



A **fresh**
perspective on
property



About us

Chandler Garvey is one of the leading firms of commercial property consultants in the greater Thames Valley region, with a network of 5 offices in Buckinghamshire and Berkshire.

The owners, Alan Chandler and Michael Garvey, have more than 60 years of combined property experience and together with their hard working team, the aim is to provide owners and occupiers of commercial property with a high level of personal service and to build lasting business relationships.

"We have been fortunate enough to work with some of the largest owners and occupiers across the region, but each client is highly prized regardless of size and each client gets the same high level of service. We offer a full range of services relating to all types of commercial property and development land."

**Michael Garvey,
Managing
Director**



Services

Lettings & Sales

Chandler Garvey has an unrivalled regional coverage that offers our clients a unique opportunity to access a regional market place. Commercial tenants and purchasers can come from any location and our network of offices and wide range of instructions allow us to capture more applicants from the broadest possible sources.

Properties and applicants are managed through a state of the art proprietary database system, delivering new properties to applicants via email and allowing us to monitor activity through our web portal.

Technology is changing fast within the business sector and we work hard to keep up to date. We subscribe to many property search sites, including Rightmove Commercial where 90% of all searches now start.

Property Acquisition

When a business decides to relocate, or acquire additional premises, the process can often absorb much of the senior management's time and have a damaging affect upon the core business, even before the move has taken place.

We have acted for many organisations who rely upon our knowledge of the whole process and are able to recommend space planning and fit out consultants, with whom we work closely. Acquiring commercial property is a complicated process and it is all too easy for a business to make a mistake without professional assistance.

Valuations

Valuations are required for many purposes, including loan security, inclusion within financial statements, asset restructuring, capital gains tax and probate.

Our valuers are all Members of The Royal Institution of Chartered Surveyors and have many years of experience in undertaking valuations across the region and have a detailed understanding of the regulatory framework.

Rent Reviews and Lease Renewals

The negotiation of rent reviews and lease renewals is a highly skilled field that requires an intimate knowledge of statutory provisions and case law, as well as a full understanding of the market place.

We act for both landlords and tenants across the region and are able to recommend and implement the best strategy for success and progress Arbitration or Independent Expert proceedings, or an action through the Courts, where necessary, to achieve the desired results.

Property Management

We act for many different types of investors and occupiers who have sub tenants. The key to successful management is attention to detail and knowledge of the many regulations that govern the relationship between landlords and tenants.

Owning a commercial property investment is a complicated business and we handle the full range of functions, including rent and service charge collection, setting up various maintenance and Health & Safety contracts and dealing with practical issues as they arise.

Investments

We buy and sell commercial property investments for clients, where value

is derived from the right to receive existing and potential rental income.

We add value by offering clients a combination of highly skilled valuation advice and up to the minute market intelligence, in order to identify those investments likely to offer the best risk and return profile within stated parameters.

The investment market is highly competitive and often we are able to buy and sell off market and here our unique network of contacts is invaluable.

Development and Planning Advice

We are regularly retained by landowners to advise them on development potential and to manage a process that leads to planning consent and the release of value. Our expertise in this field allows us to identify the most appropriate and valuable alternative uses and implement strategies to achieve real results.

We also acquire sites for developers and with our intimate knowledge of the market and our network of contacts, we are often able to introduce off market opportunities.

