



2012 Real Estate Review

Committed to providing a
superior level of service

Welcome

to our 2012 Real Estate Review



The past year has seen our Real Estate Group involved in a number of significant property transactions and, despite the challenging economic climate, the team has continued to grow.

Our objective remains unchanged – to continue to provide the best advice and service we possibly can.

We never take the trust for granted that our diverse range of clients instil in us as they continue to ask us to advise on significant regional and national projects. We believe this is a reflection of our reputation for being proactive and responsive to clients' wishes and for adding tangible value to the relationship.

Our approach received national recognition last year for being the best law firm outside London when we were named "Regional Law Firm of the Year" at The Lawyer Awards 2012.

We hope you find this Real Estate Review informative and we thank all of our clients and business partners for their continued support. We look forward to continuing to work in partnership with you.

Keeping you informed

It is not enough that we know how to manage your transactions.

We need to understand the political and business environment that you are operating within and the economic factors that influence them. With that in mind we have hosted several Thought Leadership dinners that have provided opportunities for you to connect into the relevant advisory bodies and public sector entities. These have

helped business leaders to discuss issues affecting their businesses and the wider regional economic development, as well as providing opportunities to network with fellow business people within the sector.

Some dinner topics to date have included:

- Unlocking infrastructure with the CBI Senior Policy Adviser on Property and Infrastructure
- Considering the impact of the approved enterprise zones with North East LEP Board members, Jeremy Middleton and Andrew Hodgson
- Analysis of UK industrial policy with the CBI's Head of Manufacturing
- Core Cities with Lord Shipley, government adviser on Core Cities, with this now implemented through the City Deal
- Economic round table with the Chief Economist of the CBI, Ian McCafferty who is now the Economic Adviser to the Monetary Commission
- The first regional event with the new Chief Executive of the North East LEP, Edward Twiddy, on co-ordinating economic growth across the region.

Our guests have praised these events as being informative and invaluable so we will continue to arrange them. If you are interested in attending, please contact any of our partners whose details are on the back page and we will ensure that you are added to the exclusive guest list.



NORTH EAST LEP

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Working towards No.1 in Leeds

We have helped IVG secure some of the largest office lettings in the Leeds marketplace over the past 12 months. GDF Suez leased 30,000 sq. ft at the luxury offices at No.1 Leeds in Whitehall Road, Yorkshire Post Newspapers took 40,000 sq. ft and advertising agency,

Gratterpalm, leased 19,000 sq. ft. There is now only one floor remaining unrented at this prime office development.



Muckle worked well with our Letting Team to achieve three of the biggest lettings in Leeds this year - all of which were vitally important to our ownership of this premier building in the City Centre."

Robert Rankin, Investment Director at IVG UK Limited

Landing many estates

The turn of the year saw us complete a substantial property joint venture for UK Land Estates (Partnership) Limited, incorporating a 17 million sq. ft portfolio spread across 2,200 acres in the North East. The portfolio is largely held freehold and has an estimated market value of £260 million with an annual rent roll of approximately £18 million generated from over 1,000 tenants.

We continue to help UK Land Estates on their key projects. We are working on a development at the Metro Riverside for a £7.7 million new transport facility to host Go North East's facilities when they relocate from Winlaton and Sunderland Road.

