



Practice Areas

Commercial Property

Some companies are in the business of property investment and development, others just want to find the right premises. Whatever the motivation, all businesses need to be sure that the legal complexities are handled smoothly.

At Berg Legal, we believe that there is more to being a good lawyer than getting the process right. We understand the underlying commercial imperative of a transaction and manage the overall strategy to achieve the client's goals. Sometimes this means introducing an alternative source of finance or suggesting a novel, more cost-effective, approach to a deal. In every case our clients benefit from our own brand of lateral thinking.

Berg Legal's commercial property team is recommended in the 2005 edition of the Legal 500

Sales & Purchase

The sale and purchase of commercial property gives rise to a host of complex legal issues which require highly specialised expertise.

At Berg Legal we regularly deal with property transactions all over the England and Wales. In 2002, we acted for clients who were selling and buying commercial property in Exeter and Penrith and many places in between. Our reputation is based not solely on our high degree of technical expertise, but also on our thorough commercial understanding of the business of property development and investment, and our wide circle of contacts within the financial institutions.

Leases

All businesses need premises from which to operate and the vast majority rent property on a commercial lease. The business tenant needs guidance about the detailed terms of the lease. What happens if they need to terminate the lease early? Who pays for repairs and decoration? What restrictions are there on the type of business that can operate from the premises? Can they sublet? How often will the rent be reviewed?

Landlords need to ensure that their property portfolio is well managed and that the leases contain all the necessary details to protect their investment.

At Berg Legal, we regularly act for both landlords and tenants. We know what matters to both sides and don't waste time arguing for changes that will never be agreed. Our negotiations are always conducted in a realistic and cost-effective manner.

Development

Property development needs dynamic teamwork, bringing together the investor, financiers, lawyers, surveyors and other professionals.

At Berg Legal, our experience has given us a wide range of contacts in the property world. Very often we are able to introduce alternative or additional sources of finance, or partners for a joint venture.

The legal requirements in a development project are highly complex, particularly where a joint venture is involved.

At Berg Legal, we not only have the necessary legal expertise, but we also have a thorough understanding of the commercial requirements which drive the transaction. We ensure that the legal side facilitates the deal and never blocks it.

Secure Lending

Banks and other financial institutions rely heavily on property security when lending money. The documentation not only has to be watertight, it is also essential that detailed checks are carried out to ensure that there are no unexpected claims which take priority over the lender.

At Berg Legal, we act for a number of financial institutions and we can ensure that the secured lending is just that - secure.

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