

PRE - ACQUISITION SURVEYS

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MITIGATING RISK AND MAXIMISING VALUE IN PROPERTY ACQUISITION THROUGH TECHNICAL DUE DILIGENCE AND RISK MANAGEMENT

Pragmatic and commercially driven technical due diligence that aligns with your objectives

How can Bellrock help?

Our consultancy team have market leading experience in providing Pre- Acquisition Technical Due Diligence to a number of the UK's leading pension funds, institutional investors and private equity houses. These include M&G Real Estate (PruPIM), Aviva and Standard Life.

We understand the drivers behind commercial property acquisitions and provide a tailored, flexible and agile response. We bring together other specialists as necessary to provide comprehensive and appropriate technical due diligence reports to support the investment decision.

Our team has delivered in excess of 150 pre-acquisition instructions across the shopping centre, hotel, office, retail park, business park and industrial/logistics warehouse sectors, amounting to c. £1.5 billion by transaction value. We recognise instructions are often subject to confidentiality or are 'off market' and need to be completed within demanding timescales. Our team works with clients in a collaborative way to achieve this.

What's in it for you?

- Over 120 years collective experience
- Familiar with institutional investor approach and key 'risk areas'
- Consider buildings in terms of functional/operational requirements and 'fitness for purpose' from an investor risk perspective.
- Environmental Legislation review due diligence to support the asset review
- Able to commercially reconcile lease and service charge obligations to establish the investor risk
- Executive Summary approach enabling clients to make decisions quickly

Our Successes

- Supported major portfolio refinancing and disposal transactions
- Enabled institutional investors to complete 'off market transactions'
- Provided technical advice around risk enabling clients to re-negotiate the deal terms

SERVICES

M&E Design Services

- CHP & Energy Centre Installations
- Ventilation Systems
- Domestic Water Systems
- Heating Systems
- Lighting & Small Power Installations
- Fire Alarm Systems
- Warden Call, Door Entry & CCTV Systems
- Lightening Protection Installations
- Schematic Arrangements

Measured Surveys

- Drawing Validation and Amendments
- Full re-draws from on-site surveys

Fire Safety

- Fire Detection layouts
- Fire Compartmentation layouts

Some of our existing clients:

- University of Sheffield
- The Pennine Acute Hospitals NHS Trust
- Galliford Try Partnerships
- Northern Powergrid
- NFU Mutual
- Sussex Partnership NHS Trust

Delivery

With our CAD department working together with our in-house Design team and Surveyors, we are able to deliver a high quality product.



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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