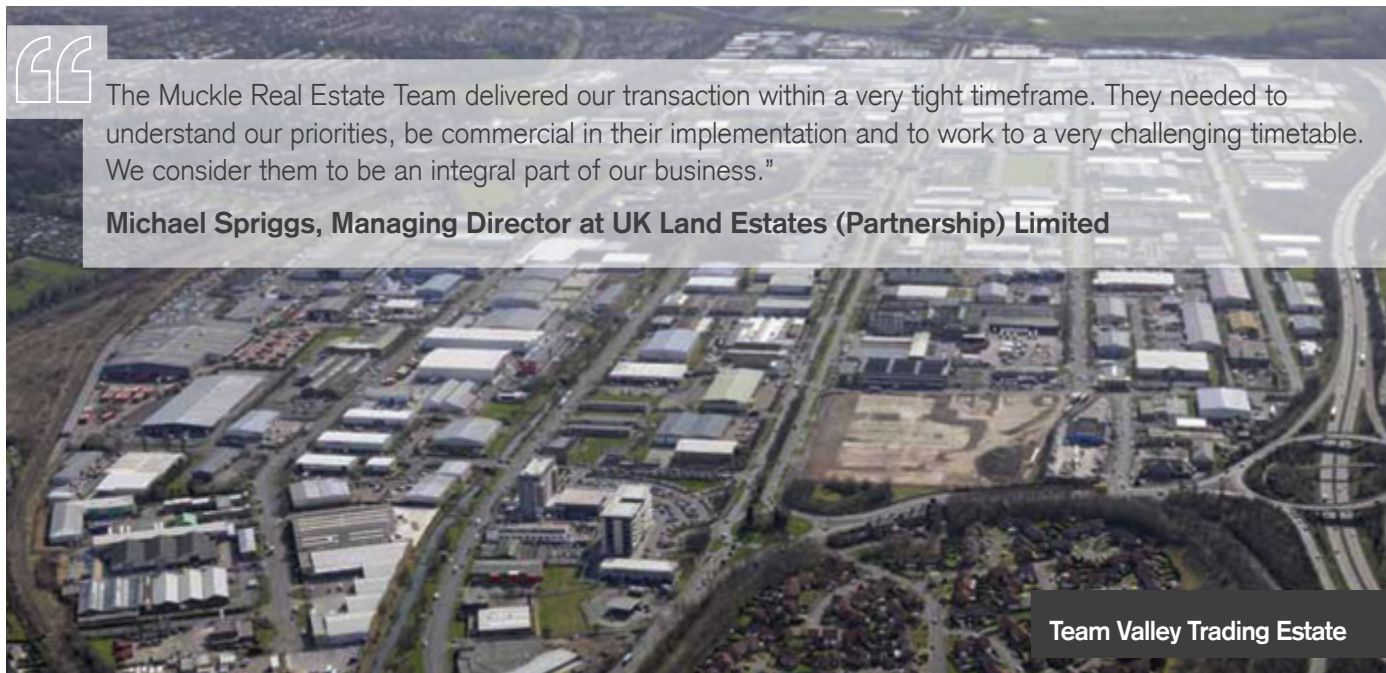
We helped to secure a surrender and dilapidations settlement with Marks & Spencer on a 103,000 sq. ft unit at the Tyne Tunnel Estate. This can now be refurbished as part of UK Land Estate's strategy to upgrade the overall estate.

We will be working on various development projects on Team Valley which include the 200,000 sq. ft industrial scheme at Dukesway and the 250,000 sq. ft mixed use scheme on the former Huwood site.



The Muckle Real Estate Team delivered our transaction within a very tight timeframe. They needed to understand our priorities, be commercial in their implementation and to work to a very challenging timetable. We consider them to be an integral part of our business."

Michael Spriggs, Managing Director at UK Land Estates (Partnership) Limited



Team Valley Trading Estate

Northumberland Estates invest in Milton Keynes



We were appointed by Northumberland Estates to help them purchase Denbigh Hall Industrial Estate in Milton Keynes, comprising 21 units, providing 183,366 sq. ft of space. This provides a total rental income of nearly £800,000 per annum.

The Northumberland Estates represents the long term business interests of the Duke of Northumberland. It is involved in the growth and restructuring of property assets, commercial property development and diversifying investments.



We enjoyed working with the Muckle team on this acquisition and found them to be responsive and user-friendly and they delivered their advice in a commercial and pragmatic way."

Colin Davidson, Commercial Property Manager at Northumberland Estates



Student digs

We acted for Metnor Group on all property, construction and banking aspects of the first phase of its Portland Green development which is currently under construction. Portland Green Student Village will house up to 278 students from August 2013 in a range of 4 - 7 bed student apartments in Shieldfield, near to Northumbria University.

The first phase will comprise of an 8 storey block of student accommodation and two ground floor retail/cafe units (one of which has been pre-let to Tesco). Metnor are undertaking the development in a joint-venture with London-based Templewood.



Muckle have been working with Metnor over the years on a variety of projects. They deliver a personal, detailed and diligent service to ensure the desired outcome is achieved as smoothly and efficiently as possible.”

Gerald Hall, Technical Director at Metnor Property Group

Genesis rising

We have been acting for Project Genesis Limited for nearly 20 years in helping to transform the former steelworks' site in Consett.

This has involved a range of projects including residential, industrial, office and leisure developments, as well as developing surrounding amenity areas for local residents to enjoy.

Construction work commenced earlier this summer for the latest phase of development which involves a new 80,000 sq. ft eco store which our client is developing for Tesco. We are advising Project Genesis on all legal aspects of this major development which is scheduled to complete in Summer 2013.



Next stop for Arriva

We helped local bus company Arriva North East to achieve their strategic goal to redevelop their depot and bus station in Ashington.

The site has been sold to Northumberland County Council and Arriva North East plans to relocate to a new depot and build state-of-the-art facilities which will improve bus services in the area. We also negotiated the three-year lease back until Arriva's relocation completes.

This has helped to pave the way for the Council's blueprint for a retail-led redevelopment linked to the existing shopping centre in Station Road. Negotiations took place during an 18 month period as part of a larger council blueprint which is similar to the redevelopment in Morpeth where we also acted on behalf of Arriva.

“ Acquisitions like this can be complex, but the expertise and skill of Jason Wainwright and his team at Muckle meant it was completed as smoothly and as efficiently as possible.”

Nick Knox, Arriva North East's area Managing Director





Getting Carter

We helped Northumbria University secure an agreement to lease a 993 bed, five-block halls of residence being developed at Trinity Square, Gateshead.

This is part of a mixed use scheme by Spenhill (Tesco) and Gateshead Council on the site of the former "Get Carter" multi-storey car park. The development will also include a Combined Heat and Power plant.

The five blocks are already visible across the Gateshead skyline and completion will be phased over the coming two academic years. Whilst they may not become as famous as the old multi-storey car park, they are certainly imposing!



Providing more places to live

The recession of the last 4 years undoubtedly slowed down the land acquisition and development programme of most house builders. Inevitably this also led to a dampening effect on the price expectations of many landowners. However, the recent relaxation of the planning regime has provided a new catalyst for activity in the residential sector and over the last 12 months we have seen our growing list of house builder clients becoming more active.

We are now regularly advising on land acquisition programmes for Barratt, Persimmon, Cecil M Yuill, Haslam Homes, Dunelm Homes and DM Residential. We are also delighted to have recently been appointed to act for the New Tyne West Development Company which is charged with regenerating a significant part of Newcastle's West End by providing hundreds of new homes.

Furthermore, with the completion by our client, Palm Beach UK, of a luxury apartment development in Falmouth, Cornwall, we can now rightfully claim to be acting on housing development projects the length and breadth of England.

Key



All aboard for the journey

We have been exclusively appointed to a four-year contract to provide commercial real estate and real estate litigation advice to DB Regio Tyne and Wear (DBTW) which operates Metro trains and stations on behalf of Nexus.

The contract includes legal work relating to the 60 Metro stations, as well as its kiosks, hoardings, shop units, offices, concessions, cash machines and telecom masts.

This contract followed a very competitive tender process. It comes during Nexus's £385 million modernisation programme, which will see the refurbishment of its trains, new tracks, power lines, signalling as well as refurbished stations and new ticket machines and gates.



Muckle LLP demonstrated their expertise in commercial property, a proven track record within the transport industry, as well as high standards of service. I look forward to working with the team."

Andrew Lynch, Commercial Manager at DBTW

Energetic subsea expansion

We have worked with DUCO for more than 20 years and this year we assisted them with the completion of the first phase of their development on Newcastle's quayside.

