



Wedlake Bell

WEDLAKE BELL  
OUR LOGISTICS AND INDUSTRIAL  
CREDENTIALS

[wedlakebell.com](http://wedlakebell.com)

## WEDLAKE BELL OVERVIEW

Wedlake Bell LLP (Wedlake Bell) is a Top 100, London-based law firm with 76 Partners supported by over 200 lawyers and support staff. We provide a full range of legal services to UK and international corporate clients, public institutions and entrepreneurs across all sectors.

As an English commercial law firm our services relate to English law, but our outlook and client base is international. We established the Trans European Law Firms Alliance (TELFA), a grouping of European law firms, to provide our clients with support from legal specialists across Europe.

Our clients range from FTSE 100 and 250 companies, REITs, banks and financial institutions and owner-managed private companies, to trade associations, education establishments, charities and private investors. We have considerable experience advising clients investing in the UK for the first time.

Our approach is to be commercial, flexible and pragmatic; we work with our clients as business partners and not simply as suppliers of legal services, priding ourselves on developing excellent personal as well as professional relationships.

"Wedlake Bell's service is consistently delivered to a very high standard - they always make themselves available, react quickly to enquiries and hit deadlines."

"They have an excellent understanding of the wider issues and what impacts us as the client."

Client testimonials – Chambers & Partners

"Their attention to detail stands them apart, with a focus on getting matters concluded promptly and efficiently."

"A very good example of a partner-led firm. It is very much focused on its clients' needs."

Client testimonials – Legal 500





## OUR LOGISTICS AND INDUSTRIAL CREDENTIALS

Logistics and Industrial is one of Wedlake Bell's core Real Estate sector focuses. We act for many well-known industry sector participants and our real estate, banking, construction, corporate, tax and planning teams work closely together to provide an expert whole-project service to logistics and industrial sector clients.

The Wedlake Bell team advises clients on all stages of the property asset life cycle, from conception through development and letting to disposal, and deals with all aspects of investment, development, construction, financing and asset management for our clients in this sector.

We regularly advise funders, developers and occupiers in relation to their logistics and industrial assets, from large scale 'big-box' developments to last-mile logistics hubs, and work extensively with other specialists within the firm to be able to advise on the full range of legal issues that may arise within the sector.

### Real Estate

Our team provides our logistics and industrial clients with straightforward, commercial advice on a complete package of legal services and has a reputation for dealing with high-value investment and development work.

Working closely with our construction team, we help our clients bring forward their logistics/industrial developments, whether an entirely new scheme or the refurbishment/redevelopment of an existing asset. We advise on acquisitions and disposals, site assembly and funding, as well as the subsequent agreements for lease, leases and general asset management.

We frequently advise on forward funding transactions and development management agreements and have experience acting for both investors and developers.

We have advised on numerous acquisitions and disposals of logistics and industrial properties and regularly act for clients on pre-lets, regears and general asset management. We have experience of working with or opposite a number of household names in the sector, including global online retailers and 3PLs.

### Construction

We advise on all stages of construction from early preparation and procurement, planning and design to completion and beyond. We advise on post-completion matters including dispute resolution, covering adjudication, arbitration, litigation and mediation. Our highly regarded team influences construction policy and is represented on many industry bodies including the drafting sub-committee of the Joint Contracts Tribunal (JCT) a

leading construction contract drafting body, the British Council of Offices Board (BCO) and the British Property Federation (BPF). We have also led ground breaking industry reports in sustainability and contributed to working parties in the field.

We are often involved in advising on project procurement strategy and implementation; risk allocation and insurance; tender arrangements; joint venture arrangements; framework agreements; construction and engineering contracts for commercial developments, infrastructure and engineering projects; consultant appointments, payment and performance security and third party rights; operation, maintenance and supply contracts.

### Planning

Our planning team advises developers, landowners and investors on a wide range of planning and highways law matters, including industrial, mixed use, residential and retail schemes. The team's work involves negotiating planning agreements, highways agreements and licences, advising on planning applications and environmental impact assessment, planning appeals, judicial review and community infrastructure levy. They also advise on all aspects of compulsory purchase law and provide planning support for property acquisitions, developments and disposals.

