



Recent Redevelopment Work

Hill Street Centre · Middlesbrough



- Refurbishment of 1980s shopping centre.
- Key part of town centre regeneration.
- Construction of 28,000 square foot extension.
- Securing vacant possession of historic market hall and subsequent redevelopment to provide large modern retail units.
- Ongoing asset management, lettings and tenant relocation, acting for Resolution Life.



Pollen Estate · London

- £40 million refurbishment behind the facades of Savile Row, Old Burlington Street and Clifford Street.
- Key part of Savile Row regeneration.
- In the heart of The Pollen Estate.
- Joint project by Standard Life, City & West End and The Pollen Estate.
- 40,000 sq ft of prime office and 12,000 sq ft of retail space.



Pearl House · Swansea

- £9 million refurbishment of landmark mixed use building.
- Key city centre regeneration project.
- Joint venture by Corovest and Danesmount.
- Conversion of the office element to 42 new residential flats and construction of an additional third floor.
- Phased refurbishment of the retail elements on the lower floors including negotiation of surrenders of leases and pre-lets.
- Financing of ongoing refurbishment.
- Creation of overseas ownership structure.
- Regearing of rent-sharing headlease.
- Sales of residential leases.



Maples Teesdale is a focused, niche commercial property firm. It is our job to understand the market in which our clients operate and to provide legal advice and solutions within their commercial context.



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Colmore Row · Birmingham

- 70,000 square feet office refurbishment scheme over Snow Hill Railway Station with railway tunnel beneath the site.
- Acting for Royal & Sun Alliance.
- Creation of jointly owned piazza area between the office building and the adjacent office schemes with access over it to the railway station.
- Lettings of new office space on a floor by floor basis.
- Negotiating with Network Rail for permissions to refurbish the building and create the piazza.



Henry Boot DEVELOPMENTS



South Beach Parade Great Yarmouth

- Landmark development comprising seafront leisure complex, including casino, hotel, cinema and other leisure uses.
- Advising Henry Boot as developer.
- Key element of the regeneration of Great Yarmouth town and tourist centres.
- Pre-lets to leisure occupiers.
- Negotiating planning documentation and advising on licensing matters.
- Acquisition of additional land to cope with the extension of scheme.

Imperial Place Borehamwood

- Former headquarters of T-Mobile, adjacent to Elstree Studios.
- Refurbishment of 250,000 square feet of offices in five separate buildings comprising single office park.
- Subsequent lettings to “blue chip” tenants.
- Sale of let scheme to Schroders for around £47 million.

