

NCS PROPERTY CONSULTANTS

AN INTRODUCTION



- Formed by experienced property professionals in 2009
- Dynamic, commercially-driven technical consultancy
- Providing Building Surveying, Project, Development, Cost and Sustainability Advice
- Independent privately-owned limited company
- Regulated by RICS
- Case Studies herein are a sample of work undertaken since the formation of the company

Acquisition & Investment Services

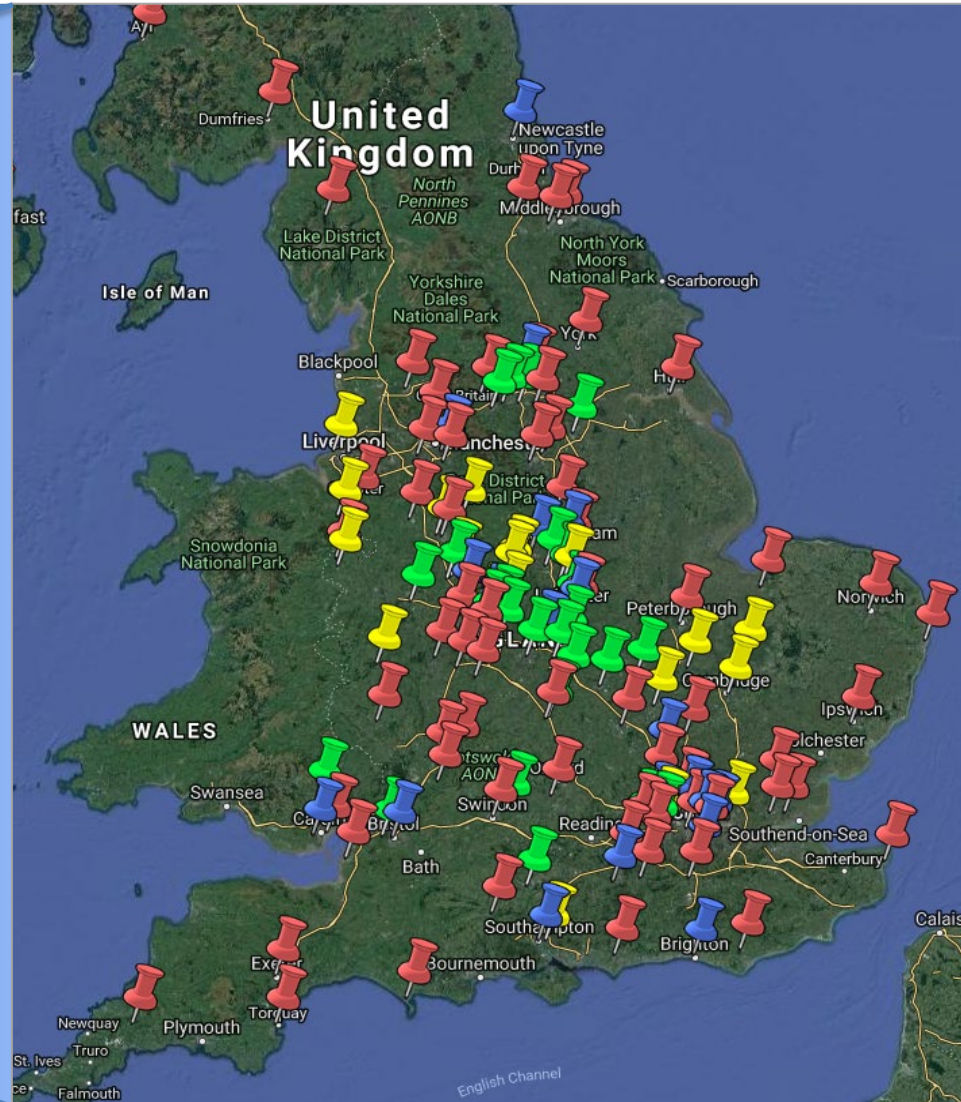
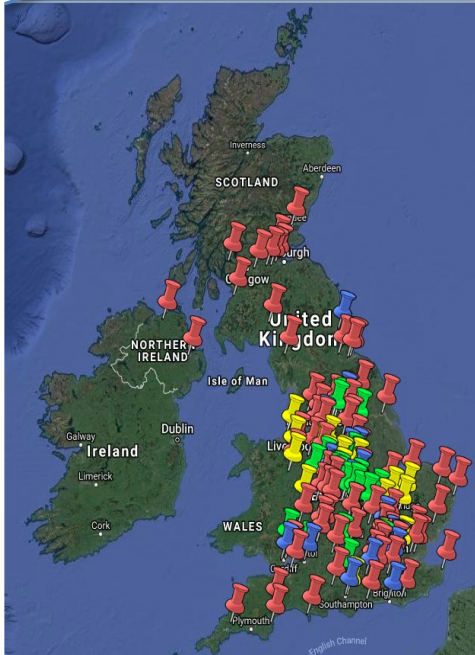
- Pre-Acquisition Survey Reports
- Due Diligence & Forensic Analysis
- Defect Analysis
- Fund & Development Monitoring
- Financial Monitoring
- Contract and Construction Analysis
- Tenant Advisor & Representative