### Property Litigation

Protecting property interests are very important and the ability to anticipate and resolve problems before they become litigious or, if they do, acting quickly can help to minimize risks. The Property Litigation team works closely with the Commercial Property team to ensure that our clients are placed in the best position to succeed. The team deals with the resolution of disputes by way of Court or tribunal proceedings, arbitration, third party determination, mediation or negotiation, as appropriate to the individual case. The team regularly advises investors, developers and occupiers on a wide variety of property disputes such as adverse possession claims, rights of way, boundary disputes and party wall matters, as well as landlord and tenant matters.

### Real Estate Finance

Real Estate Finance for investment and development purposes and acquisition/leveraged finance represent a core part of the team's practice. The team advises from the structuring and term sheet stage through to financial close and has extensive experience of drafting and negotiating all manner of finance documents including loan agreements, guarantees, security documents, intercreditor agreements, hedging documents and loan transfer documentation.

## Corporate & Tax

Wedlake Bell's relevant corporate and finance expertise has been gained from extensive experience of acting on behalf of developers, funders, contractors and consultants in relation to acquisitions, disposals and developments.

Our Corporate lawyers act for public and private companies and their advisers, ranging from corporations and UK subsidiaries of foreign multinationals to owner-managed businesses, entrepreneurs and venture capitalists. We support clients at all stages of acquisitions, development and sales, including providing detailed tax advice throughout.

Our size and structure mean that we are flexible, efficient, and quick to respond. We deliver a personal service with a high level of partner involvement. We make it our business to build lasting partnerships with our clients based on mutual respect. Our lawyers have a reputation for both an 'analytical' approach and 'user-friendliness'.

### Our recent experience includes:

- Advising LondonMetric on the acquisition of a long-let 300,000 square foot cold storage and logistics warehouse development in Huntingdon for £53.4m.
- Advising an investor on the acquisition of a retail distribution warehouse for £97m.
- Advising LondonMetric on the development of Bedford Link Logistics Park, including the construction and pre-letting of Unit 1 a circa 335,000 square foot logistics warehouse.
- Advising on the construction of a 46,800 square foot logistics warehouse in Weymouth.
- Advising an Oxenwood and Mulberry joint venture on the sale of the three mid-box units at Power Park 38 (formerly the former British Ceramic Tile factory in Newton Abbot, Devon) created following refurbishment and reconfiguration works by the JV, to owner-occupiers, including Gregory Distribution, GM Coachwork and Pro-Direct.
- Advising Oxenwood in its joint venture with Catalina on the acquisition of a manufacturing and distribution facility in Kettering for £9.05m, a prime car distribution and storage centre in Coventry for £17.9m and a £12.1m acquisition of a Walkers' distribution warehouse in Leicester, which supports the Walkers' crisp manufacturing complex in Leicester.
- Advising Oxenwood and its joint venture partner AIMCo on the acquisition of a prime, 4.7 acre last-mile logistics development site in west London and the subsequent development manager's appointment.
- Advising Oxenwood on the real estate aspects of the refinancing of a number of assets in its portfolio.
- Advising the developer in respect of the agreement for lease, building contract and consultant appointments for the construction of a circa 120,000 square foot logistics unit at a business park in Ashford, Kent.
- Acting for the purchaser on the acquisition of a multi property portfolio of logistics centres in Huntingdon and Rugby.
- Advising the developer on the building contracts, consultant appointments and related documentation for construction of seven industrial units and related office space and ancillary services in Witney, Oxfordshire.
- Advising a borrower on the refinancing of a portfolio of industrial and logistics properties.
- Advising the developer on the building contracts, consultant appointments and related documentation for the construction of two industrial units in Horsham.
- Advising Urban Logistics as funder on the acquisition, forward funding and letting of three separate warehouse developments in Exeter Logistics Park including the review and negotiation of the proposed forms of construction contracts and appointments.
- Advising Urban Logistics as funder on the acquisition and forward funding of an industrial development in Sheffield, including review and negotiation of proposed forms of construction contracts and appointments.
- Advising the developer on the building contracts, consultant appointments and related documentation for the construction of multiple industrial units in Oakham.
- Advising the developer on two separate projects for the design and construction of 47,000 square foot and 160,000 square foot industrial units at Suffolk Park Bury St Edmunds and the refinancing of each project.
- Advised on an Agreement for Lease and Lease of main distribution warehouse to a national pub retailer and brewer for their UK operations.

