


**All your business needs
- from one firm**

At Edward Symmons, we pride ourselves on being different from other firms. We offer our clients a unique scope of professional expertise in property, plant & machinery and asset management. We have been in existence for over 60 years and our extensive and expanding client list is testament to the quality of service provided.

We are recognised for our astute and efficient business advice, providing Partner-led strategic solutions.

We represent the perfect solution to your business needs.





My business covers several specialist areas so how can just the one firm, Edward Symmons, provide the solution?

Our commercial property and asset services are fully integrated. Arranged over six core divisions, we are able to combine the skills of these divisions to offer the best value service to our clients. We represent a single point of contact and deliver unique insight and a whole range of skills otherwise available only from several different firms.

Agency & Investment

Corporate Services

Machinery & Business Assets

Building Consultancy

Hospitality & Leisure

Valuation Services

We want the benefit of nationally acclaimed advice, but we also want local knowledge

Edward Symmons is a key player on the national stage whilst still recognising the importance of local and regional experience. From our network of nine offices from Leeds to Plymouth, we are able to complement our expert national advice and coverage with first class local knowledge.

Can you assure me that the client comes first?

Yes. At the heart of Edward Symmons is our drive to provide the best service to our clients, exceeding even the highest of expectations. We pride ourselves on being efficient and reliable but equally innovative and resourceful. The fact that so many of our clients are retained over the long term is testimony to the strength and excellence of our service. Client relationships are always Partner-led and we develop and maintain these associations to become a key ally in our client's business development.

"Solutions not problems"

Agency & Investment

Our Agency departments are well equipped to provide sound advice on the **sale, letting and acquisition** of commercial property across **a range of business sectors** including Offices, Industrial, Investment, Brownfield Sites, Residential, Development Land and Retail.

Operating from a nationwide network of strategically placed offices, our teams are able to respond to local market conditions with a national agency perspective, providing bespoke advice for local and national clients alike. We deliver a **seamless quality agency service** that **maximises the return** from our clients' property holdings.

Our dedicated Bankside division in the City office, coupled with our West End team, offers a complete service, providing **specialist knowledge across Greater London**.

Each of our teams has a reputation for speedy, tailored solutions and our impressive range of clients, from institutional household names to private investors and local companies, testifies to our **proven track record**.

Overall, our experienced and dedicated teams offer **true value to exceed our clients' expectations**.

"Assumptions allow the best in life to pass you by"

- John Sales



Building Consultancy

Property owners and occupiers, lending institutions and investors all come to Edward Symmons for advice on a broad range of complex building and construction matters.

We carry out **construction due diligence** for funds providing development finance. Through **development monitoring**, we actively seek to mitigate our clients' lending risks. We undertake **acquisition surveys** of commercial premises for investors and occupiers, arranging service engineers and other specialists when required.

Our **project management and design** experience extends from the refurbishment of offices to conversion of industrial buildings and community facilities. We arrange scheme designs utilising our in-house CAD facilities, advise on procurement routes and contracts and manage projects through to completion.

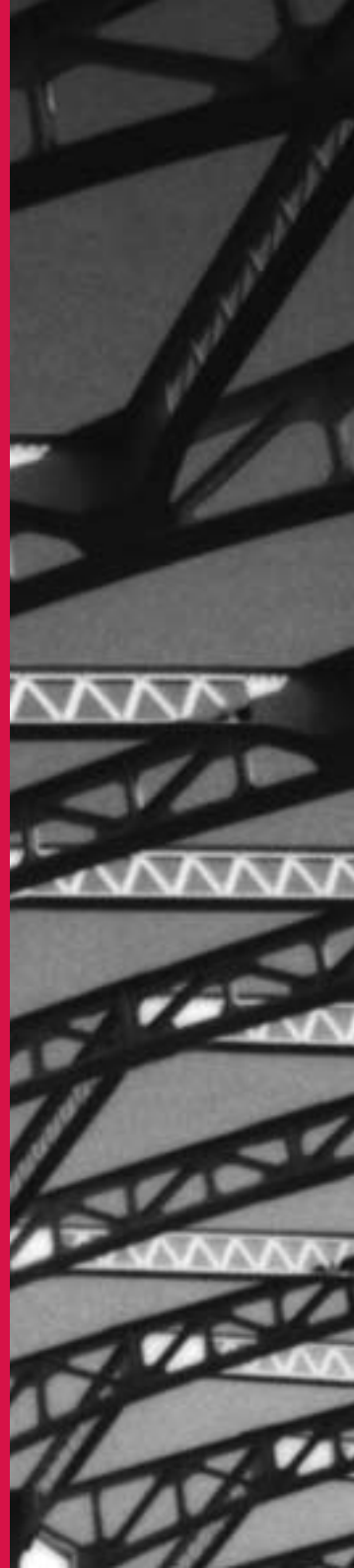
Our **legal and professional work** includes expert witness, Landlord & Tenant dilapidations, party wall matters and reinstatement cost assessments.

We provide **strategic advice** as to the occupation and use of buildings in response to the complex raft of current legislation including access and allied audits to ensure full compliance with the Disability Discrimination Act.