Professional Services

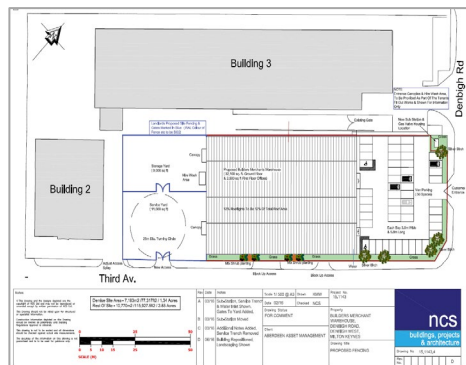
- Dilapidations Advice
- Schedules of Condition
- Reinstatement Cost Assessments
- Expert Witness
- Maintenance Plans
- Neighbourly Matters
- Party Wall Etc Act

Project Consultancy

- Development Consultancy
- Project Management
- Construction Management
- Employer's Agent
- Contract Administration
- Cost Consultancy
- CDM Co-ordination
- Project Monitoring



- Strong track record of working for:
 - Landlords
 - Prop Co's
 - Institutional Investors
 - Fund and Asset Managers
 - Developers
 - Occupiers
- Services span all sectors:
 - Commercial
 - Industrial
 - Retail / Leisure
 - Education / Health
 - Public / Defence



Denbigh Road, Milton Keynes

Phased Master-planning of former industrial site to provide 100,000 sq ft mixed use retail and industrial, including one-stop design and development advice for Aberdeen Standard Investments



Denmark House, North London

Development and Project Management and Employer's Agent advice in connection with £6m conversion and extension of vacant 1960s office block into a 128 bed hotel for Aberdeen Standard Investments



Letchworth Gateway, Letchworth

Development and Project Management and Employer's Agent for £9m new build retail park development in Letchworth Garden City, including coordination of multi-tenanted development requirements, for Aberdeen Standard Investments



Midlands Industrial Development

Development, Project and Building Surveying services in connection with Master-planning and Re-development of key industrial site in the Midlands



City Centre Development

Phased development of entire City Centre Block, including both commercial and retail elements with current projects ranging from £50k to £20m+



Retail to Hotel Conversion, Confidential

Project Management, Employer's Agent and Cost Consultancy for conversion of large three storey shopping centre store into budget hotel premises



Ansty Park, Ansty

Development and project advice in connection with investment, acquisition and funding on 200,000 sq ft Ericsson UK office and research headquarters for an institutional investor



Industrial Estates, Home Counties

Development and project advice on construction and funding of 4 no. industrial estates on behalf of JP Morgan



Industrial Estates, Midlands

Acquisition and project advice on construction and funding of a number of prime distribution warehousing and industrial estate developments in the Midlands on behalf of Liverpool Victoria



Lock Street, St Helens

Development Management of partial redevelopment of Industrial property in St Helens for British Airways Pension Fund