## OUR CLIENTS INCLUDE

- Carbide
- GSE
- Jaynic
- LondonMetric
- Oxenwood
- Tungsten
- Urban Logistics

## WHAT OUR CLIENTS SAY ABOUT US

“They always give sound, commercial advice and are willing to talk through the options in a very open and fair manner.”

Client testimonial – Chambers UK, 2023

“Commercial, pragmatic, responsive and real problem solvers.”

Client testimonial – Legal 500, 2023

“The lawyers at Wedlake Bell are extremely detailed, clear in all communications and efficient too.”

Client testimonial – Chambers UK, 2023

“The diligent attention to detail in their work, personal relationship management and depth of experience across the team is excellent.”

Client testimonial – Legal 500, 2023

“It's a strong and experienced team that is well versed in dealing with complex construction matters.”

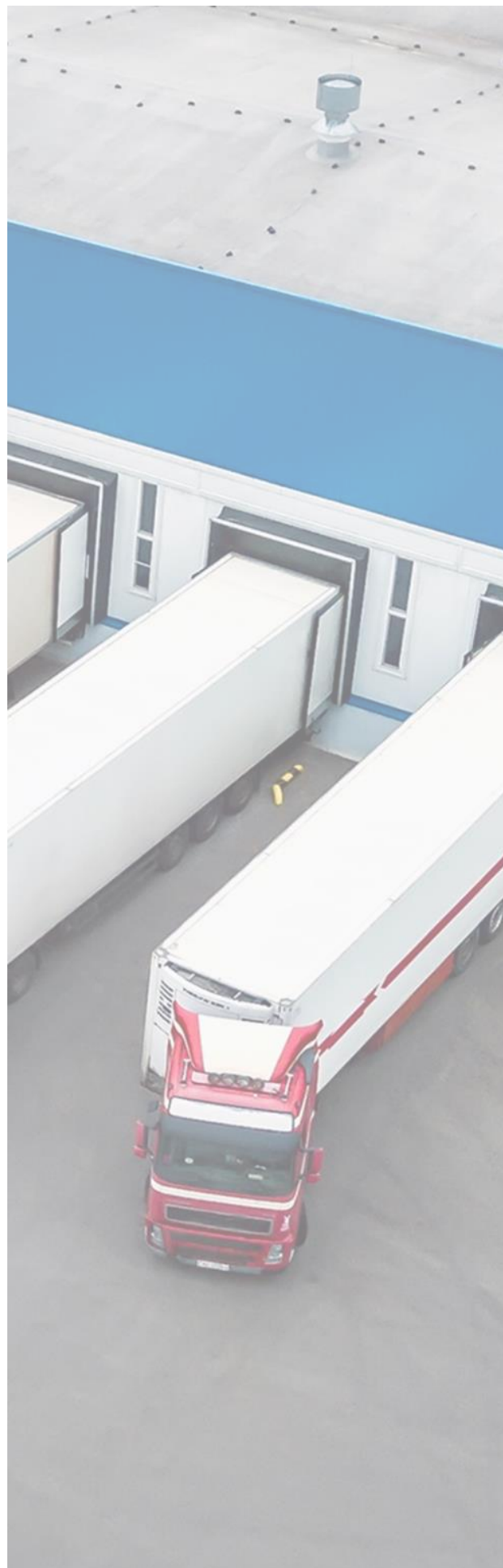
Client testimonial – Chambers UK, 2023

“Friendly, efficient and tenacious.”

Client testimonial – Legal 500, 2023

“As a client, to have a team like this who in on top of everything, and leaves no stone unturned to find the right answer, is worth so much.”

Client testimonial – Legal 500, 2023



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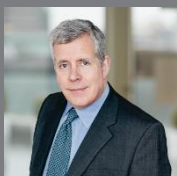
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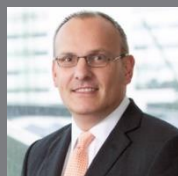
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