

Specialist real estate lawyers advising on all aspects of commercial property to provide commercial, realistic and down-to-earth solutions.



We offer highly commercial and sector-focused advice on all aspects of property transactions and issues.

Our team is both well-established and highly regarded. We provide multi-disciplinary legal services to both the private and public sector, representing major corporations, investors, end users and developers, as well as government departments and agencies and local planning authorities.

Our sector experience in hotel and leisure, retail, energy and natural resources, public sector and healthcare gives us a crucial insight into how you work, the market in which you operate and what you want to achieve.

Our lawyers advise on the full range of property-based transactions including developments and investments, acquisitions and disposals, planning and environment issues, joint venture agreements, the granting and taking of leases, rent reviews and property portfolio management.

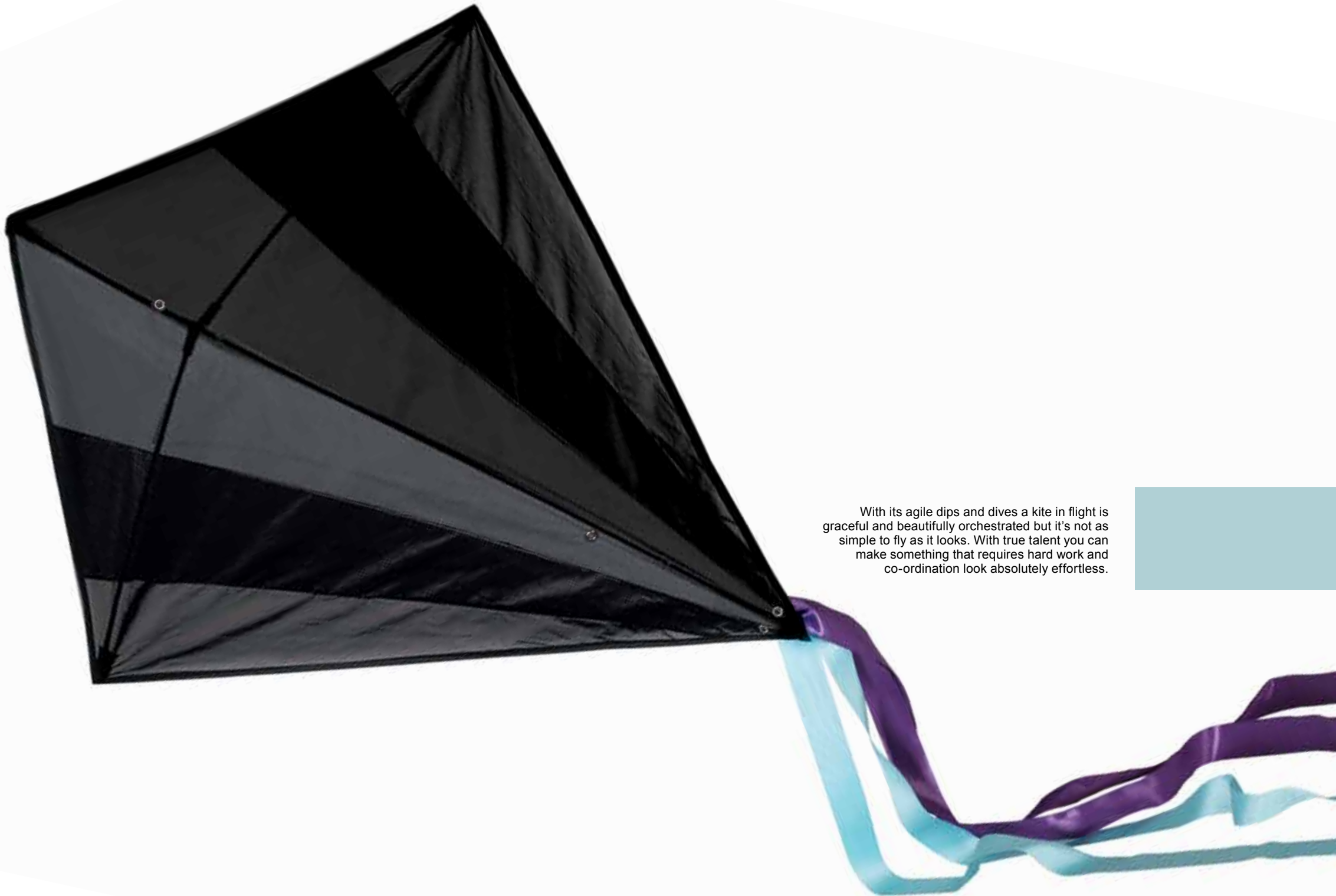
We have specialists in property litigation, planning and environment, finance, restructuring, construction and regeneration. We also have real estate teams in our offices in continental Europe. Our depth of expertise, combined with our strong industry focus, means that we offer a solutions-based approach, tailored to meet your commercial needs.



Field Fisher Waterhouse

We take it for granted that bottle caps keep drinks fresh, without leaking but it hasn't always been the case. It just goes to show that trust develops through experience, but once it's there, it doesn't waver.





With its agile dips and dives a kite in flight is graceful and beautifully orchestrated but it's not as simple to fly as it looks. With true talent you can make something that requires hard work and co-ordination look absolutely effortless.