We advised on the construction and real estate aspects of the first phase which is a 14,500 sq. ft research and development facility, providing the subsea cable and umbilical manufacturer with office space, a laboratory and a test site. Work on the second phase of the development is well underway and will result in a new landmark building on the Tyne.

competition. As a global concern, Technip was considering other sites including one in Malaysia, so the fact they chose the Tyne is a vote of confidence in the North East as a major player in the energy sector.

DUCO's parent, Technip, approved the facility in the face of international



Having the right legal advice from Will and the team at Muckle was important in making sure the construction and associated property aspects of this was completed efficiently and without any delays, while also considering the wider energy sector issues. Our teams have worked really well together.”

Jean-Louis Rostaing, Managing Director of DUCO





“ We were very impressed by Muckle’s experience, desire to help and can-do attitude. The legal issues they face from the clubs and leagues is varied and sometimes complex, but we know they have the expertise to provide pragmatic and commercial legal advice.”

Douglas Marshall, Professional Support Lawyer at The FA

A photograph of two men in dark suits and ties standing in a large stadium with red seats. The man on the left has a beard and is wearing a blue and white striped tie. The man on the right is smiling and wearing a checkered tie. The stadium seats are arranged in a curved pattern, and the background shows the structure of the stadium.

Scoring a great result

We beat some of the best sporting law firms in the country to gain an exclusive contract with The Football Association.

We are now providing a national legal advice helpline to the 5,246 clubs and 146 leagues which have achieved the FA Charter Standard of excellence.

Many of the instructions received to date have been property related, including landlord and tenant issues, buildings, grounds and planning matters, and real estate disputes.

Converting a class act



We represented Kenton School in converting the North East's biggest school into an academy earlier this year.

The property, commercial and financial arrangements were more complicated than usual as a result of existing Private Finance Initiative (PFI) agreements and the number of parties involved. Despite this, the team negotiated all of the legal documentation, including transfers of

assets and funding arrangements, as well as advising on property and land-related issues, safeguarding, employment and trade union issues.

“Working with the team at Muckle LLP made a complex academy conversion as straight forward as possible. Their advice was clear and comprehensive and they helped by negotiating our way with the many parties and complexities involved.”

David Pearmain, Headteacher at Kenton School

New clients we're helping

We are proud to be receiving ongoing property instructions from these new clients who we have begun working with during the past year:



**New Tyne West
Development Company**

**SILVERLINK
HOLDINGS LIMITED**

**home
group**



Technip



NORTHGATE
Vehicle Hire



Keiro Limited



**UK
UK LAND ESTATES**

New people to help you

We have been recruiting within the Real Estate Group during the year to ensure that we have sufficient capacity to meet your needs.



Gail Bennett
Associate Solicitor

Gail joined as an Associate Solicitor and has particular experience in advising on the property aspects of corporate transactions including corporate restructuring and insolvency. Gail trained at international law firm Weil, Gotshal & Manges' London office, moving back to her native North East to work before she joined us.



Jonathan Bone
Solicitor

Jonathan has joined as a Solicitor with six years of specialist experience in handling landlord and tenant issues. Jonathan is also experienced in property investment, disposals and development work.

Standing out from the crowd

Many law firms treat clients well, but we're recognised as being better at it and it's always rewarding when others in the business community applaud what we are doing.

In June 2012, The Lawyer named us as being the best law firm outside London when we won the Regional Law Firm of the Year title.



Judges were impressed by our commitment to the North East, whilst continuing to win national and international work. One of the judging panel members awarded Muckle full marks "for its impressive financial performance coupled with a strong commitment to

social responsibility projects, focusing on making a contribution to the community." The judges said that Muckle sets an example not just at the regional level, but at a national level too.

The award is the latest accolade which recognises Muckle LLP's success. Earlier this year we won the Heart of the Community Award at the North East Business Awards 2012 in recognition for our work in helping local communities. We were also named Corporate Law Firm of the Year for the fifth consecutive year at the North East Insider Dealmakers Awards 2012.

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