Maxim8te, Hemel Hempstead

Dilapidations and resultant refurbishment of 180,000 sq ft grade A warehouse for Royal London to achieve back-to-back institutional letting



MEPC Business Parks, Nationwide

Commercial Building Surveying advice across a number of Business Parks, including Dilapidations, refurbishment, BCRA and general surveying services for MEPC



DC1 Central Park, Rugby

Dilapidations and Contract Administration of resultant refurbishment works on 350,000 sq ft industrial unit for Prologis



Dunhams Lane, Letchworth

Contract Administration of refurbishment works on 20,000 sq ft industrial unit in Letchworth on behalf of Aberdeen Asset Management



Drayton Fields Industrial Estate, Daventry

Dilapidations, Contract Administration and Professional Surveying Services in connection with 5 no. industrial units at Drayton Fields Industrial Estate on behalf of Prologis



Beasley Court, Uxbridge

Successful Dilapidations negotiations and follow-on Project Management of £2m refurbishment of vacant 20,000 sq ft office property for SWIP, for successful re-letting strategy



Interchange Place, Birmingham

Project Management, Employers Agent and CDM-C of £3m refurbishment of central Birmingham office property, including new reception, façade, common areas and CAT B fit out of office show suite



Edmund House, Birmingham

Project Management, Employers Agent and CDM-C of £3m refurbishment of 80,000 sq ft of office space, with ground floor retail, in central Birmingham for Patrizia AM



200 Gray's Inn Road, London

Pre-Acquisition and Due Diligence advice on behalf of GPE/BP JV £135m investment purchase of 290,000 sq ft Central London ITN Headquarters building



42 Bull Street, Birmingham

One-stop project consultancy advice for £1m refurbishment and re-positioning of historic 20,000 sq ft central Birmingham office property and retail unit for niche property investment company



78 & 80 Hammersmith Road, London

Pre- Acquisition and Due Diligence advice in connection with investment purchase of 2 no. West London office properties for Britannia A/S



Skandia House, Southampton

Technical Acquisition and Due Diligence for freehold investment purchase of 110,000 sq ft landmark office building on behalf of Britannia Invest A/S



London West End Portfolio

Technical Acquisition and Due Diligence for freehold investment purchase of West End office portfolio on behalf of Great Portland Estates



Major European Car Manufacturer HQ, Hampshire

Strategic dilapidations advice to achieve successful surrender of headquarter office premises occupied on strict performance-related break terms



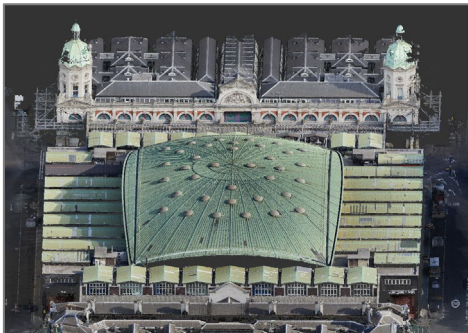
Mannington Retail Park, Swindon

Project Management of £2.3m refurbishment of out of town retail park in Swindon for Next, M&S, Oak Furniture Land, Cotswold Outdoor, Pure Gym and Mamas & Papas for SWIP



Kitchcap Retail

Pre and Post Acquisition Building Surveying advice on high street retail portfolio, including Building Surveys, Dilapidations, Contract Administration and Refurbishment



Poultry Market, London

Building Condition Survey of landmark Central London 1960s market building for City of London Corporation



Quasi-Resi Portfolio, Nationwide

One-stop Development, Project and Building Consultancy advice for development, refurbishment and conversion of high street retail/resi portfolio for SK Estates



Defence Academy of the UK, Shrivenham

One-stop Project and Building Consultancy advice for maintenance of existing estate, and development/refurbishment of new facilities on behalf of the Ministry of Defence



Shopping Centres, Nationwide

One-stop Building Consultancy services providing full suite of advice for redevelopment, refurbishment, conversion, dilapidations and technical advice across a wide range of shopping centres both covered and external