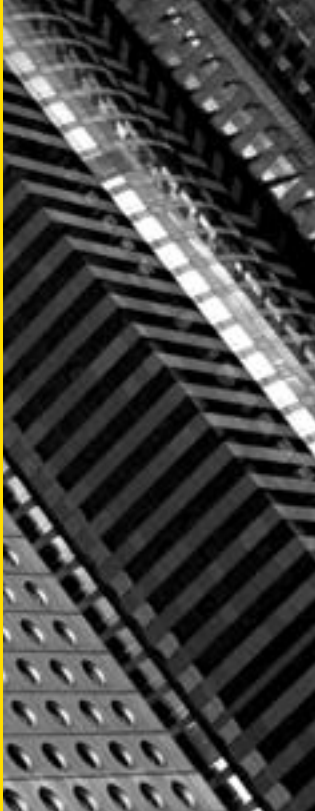
Experienced in a **wide variety of properties** including residential, commercial, offices, industrial, retail, hotel, leisure and places of worship, our work ranges from historic listed properties through to modern high tech buildings.

"The best way to escape from a problem is to solve it"

- Alan Saporta



Corporate Services



The Corporate Services division provides occupiers of commercial property with seamless advice covering every issue likely to arise from their property portfolio.

Offering national advice from our **network of regional offices**, we offer **Partner-led** solutions, drawing from specialists in each of our divisions. We provide a **co-ordinated and strategic service** tailor-made to each client whether they have a single property or a national portfolio.

Our focus is always on **adding value**. This might be by saving money on business rates, or at a rent review, or by identifying attractive development opportunities. A well thought out property strategy can minimise unavoidable costs whilst maximising asset value.

The Corporate Services team has a wealth of experience in each of the main general practice areas including: **Transactional** – sales, letting and acquisition of all property types; **Development** – advice and appraisal on all development scenarios; **Landlord & Tenant** – consultation and negotiation with landlords and tenants; **Rating** – advice and assessment; **Valuations and Funding** – appraisals and access to extensive funding contacts.

Combining the expertise within the firm's other specialist divisions enables us to provide our clients with a personalised yet **comprehensive service that few of our competitors can match**.

"None of us are as smart as all of us"
- Japanese Proverb

Hospitality & Leisure

At Edward Symmons our **depth of experience** in the hospitality and leisure sector keeps us at the forefront of this diverse and dynamic market.

Our team of experienced professionals offers a full range of **bespoke property services** covering valuation, pre-lending reviews, rating, rent reviews and development appraisals.

The national Hospitality & Leisure team is recognised as a leading advisor across the full range of property types. We have **experts in hotels, licensed premises, health & fitness, healthcare, golf, casinos** and the **commercial leisure** market generally.

Our knowledge of each sector enables us to fully understand the individual characteristics and **interpret complex financial data**. It also reassures our corporate and private clients throughout the UK that we can handle the **acquisition, development and disposal of trading entities**. The properties range from hotels, pubs, bars and restaurants to bowling alleys, bingo halls, nightclubs and nursing homes.

Whatever **specialised knowledge** and expertise you require, you'll find it pays to talk to Edward Symmons Hospitality & Leisure first.

"My work is a game, a very serious game"
- M.C. Esher





Machinery & Business Assets

When you call on Edward Symmons you can rely on a remarkably long and successful track record from **one of the country's largest teams** dedicated to the valuation and sale of plant and machinery – either by auction, tender or private treaty. We cover every conceivable asset and increasingly, our sphere of influence extends to Europe and beyond.

For asset based lenders and financial institutions we provide a **complete single source valuation service**, combining the disciplines of real estate, plant and machinery and inventory. We act for all the leading players and are pre-eminent in this field.

We frequently assist in the valuation and **sale of businesses**, advising on both the physical and intangible assets and advise corporate recovery professionals and banks on a wide range of issues affecting insolvent companies.

In a continually changing market place decision-makers need rapid, well-informed and impartial advice regarding the value and risk in their corporate assets. We undertake **Reinstatement Cost Assessments** for fire insurance purposes at industrial and commercial facilities worldwide and valuations for **Financial Reporting** requirements. Our **taxation surveyors** provide advice to purchasers and sellers of property in relation to the availability of **capital allowances**.

"Every exit is an entry somewhere"
- Tom Stoppard

Valuation Services

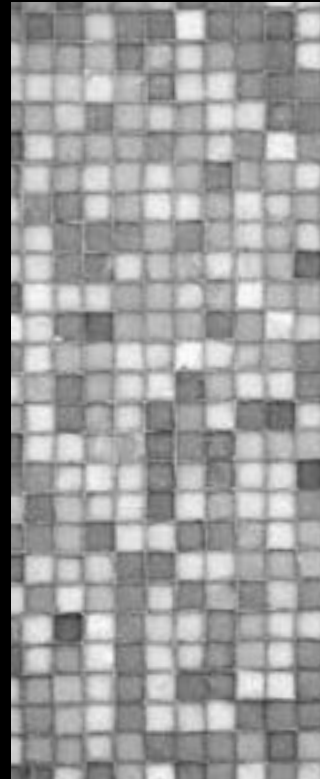
Edward Symmons is a **market leader**, providing valuation advice to a wide spectrum of clients including over **100 UK and overseas banks** and financial institutions.

Our **network of valuation teams**, based in all of our nine offices across the country, provides advice on investment, owner occupation and development for loan security, litigation, stock exchange, tax and accounting purposes.

We undertake valuations on a **wide spectrum of property types** including industrial, retail, commercial, residential and development sites. We also advise on specialist areas including education, healthcare and motor trade.

The firm has a national network of **RICS Registered Fixed Charge Receivers** who are able to assist in the recovery of bank and other fixed charge debts. Our fully trained staff are all members of the Non-Administrative Receivers Association and have many years experience in this specialist sector.

Our ability to link with other divisions within the firm to provide a **complete appraisal** of the asset is one of our key strengths. Using data from our in-house agency teams, we are always in tune with the constantly changing markets.



***"Ability will never catch up
with the demand for it"***

- Malcolm Stevenson Forbes

“Solutions not problems”

- The Edward Symmons' team

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