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Commercial Property Advisers

urbanⁱ
Another development by Urban-i
urbani.co.uk

LWE Commercial Property Advisers is about to become five years old, a key stage in the development of any business and now with new staff and an internal promotion Jamie Smyth, Head of Commercial Agency and Andrew Allen, Director speak about their future for the business and the industry generally.

The business has developed significantly from the day when Andrew had a single room and generated business with local lettings and sales of low grade stock to a point now where clients include Tesco, Weldricks, Ground Group, Lazarus, Urban-i and Henry Davidson Developments among others.

Development schemes being handled by the business amount to the letting of 65,000sqft of offices in Sheffield and Doncaster, multiple retail schemes as far apart as Newark and Hornsea and Industrial Parks including Hutton Business Park, Carcroft, Doncaster.

Recent appointments to the business are Stuart James who heads up the Property Management department dealing with rent reviews, lease renewals and rent collection. Jack Smith has joined from Sheffield Hallam University to assist his name sake Jamie in the agency department on sales and lettings.

Newly promoted Jamie says that he is delighted with the appointments giving the business the resource to deal with the client demands as the number and quality of developments being handled by LWE Commercial grows.

So far as the growth of the business is concerned Andrew acknowledges 2008 could be tougher than 2007 but also acknowledges the current market conditions will flush out the less experienced property people. Many of LWE Commercial's clients are experienced developers and investors and have prudently structured their finances twelve months ago for the current economic downturn and credit crunch circumstances. This we expect will lead to opportunities in this coming year in South Yorkshire as values fall into line and a longer term view of commercial property is taken by many.

For further details on available opportunities and enquiries for advice please call

01302 361445

email: enquiries@LWEstates.com

or visit www.LWEstates.com



To win a bottle of champagne

please send answers to the following question on a stamped address envelope to:

**LWE Commercial Property Advisers,
The Orange Rooms,
46 Netherhall Road,
Doncaster, DN1 2PZ**

“What profession was Rob Andrew, Elite Rugby Director, RFU previously in prior to becoming a professional sportsman?”

One correct answer will be drawn. Closing date 23rd May 2008. In the event of no correct entries the prize will not be awarded. The decision of the company is final.

Andrew Allen BSc MRICS is Director at **LWE Commercial** in Doncaster, a Chartered Surveying practice specialising in the commercial property sector throughout South Yorkshire answers client questions.



Q: Dave Kynman, Director of Nickel Blanks Group to whom **LWE Commercial** are providing relocation advice asks; “What differentiates a Chartered Surveyor from an estate agent?”

A: A Chartered Surveyor is a qualified member of the Royal Institution of Chartered Surveyors and will have RICS after their name. Normally having studied a degree the surveyor will undertake a minimum two year training diary with interim assessment followed by presentation and panel interview based on competency and experience. Final stage interviews occur just twice per year and there is only on average 65% of applicants that qualify.

Q: Dave Kynman asks; “Are Chartered Surveyors governed or regulated?”

A: Yes there is a strict code of conduct that surveyors have to abide by and the RICS undertakes audits and inspections of businesses along with periodic interviews with members to ensure they maintain continued professional development.

Q: Mick Murray of Urban-i developer at i-Quarter, Sheffield asks; “Can a Chartered Surveyor broker a transaction?”

A: A Chartered Surveyor is required to act for one party to a transaction providing best and professional advice to the client. It would not be possible to provide advice to both parties in a transaction and would breach the code of ethics under the regulations.

Q: Steve Matthews of Yorkshire Bank Business Centre, Doncaster for whom **LWE Commercial** undertake commercial valuations asks; “What are the key components to providing valuations?”

A: Commercial property valuations are provided by Chartered Surveying Practices based on one of three things, the value of the income generated from land or buildings to an investor, alternative uses that could create new income streams or comparable values of similar properties. It is the knowledge gained from being active in the market along with awareness of external factors such as the stock exchange and the economy that provides the valuer with his judgement on value of income. Surveyors or valuers refer to this as “yield profile”.