

## Commercial Property Capability Statement

### **Commercial property advice that keeps deals moving**

Our team advises on a wide range of commercial property matters, from landlord and tenant work to acquisitions, development projects, and real estate finance.

We act for landlords, tenants, investors, developers, and business owners, delivering commercially focused advice aligned with broader objectives.

#### **How we support our clients**

We work closely with agents, lenders, accountants, and other advisers who value responsive communication and commercially focused support.

Whether you are taking your first commercial lease, building a property portfolio, or progressing a development project, our focus is on protecting your position and helping the transaction move forward.

We regularly advise on transactions involving lender requirements, refinance deadlines, and time-sensitive acquisitions.

### **Keeping transactions on track from start to finish**

Commercial property transactions can involve multiple parties, competing priorities, and tight timescales. Our role is to keep matters moving, resolve issues efficiently, and support clients to complete with confidence.

Clear, straightforward communication is central to our approach, ensuring clients are informed at key stages and able to make timely decisions. We are experienced in working to demanding deadlines and coordinating with lenders, agents, and other advisers, keeping even complex matters organised and focused.

We support clients nationwide through our network of offices in London, Brighton, Bath, Eastbourne, Hastings, and Ulverston, combining local insight with a consistent, practical approach.

## Our commercial property services

We provide advice across all aspects of commercial property, including:

- **Acting for landlords and tenants** on commercial leases, renewals, and asset management matters.
- **Acquisitions and disposals** of commercial property, including investment assets and portfolio transactions.
- **Development projects**, including site acquisitions and strategic disposals.
- **Real estate finance**, including secured lending, refinancing arrangements, and portfolio structuring.
- **SIPP and SSAS** property transactions, including acquisitions, disposals, and ongoing structuring advice.
- **Commercial property auctions**, advising on pre-auction due diligence, auction packs, and post-auction completion.
- **Restructuring** property holdings and supporting portfolio growth strategies.
- **Property support** on wider corporate transactions, including business sales and acquisitions.
- **Supporting clients on property disputes** and working alongside our litigation team where issues arise.

### Who we work with

We act for a broad range of clients involved in commercial property, including:

- **Property investors**, from single-asset buyers to established portfolio owners.
- **Developers and landowners** acquiring, developing, and disposing of sites.
- **Business owners** acquiring, leasing, or refinancing commercial premises.
- **Lenders, brokers, and finance professionals** involved in secured lending, refinancing, and investment transactions.
- **Commercial agents** and other introducers requiring responsive, reliable legal support.



## Our commercial property team

Our commercial property team combines experience across leasing, investment, development, and real estate finance, supporting clients on transactions of all sizes.

### James Halpin, Senior Partner & Head of Commercial Property

✉ [jhalpin@solegal.co.uk](mailto:jhalpin@solegal.co.uk)

☎ 01273 069 920



James leads the firm's commercial property team, advising landlords, tenants, developers, investors, and landowners on a wide range of commercial property matters. His work includes drafting and negotiating commercial leases, acquisitions and disposals, development matters, refinancing transactions, and wider strategic property advice. His focus is on keeping deals progressing while protecting his clients' commercial position.

### Seema Anant, Commercial Property Solicitor

✉ [sanant@solegal.co.uk](mailto:sanant@solegal.co.uk)

☎ 0203 967 7700



Seema works across acquisitions and disposals, landlord and tenant matters, and leasehold transactions. She also supports business purchases and sales, including asset purchase agreements, helping clients keep transactions on track and to deadline. Based in our London office, she provides practical, commercially aware advice.

### Thomas Jones, Commercial Property Solicitor

✉ [tjones@solegal.co.uk](mailto:tjones@solegal.co.uk)

☎ 0203 967 7700

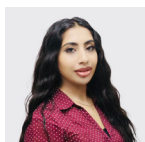


Thomas supports clients on acquisitions, disposals, development transactions, and leasing matters. He has experience in real estate development and works closely with colleagues on the property elements of wider corporate transactions, helping ensure matters progress efficiently.

### Mathumetha Sivaraja, Commercial Property Solicitor

✉ [msivaraja@solegal.co.uk](mailto:msivaraja@solegal.co.uk)

☎ 0203 967 7700



Mathumetha regularly advises on the property aspects of corporate and business transactions, including asset purchases, disposals, and company owned property portfolios. She is experienced in acting for private lenders and borrowers, managing lender requirements with precision and efficiency, and progressing transactions where speed, certainty, and commercial awareness are paramount.

**Nathalie Mackinnon**, Commercial Property Solicitor

✉ [nmackinnon@solegal.co.uk](mailto:nmackinnon@solegal.co.uk) ☎ 0203 967 7700



Nathalie focuses on commercial leases, acquisitions, and disposals, acting for investors and business owners. She has strong experience in landlord and tenant matters and works closely with agents and other advisers to keep transactions moving smoothly.

**Mehrnaz Mehrjordi**, Commercial Property Solicitor

✉ [mmehjordi@solegal.co.uk](mailto:mmehjordi@solegal.co.uk) ☎ 01273 069 920



Mehrnaz advises on acquisitions, disposals, and commercial lease transactions for investors and business owners across London and the South East. She supports transactions of varying scale, with a focus on efficient delivery and commercially aligned advice.



### Supporting your wider legal and commercial needs

Commercial property transactions often involve finance, corporate structuring, employment considerations, residential property issues, or potential disputes.

We collaborate across our real estate finance, corporate, employment, residential property, and litigation teams to deliver a seamless, joined-up service beyond the transaction itself.

Get in touch with our team to discuss how we can support your transaction today.