Challenging times in the real estate market call for tough decisions and increase the need for knowledgeable and experienced legal support to maximise opportunities.

We can help you meet the challenges that changing economic times bring and seize the resulting opportunities that exist. Using a combination of our experience and market knowledge we can identify and offer the appropriate specialist services relevant both to the sector in which you operate and to your particular circumstances.

Our approach is to help you look for ways in which you can maximise value and we work with you to take advantage of the market. This requires a highly commercial and proactive way of working for every job - we know that one size does not fit all.

As a result, we are well-equipped to deal with more difficult economic and market conditions. We are able to provide a range of options to deal with issues, drawn from our considerable experience. We do not see our role as simply telling you the law. We identify and tap into opportunities and find innovative solutions. This could be trying a novel approach, putting you in touch with our contacts in the industry who you may be able to work with, or simply by being robust in the way we deal with a matter.

We have the skills, the market knowledge and the approach to help you to achieve your aims. This is what makes us different.

Our service.

We build our teams around your requirements, ensuring that you get the right level of service and, just as importantly, continuity. These teams will often be multi-disciplinary and will always suit the needs of a particular project. This not only means that you receive the best advice and representation, but that it's done in a cost effective and efficient manner. We have specific expertise in the following areas:

Investment: Our lawyers handle some of the market's larger and most high-profile investment deals, offering comprehensive advice on all aspects of real estate including the acquisition, disposal and letting of all types of investment property, enhancing the value of a portfolio with innovative schemes, collective property investments and estate management.

Development: We have been involved in many significant development transactions and have advised on a wide range of development projects including City headquarters, industrial and distribution parks, office complexes, hotels, leisure and residential developments for developers, funders and end-users.

Hotel and leisure: From managing the roll-out of branded leisure concepts and franchise operations to advising institutional investors and financiers in the acquisition disposal and forward funding of hotel and leisure businesses, we provide a dedicated, complete service, committed to innovative and proactive advice.

Industrial: We have extensive experience of advising on industrial property portfolios from occupational requirements and retired property portfolios to major industrial and power projects.

Real estate finance: We have considerable experience acting for banks, financial institutions and multi-national borrowers on a wide range of finance and real estate transactions, operating at both ends of the market. We are also able to draw on the expertise of our colleagues in corporate tax and financial services.

Planning, environment and compulsory purchase: Our team is nationally recognised for its wide experience in a range of sectors including mixed-use, energy, transport, waste, sport and leisure. We act for both private and public sector clients and are renowned for the strength of our client relationships over the years.

Property litigation: We are recognised as one of the leading property litigation practices in the country. Our outstanding reputation comes from handling everything from routine lease renewals and rent claims to complex and high-profile litigation. We work closely with our transactional colleagues to anticipate and prevent risks arising and, where possible, to resolve issues in a cost effective and pragmatic way.

Construction and engineering: We deliver practical and commercial advice to employers, contractors, funders and suppliers. We advise on all stages of projects including tender documents, contract negotiations, issues arising during the execution of the project and, where necessary, disputes that lead to arbitration or litigation.

Real estate tax: We are highly regarded for our advice on real estate tax, which includes VAT, SDLT and other tax aspects of real estate transactions. We have been very active in devising and implementing SDLT mitigation structures, which have become a major feature of real estate transactions in recent years.



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What started out as a decorative light designed to sit in a pot plant is now a practical solution for every household. It takes vision to understand potential and maximise an opportunity.



This one basic principle has innumerable uses in countless industries, providing fundamental structure and strength. It's amazing how just one simple connection can be the basis for a successful relationship.



Commercial, realistic and down-to-earth.

Our clients value the fact that we are committed and pragmatic. They also know that we will get the job done in an efficient and cost-effective way. As an industry-focused group, we strive to add a commercial perspective using our understanding of the business environment in which you work. The result is that we are able to give you bespoke and relevant advice, which adds real value to a project.

We do not see ourselves simply as the drafters of documents. Instead, we are part of your team, helping you achieve your desired outcome. That sometimes means 'rolling up our sleeves' to help on issues outside the narrow ambit of a traditional lawyer's role – we see this as integral to the service we provide. Above all, we have a 'can do' attitude.

Real estate is not only very important to us, it is also core to the firm's business, forming a significant percentage of its overall workload. Both we and our firm as a whole are committed to real estate and to helping you with real estate matters in whatever form that may take.

About us.

Field Fisher Waterhouse is more than just a full-service European law firm specialising in providing commercial solutions for all industries and sectors. It's our ability to embrace change and to navigate and capitalise on the changing market that makes us different.

Clients choose to work with us because we can provide exceptional lawyers with industry expertise and strong commercial knowledge of their businesses. They value our flexible approach to teamwork and that we will shape our structures and way of working to meet their specific needs.

This commercial attitude, combined with our empowering and down-to-earth style, means you can trust us to provide you with the best possible legal solutions.

Every stroke from a paintbrush is unique. Anyone can be taught the techniques but true inspiration doesn't come from simply following procedures. Real creativity also depends on instinct, inventiveness and flair.



