carbon Workplace Fund.

Key international contacts

Key contact biographies can be viewed at simmons-simmons.com

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