WH Smith Relocation, Birmingham

Project Management and Technical Services in respect of surrender and strip-out of 65,000 sq ft retail unit and Landlord's Works for new retail unit for Aberdeen Standard Investments



St Catherine's Walk, Carmarthen

Project Monitoring of £74m town centre retail development in South Wales for Invista REIM (latterly SWIP)



City Centre House, Birmingham

Project Management and Technical Services of £20m Landlord's Works to prepare and re-configure former BHS premises for new anchor Tenant, H&M, including new glazed façade and retail strategy for whole city centre block, for Aberdeen Standard Investments



Retail Portfolio, Nationwide

Pre-Acquisition Building Surveys and follow-on refurbishment and reconfiguration work for a 50+ property portfolio of retail properties nationwide for SK Estates



Trade Park Portfolio, Nationwide

Pre-acquisition Building Survey and Environmental Due Diligence as part of the acquisition of a portfolio of 13 trade parks in England and Scotland for Cording Group



Industrial Portfolio, Nationwide

Dilapidations, BCRA and Contract Administration services across nationwide grade A industrial portfolio for Prologis



Residential Development, Midlands

£2 million 22 new build apartment development in Staffordshire on behalf of a private developer, acting as Project Manager, Employer's Agent and Cost Consultant on site adjacent a mainline railway



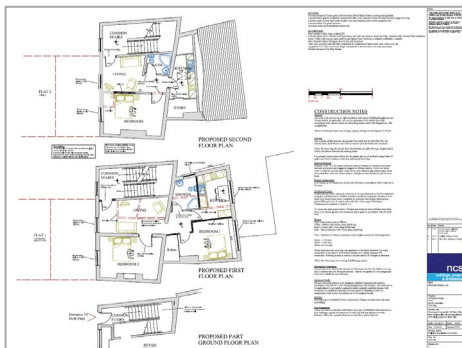
Student Residential Development, Midlands

Project Monitoring role for £60 million new build 800 unit student residence scheme in the West Midlands on behalf of an institutional funder



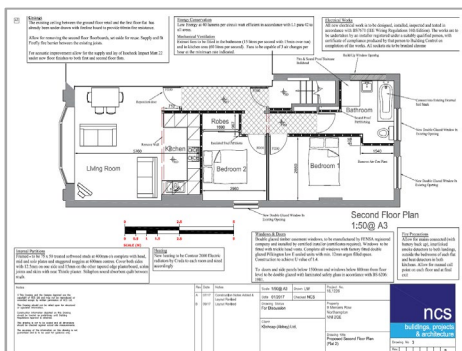
Residential Development, London

£2 million 9 new build mixed townhouse and apartment development in Sutton, London, on behalf of a private developer, acting as Project Manager, Employer's Agent and Cost Consultant



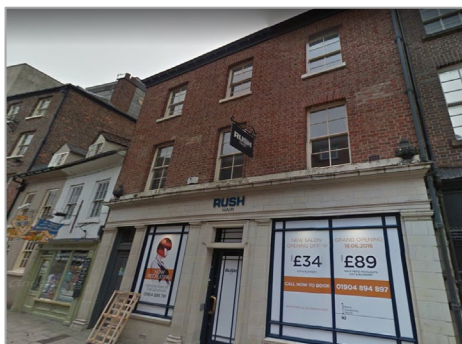
Retail to Residential Conversion, North East

One-stop Consultancy providing measurement, existing plans, proposed plans, planning and Building Regulations Approvals, Contract Administration and Principal Designer for retail refurbishment and conversion of upper floors to residential



Retail to Residential Conversion, Midlands

One-stop Consultancy providing measurement, existing plans, proposed plans, planning and Building Regulations Approvals, Contract Administration and Principal Designer for retail refurbishment and conversion of upper floors to residential



Retail to Resi Conversion, South East

One-stop Consultancy providing measurement, existing plans, proposed plans, planning and Building Regulations Approvals, Contract Administration and Principal Designer for retail refurbishment and conversion of upper floors to residential



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www.ncspcl.com