

Real estate investment



Core strengths

Property investment lies at the heart of our business and as such, the world's leading banks, private and institutional investors and fund managers entrust us with their toughest investment challenges. As part of a firm with a global footprint, we have a privileged vantage point from which we are able to help clients anticipate problems or identify investment opportunities for growth.

Our services

Property acquisition and disposal

Our lawyers advise on the acquisition, disposal and development of all types of investment property, including retail complexes (West End, high street, out-of-town and shopping centres), offices and industrial and distribution facilities.

Specialised assets

We provide specialist and detailed advice in connection with a broad range of niche property investment transactions including those involving residential property, care homes, student accommodation schemes, hotels, railway sites and leisure property. Our particular understanding of these areas, is one of the distinguishing features of our practice.

Construction

Our lawyers can advise on all investment issues in relation to all types of construction and development projects and throughout the life cycle of your project to ensure that you derive the

maximum value from your investment. Our expertise includes advising on collateral warranties and risk analysis.

Tax structuring

We have extensive experience of the structures and techniques which can enhance the tax efficiency of real estate investment. By listening carefully to our clients and understanding their business operations, aspirations and commercial drivers we can tailor structures to their needs and combine even the most complex structures effectively to help them reach their goal.

Property investment management

Our lawyers advise on the full range of issues relevant to investment transactions, including leasing and occupational arrangements, regulatory issues, management agreements and dispute resolution (including ADR techniques and court action).

Funds and finance

Our specialists have considerable expertise in dealing with the investment aspects of a real estate transaction. We have represented the world's leading banks, lenders, borrowers, private and institutional investors and fund managers. We advise on the full range of financing and funding structures including fund formation, joint venture arrangements, securitisations, private equity finance, partnerships, unit trusts and REITs.

Expertise in practice

Deka Immobilien Investment 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. Recent work includes the acquisition of King's Place at King's Cross / and office development which also includes as art gallery and concert halls, 5 Aldermanbury Square in the City of London and the St. Botolph Building, London EC3

Fund client

- advising a fund on its investment in and the redevelopment of a five star hotel in central London

Atlas Capital

- advising a Luxembourg based property investment vehicle in respect of recent lettings at Vintners Place, 68 Upper Thames Street with tenants involved including HSBC Bank plc, JP Morgan, Jefferies International Limited, Complinet UK Limited, Getco Europe Limited and E*Trade Securities Limited

Avenue Capital

- we have advised this global investment firm on its recent programme of acquisitions in the UK student accommodation sector

APG

- advising APG and GRIP Unit Trust on the formation of the GRIP real estate fund worth approximately £350 million to acquire a residential property portfolio

LaSalle Investment Management

- advising a major pension fund on the disposal of a five storey office building in the City of Westminster

Nationwide

- acting for this leading UK financial institution on the pre-letting of its City of London headquarters building

Aberdeen Asset Management

- the sale of a portfolio of office properties in the South East of England.

Cordea Savills

- advising in relation to its specialised fund for student accommodation investment

Henderson Global Investor

- advising on the sale of a City of London property

CBRE Investors

- advising on the sale of substantial industrial estate

Threadneedle

- advising in relation to the headlease regear and related development of the Heal's Building on Tottenham Court Road, London

Other

- advising a far eastern investor on the redevelopment of an iconic central London site for office retail and restaurant purposes
- advising a private investor in relation to its substantial portfolio of Central London retail properties including acquisitions, structuring and asset management
- acting for a Middle Eastern financial institution in relation to its investments in Central London office property and the student accommodation sector
- the acquisition of various regional office investments for a major European real estate fund

Key international contacts

Details of the real estate group partner team are set out below. We also have partners in our corporate, projects, finance, funds and tax groups who are specialists in the real estate sector

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

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A list of members and other partners together with their professional qualifications is available for inspection at the above address.