

Vickery Holman Property Consultants

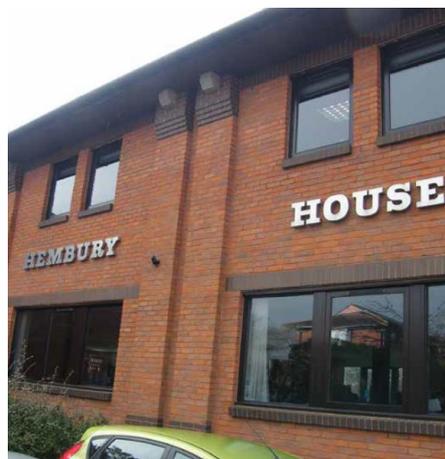
## Case Study

# Hembury House, Exeter

Situated in the established out of town Pynes Hill office Campus development on the edge of Exeter.

Following the expiry of a long term head lease, and the subsequent negotiation of new leases with the two occupying sub-tenants in the property our locally based client instructed Vickery Holman as Managing agents.

At handover Vickery Holman ensured that an adequate service charge budget was put in place, all required contracts were put in our systems and all health and safety requirements were brought up to date along with all necessary risk assessments and certificates obtained.



Once the day to day running of the property was well established, our Property Manager worked closely with the building surveying department of Vickery Holman to undertake a complete redecoration of the exterior of the building which was completed in the summer of 2015. The next project is to include the internal common areas undergoing a programme of refurbishment.

With the benefit of having building surveyors on hand, an Asset Management Plan has been put in place to support the continuing refurbishment of the property at a managed level of cost covered sufficiently by the service charge.

Vickery Holman's strategy for this property is to maximise the potential returns for the landlord through good, hands on management practices. Drawing from the other Vickery Holman services, the management department are ideally placed to provide a holistic overview on the property and ensure the landlord obtains best value for money on works and provide professionally presented building for its commercial tenants.

### Summary

Client	Eagle One Estates Ltd
Project	Management service for out of town offices with high profile tenants.
Value	Net rent and service charge circa £250,000 per annum.
Date	September 2013 to present.