



**ask-re**  
The Property People LLP

#### ASK-RE

ask-re is one of the UK's most effective property consultancies and was founded years ago by like-minded hands-on property people. Since then, the company has over provided business driven real estate consultancy and service delivery to about 1000 unique clients within the UK. We provide national reach, transferable skills and local delivery.

#### WHAT WE DO

We are the **standout** firm for unlocking the most complex and difficult real estate problems and converting problems into benefits, reducing cash outflows and liabilities, in order to make financial gains out of adverse situations.

Our unique approach combines strategic property and business knowledge, designed to add value and reduce the cost of commercial property, occupation and ownership. **We cut cost and create value.**

#### CONSULTANCY WITH CLIENTS

Corporate Real Estate Services (CRES) is industry jargon for the special skill set for corporate occupiers of commercial properties. We match our skills-set to occupier issues and needs, producing bespoke solutions driven by purely individual needs and limited only by what the tenure and property conditions allow us to achieve.

Our skills are particularly valuable and relevant during periods of downsizing or growing, whether disposing or acquiring, whether refinancing or releasing embedded assets. In addition to these more generalised scenarios, we offer specialist advice in matters such as capital allowances, lease restructuring and corporate finance either directly or with partners, as well as the embedded property specialists here at ask-re.

#### OUR SERVICES

- Expert Witness Reports incl. Arbitrations
- Corporate Real Estate Services
- Investment in Property Assets
- Investment Property Asset Management
- Business Space Leasing/Disposals
- Rent Reviews, Lease Renewals & Valuations
- Business Rates Appeals & Tax Savings
- Planning and Development
- Dilapidations Negotiations
- Building Consultancy
- Smartspace ([www.smartspace-uk.com](http://www.smartspace-uk.com))
- Globe/Reactive ([www.globefacilities.co.uk](http://www.globefacilities.co.uk))
- aedis ([www.aedis-uk.com](http://www.aedis-uk.com))
- