

WINNER

Eversheds

Nicholas Bartlett

Advising the landlord on the City's largest single letting in years

Described in the *Estates Gazette* as 'massive fillip for the central London lettings market', Bartlett's team advised the owner, a joint venture between the State of Qatar and property entrepreneur Irvine Sellar, on its deal with News International (NI) to lease 430,000 square feet and all 17 floors of The Place near London Bridge to the publishing giant.

The deal followed News Corporation's decision to split its business into two – News International and 21st Century Fox – and there was no time for delay given the multibillion-dollar de-merger had already been announced. The deal also involved an unusual arrangement involving NI taking on the plant and providing services back to the landlord. Matters were further complicated by London Underground having a ventilation plant running up through the core of the building which had to be addressed to ensure the safe operation of London Bridge underground station.

Feedback from the client was effusive: 'Crucially given the ongoing nature of the landlord and tenant relationship, both sides came out feeling that they had got a really good deal. That is a testament to the Eversheds legal team and their skilful handling of the negotiations and of the other side.'



(L-R) Eversheds' James Roberts with John Hancock of *The In-House Lawyer* and Lesley Wan of Lloyds Banking Group

HIGHLY COMMENDED

DENTONS

Richard Budge

Budge advised the London Borough of Hammersmith & Fulham on the proposed Earl's Court regeneration and redevelopment project, which reached exchange in 2013. The project involved a number of complex aspects, from the formation of a joint venture with Capco and Transport for London to managing significant tensions between the interests of occupiers and those of the developer group.

KING & WOOD MALLESONS SJ BERWIN

Matthew Priday

Priday's team advised on British Land's complex acquisition of Aviva's Paddington Central estate for around £470m last summer. As this was an off-market deal that needed swift conclusion to avoid price re-negotiation, the whole transaction, from signing heads of terms to completion, had to be executed in just ten weeks.

'Bartlett's team advised on the landmark deal with News International to lease 430,000 square feet and all 17 floors of The Place near London Bridge.'

MAYER BROWN

Martin Wright

The Mayor of London greenlighted Silvertown Partnership's plans last summer to transform a 50-acre area in Docklands, owned by the Greater London Authority, into a mixed-use site with 1,500 homes, space for retail and other amenities. Mayer Brown has successfully advised the Silvertown consortium as preferred developer in this £1.5bn redevelopment.

NABARRO

Marie Scott

Nabarro advised Google on all aspects of the £1bn acquisition and development of a site at Argent's King's Cross estate for the development of its new UK headquarters, which includes around one million square feet of office space. This comes at the end of a year's work for the technology giant following a competitive tender.

REED SMITH

Graham Reid

Reid's team needed to review hundreds of lease, planning and construction documents in just three weeks between exchange and completion when it advised Oaktree Capital Management and German real estate company Patrizia Immobilien on their £245m purchase of its IQ Winnersh business park near Reading from SEGRO.

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LAWYER

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Real Estate Team of the Year 2014

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