



Altus Edwin Hill

'Managed' Temporary Occupation



Managed Solution

The financial burden of empty rates continues to bite, with a change in rating legislation increasingly unlikely. We have been working hard with our property owner clients to match bona fide, short term occupational requirements with longer term voids, to provide relief from this property tax.

We have been collaborating with a select number of reputable occupier companies on a managed temporary occupation model that benefits all parties. Our established managed solution provides;

- › **A well known brand name in occupation, for credibility with the local authority and business community.**
- › **Control over when they occupy and what is stored.**
- › **Photographic schedules to ensure the unit is handed back in the same condition in which it was taken.**
- › **Landlord/letting agent access for viewings during occupation.**
- › **Vacant possession at 2 weeks notice, if required.**
- › **Complete management of the whole process by Altus Edwin Hill.**
- › **Low fees and an early 'break even' point should you secure a longer term letting.**

Offices - tackling the empty rates burden on office space is more challenging than for industrial space. We are, however, able to provide an innovative and water tight solution for vacant offices which involves;

- › **No staff based permanently on site.**
- › **No prospect of wear and tear – crucial for new or newly refurbished space.**

We have been able to successfully mitigate the empty rates liability for many of the UK's leading developers, property companies and funds. Our solution has already generated savings in the region of £1 million on arrangements totalling well over 2m sq ft of vacant space via this practical, cost effective 'managed' route of genuine occupation.

Managed Process

The attraction to our approved occupiers is that we can provide a suitable short-term facility.

The attraction to owners is the business rate savings (and potential for short-term revenue) under a flexible arrangement. The process is managed by our specialist team and allows for the space to continue to be marketed to longer term tenants or purchasers.

What do you need to do?

- **Confirm the vacant building(s) where you are incurring or are due to incur empty rate charges**

Before undertaking a short term occupation we will check;

- › Any interest for a longer term tenant
- › Any opportunities to delete the building from the rating list or defer your liability
- › If occupation of the building is prohibited by Law



What we do...

- **Obtain competitive quotes from our preferred list of genuine occupiers**
- **Identify and agree most suitable occupier for your property**
- **Provide the documentation required, including a draft letting agreement and side letter confirming the terms of the deal**

We are confident that actual occupation will generally commence within three weeks of receiving confirmation on the building(s) you want to be occupied.



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Contact our team...

For more information on the viability of this Managed Temporary Occupation solution across the country, please call or email:

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