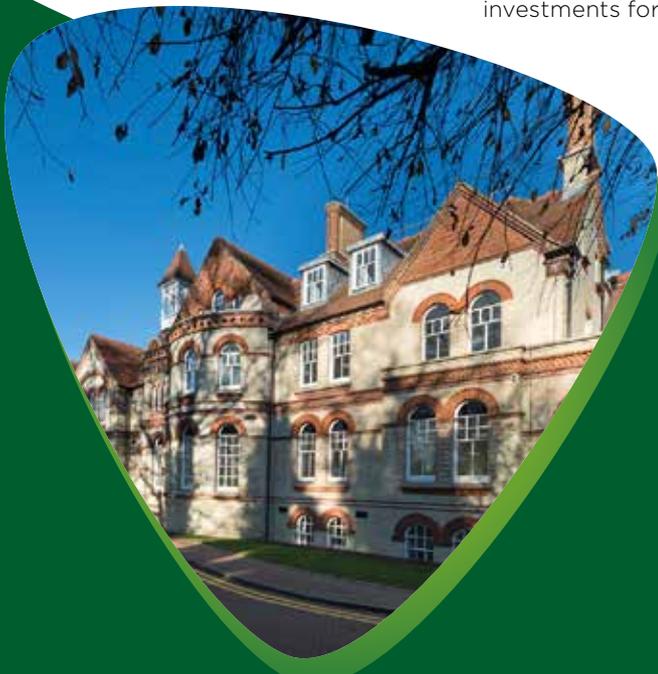
Business Rates

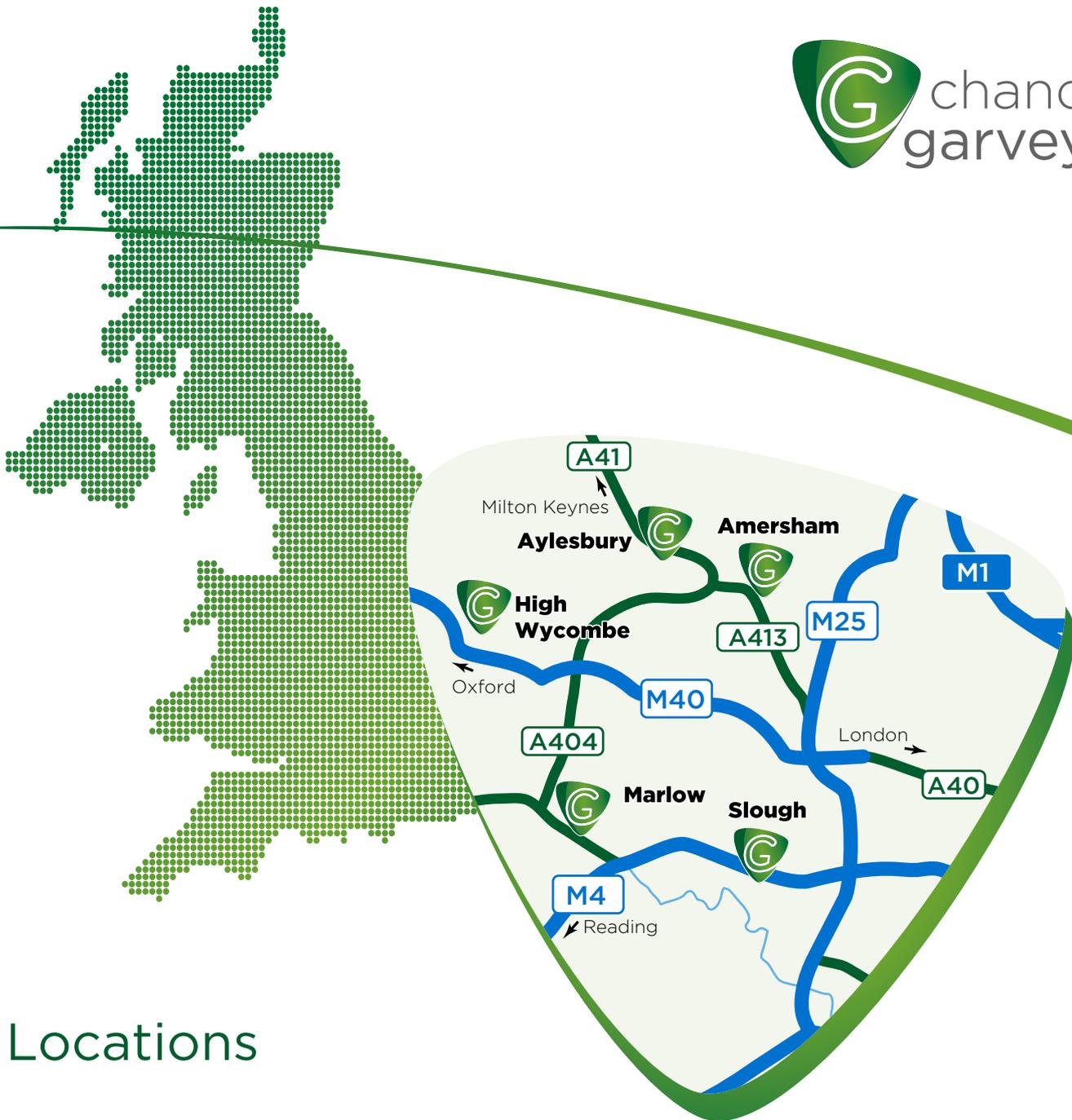
The burden of business rates is significant for most commercial occupiers and we have a long track record of successfully appealing against business rates liability across a wide range of property sectors.

Occupier Services

Occupiers have a key role to play in every transaction and the wrong decisions can have a huge detrimental impact on the business. Saving senior management time and money is key and as part of this new department, we can advise occupiers on acquiring new premises, facilities management, lease renewals and rent reviews. In addition, we can look at the broader issues such as space planning and strategy leading up to break clauses.

Every business needs a home, the more effective the home is, the more effective the business is.





Locations

Amersham

St Mary's Court
The Broadway
Amersham
Buckinghamshire
HP7 OUT
Phone: +44 (0)1494 723999

Aylesbury

Midshires Business Park
Smeaton Close
Aylesbury
Buckinghamshire
HP19 8HL
Phone: +44 (0)1296 398383

High Wycombe

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High Wycombe
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Marlow

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Portland Gardens
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