

COMMERCIAL PROPERTY LEASE AUDIT

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CRUCIAL LEASE DATA AT YOUR FINGERTIPS

How confident are you that you know the vital details of your property portfolio?

Do you know, for example, when each lease break notice date occurs?

Effective strategic management of your estate depends on accurate and accessible commercial property lease data.

The information we extract from your leases and record on our database may include:

- Parties
- Property identifier
- Lease commencement date
- Rent commencement date
- Expiry date
- Rent review dates
- Break notice date(s)
- Demise and demise area held
- Liability for building insurance
- Service charge year end
- Service charge caps / indexations
- Responsibilities
- Permissions

We review all leases, including sub leases, and update the information following renewals or other change events. Our system provides a secure platform for storage, back up and disaster recovery of all operational data.

Once the crucial data points are systematically logged we can easily produce reports tailored to your requirements to assist asset management decisions such as acquisitions, closures, liabilities and more. The extract reports are entirely flexible and can be structured to meet your specific needs. Where required Bellrock Real Estate Services can assist with strategic property advice.

WHY OUTSOURCE TO BELLROCK?

- Current and accurate data; essential for management and strategy
- The complete picture of your property portfolio
- Comprehensive and flexible in-house IT software which can be tailored to client needs
- Web based portal to access all your lease events using live reporting
- Secure platform for storage, back up and disaster recovery of all operational data
- Where required we can cross reference the lease data with industry benchmarks
- Secure data management and outputs, which can be overlaid with your trading performance



technical & real estate services

Technical & Real Estate Services is one of the service offerings within the Bellrock group, providing industry experts in project management, building consultancy & property cost management, service charge consultancy and estates management.

- Construction & Project Management
- Building Consultancy
- Mechanical & Electrical Consultancy
- Property Compliance
- Asset Surveys
- Real Estate Consultancy



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