



Underwoods

excellence
in commercial property



excellence



EXCEPTIONAL

EXPANSIVE

EXACT

EXPERIENCED

EXCELLENCE

Underwoods

about us

Underwoods is the area's leading independent firm of commercial property consultants – a local firm with a national perspective.

Offering a depth and breadth of experience, coupled with a personal service, we deal with all aspects of commercial property services for all types of property – industrial, office, retail, hospitality/leisure, healthcare, educational – for national, regional and local clients.

Whether you are considering developing, buying, selling or renting commercial property or have a requirement for any of our other property services from bank valuations, party wall disputes to property management, we aim to provide innovative and dynamic property solutions, based on sound commercial expertise and up-to-date market intelligence.



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we are proud to be the area's leading independent firm of commercial property consultants both in size and reputation

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exceptional



agency

Whether acting for funds, property companies, developers or the public, corporate and private sectors, we offer agency services focused on delivering exceptional results to our clients through a tenacious, energetic and creative approach.

Our research identifies and follows supply and demand trends, and researches tenants/purchasers' requirements for differing types of property. A sophisticated data system allows us to cross reference all requirements by size, location and sector.

- ◆ Acquisitions
- ◆ Sales & Lettings
- ◆ Investment
- ◆ Development



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from rationalising entire portfolios to handling a single instruction, we aim to provide an exceptional agency service

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experienced



professional services



whatever your needs, our experience and understanding of your property issues can make your property asset work harder, achieving the right results for you



Property is often the most important aspect of a company's balance sheet. The value of that asset is potentially influenced by many issues – including taxation, rating assessments, lease terms, restrictive covenants, planning proposals and boundary issues.

Taking professional advice should not be seen as an extravagant or costly exercise. Involving a surveyor to negotiate a new lease, deal with a rent review or appeal against a rating assessment for example, usually leads to a financial benefit – or at the very least the solving of a difficult problem.

Underwoods has a dedicated professional team, experienced across the whole spectrum of commercial property.



- ◆ Landlord & Tenant
- ◆ Rating
- ◆ Valuations
- ◆ Building Surveying
- ◆ Property Management
- ◆ Compulsory Purchase Compensation

expansive



quality projects



- ◆ Underwoods advises on one of the most exciting projects in Northamptonshire - the development of a new energy efficient £170 million mixed use scheme in Rushden - comprising a 150 key 4* full service conferencing and banqueting hotel, associated bars and restaurants, wet and dry leisure, retail and some 500,000 sq ft of business accommodation.



- ◆ Belkin needed to expand its European HQ and Underwoods acted on its behalf in acquiring the additional land and advising on the expansion of the property to 312,000 sq ft. Underwoods then structured a sale & leaseback of the entire facility for £22 million, securing the operational function of the business and giving the client a significant financial gain.

