

Rent Reviews

Chandler Garvey is currently dealing with a significant number of rent review instructions, driven by increasing commercial rents and the restoration of confidence among landlords following the last recession and the difficult years that followed.

Looking back to the period 2008-2013, rents fell sharply in most sectors. The picture today is very different and rents across the office, retail and industrial sectors are generally on the up and supply is dwindling due to occupier take-up and a lack of commercial development. Recent reports suggest that South East office rents are now at record levels and in addition, the well-publicised 'permitted development rights' (PDR) allowing the conversion of offices (B1) to residential (C3) use, is also playing a part in that sector.

Whilst this is positive news for landlords, many of whom are looking to now 'catch up' following years of stalled rental growth and 'nil increase' rent reviews, the news will be of less comfort to tenants looking to keep costs under control for the potentially uncertain times ahead.

We have the benefit of years of experience in dealing with rent reviews and landlord and tenant matters and we have been established in the Chilterns and Thames Valley region for over 35 years, so we have extensive knowledge of the local market and this is absolutely key when dealing with rent reviews. We also have a vast amount of lease and rental data at our disposal and this is essential when negotiating any rent review.

We have been able to secure some extremely strong rent increases for our landlord clients this year, some in the order of 25% - 50%. However, we are equally as pleased when we are able to assist our tenant clients in ensuring that any increases are fair and reasonable and based on market evidence and not arbitrary increases proposed by unadvised landlords. Many rent reviews, even in this market, do not always warrant an increase but there is often considerable research and effort involved in demonstrating this.