

Car parking services



Whether dealing with lease events, valuations, sub-letting of excess space, maintaining the asset or vacating sites, the car parking market is unique with its complexities. Whilst often ignored as part of the 'greater whole' of a property, car parking is a key component of many schemes.

Why GVA Grimley?

GVA Grimley is the only national firm of property consultants to have surveyors with car parking experience in several offices throughout the country. This enables our dedicated team to utilise local knowledge with an understanding of the specialist methodology required.

We approach every lease event (e.g. rent review, lease renewal) as an opportunity to obtain the best terms possible for whomever we're acting. Whether taking the lead in the negotiation process, identifying opportunities for extracting best value or formulating long term strategies, our advice is based on excellent market knowledge and a detailed appreciation of property trends.

What services do we offer?

- Lease Consultancy Advice
 - Rent Reviews
 - Lease Renewals
 - Lease Restructuring
- Valuation Advice
 - Loan Security Valuations
 - Asset valuations
 - CPO Advice
- Agency Advice
 - Acquisition/Disposals
 - Sub-letting/Assignment
- Building Consultancy
 - Preparing/responding to Interim and Terminal Dilapidations
 - Reinstatement Cost Assessments
 - Defects Analysis
 - Project Management of new build, extensions or maintenance schemes
- Strategic Advice/Asset Management
- Rating Advice



Lease Consultancy Advice

Under the leadership of Duncan F G Locke, who has 15 years experience of car park rental negotiations, including providing Expert Witness advice and evidence, there is a team of surveyors with car park experience throughout the country providing advice and undertaking negotiations in:

Rent Reviews & Lease Renewals

Negotiating the right terms and rents in a simple and cost effective manner for both landlord and tenant.

Lease Restructuring

To create added value for landlords and occupiers involving the removal of break clauses, extending leases and varying lease terms. Alternatively to agree new terms by implementing surrenders and renewals.

Expert Witness

Where negotiations can not be satisfactorily concluded we take cases through the Independent Expert or Arbitration process. We have also given evidence in the County Court and High Court on car park related matters.

Strategic Advice/Asset Management

We can monitor the performance of car park operations on behalf of investors/landlords.

Rating Advice

We provide Rating support to occupiers minimising rates liabilities on car park related properties.

Valuation Advice

Loan Security Valuations

Advice to lenders for new lending and refinancing of loans secured against car parks. This can relate both to owner occupied properties and investments leased to car park operators.

Asset Valuations

Red Book valuations on assets with substantial car parking elements for financial reporting purposes. Valuations are undertaken for both private and public sector clients.

CPO Advice

To advise clients with car park assets that are subject to compulsory purchase. This requires a thorough knowledge of the car parking sector as well as CPO procedure, to ensure that the best resolution is achieved for the client.

Building Consultancy

We have chartered Building Surveyors, Quantity Surveyors and Project Managers with excellent car park knowledge throughout the country. Areas of specialism include:

Dilapidations

Working closely with our lease consultancy colleagues, we assess the often complicated lease liabilities for preparation or defence of dilapidation claims. We have vast experience in defect analysis, maintenance works and construction costs for car parks to ensure any dilapidations advice is robust and best in class.

Reinstatement Cost Assessments

Be it a surface, multi-storey or below ground car park we use industry and internal construction cost databases to provide accurate rebuilding costs for insurance purposes.

Defects Analysis

There are a number of defects common to car parks, in particular various forms of concrete damage, drainage issues, failure of expansion joints, water ingress problems and fire and road salt damage. We have vast experience in diagnosing the problems and repair works needed.

Project Management

As one of the largest Building Consultancy teams in the sector we can specify and manage all building works be it an extension, new build, demolition or maintenance project.

For further information contact

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