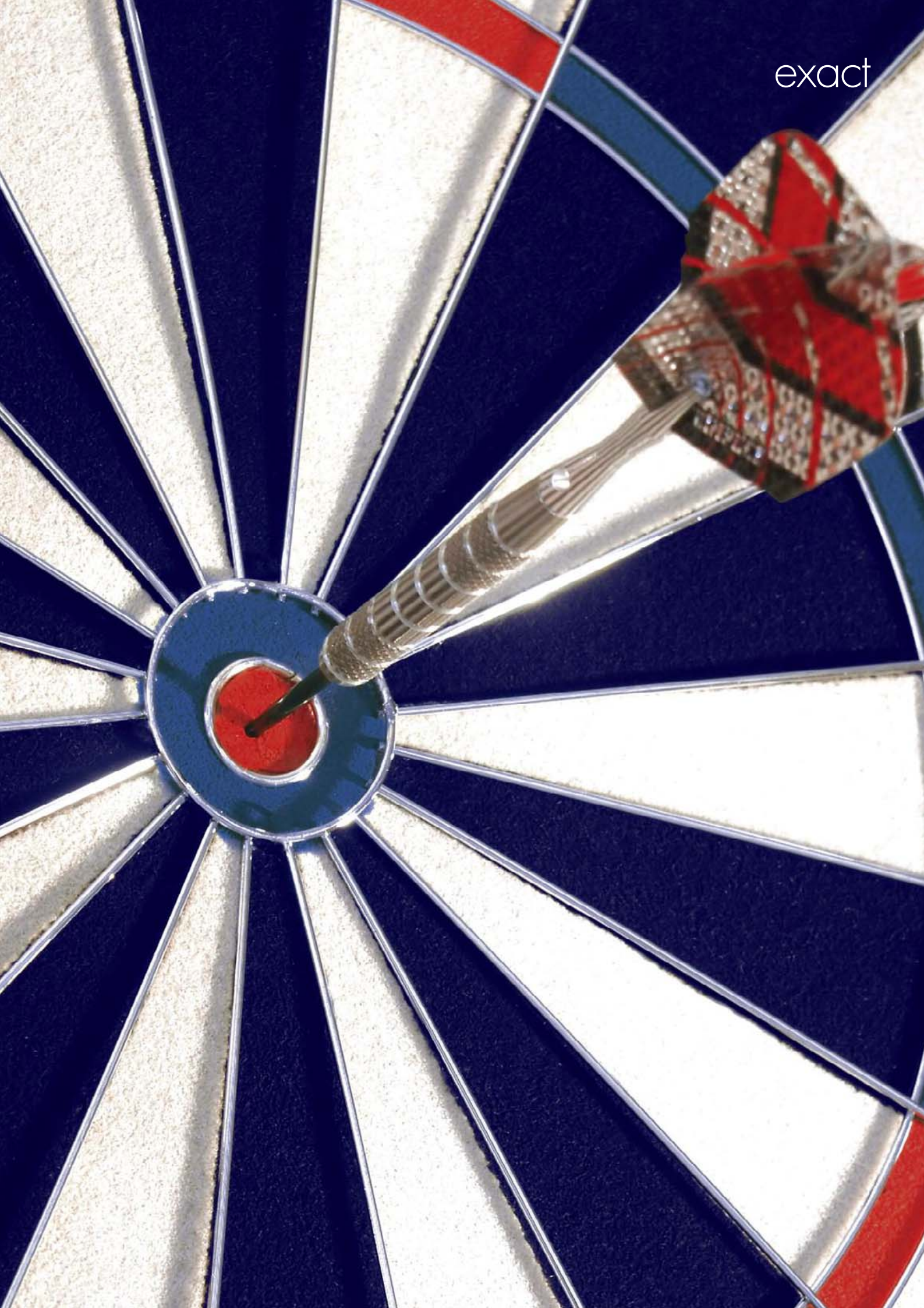


- ◆ Following the sale of this 7.6 acre site, in Wellingborough, development has been completed for some 130,000 sq ft of non-food retail space including new stores for B&Q, Dunelm Mill, Pets at Home, Carpets 4 Less, Allied Carpets and Tiles R Us, together with a new outlet for Pizza Hut.



- ◆ Underwoods also remains fully committed to exploring opportunities available for clients for grant assistance and has worked closely with Invest Northants to progress 'Fit for Market' and Land Remediation Schemes across Northamptonshire. The value of these projects is estimated at close to £200 million.

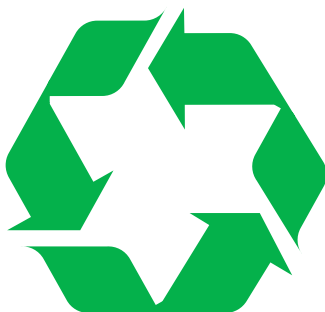
exact



corporate social responsibility



we integrate corporate social responsibility into our business making decisions and values - it's the way we do business



We commit to:

- ◆ **Best working practice** - we have a duty to operate ethically and with integrity.
- ◆ **Legal compliance** - we ensure that all relevant legislation, professional codes of conduct and other requirements, as stipulated are fully complied with.
- ◆ **Environment** - we are committed to waste reduction (energy, pollution), reuse and recycling in our design standards and practices. We promote new and sustainable energy sources for client development projects and we have a policy to consider the environment and social impact of potential future uses of developments.
- ◆ **Strategic Partnerships/Community** - we work closely with various organisations to offer unbiased advice to stimulate community based social and economic regeneration in local areas.
- ◆ **Relationships** - we strive to establish strong business relationships through an understanding of our client's needs and those of the local communities in which we work.
- ◆ **Staff Welfare** - we value our staff and the contribution they make to our business and are committed to them achieving their full potential through a wide range of training initiatives. We promote equal opportunity and operate flexible working arrangements to allow for a healthy balance between work and family life.



excellence
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- ◆ Sales and Lettings
 - ◆ Development
 - ◆ Acquisitions
 - ◆ Rent Reviews
 - ◆ Lease Renewals
 - ◆ Investment
- ◆ Hospitality/Leisure
 - ◆ Valuations
- ◆ Rating Appeals
- ◆ Building Surveying
- ◆ Property Management



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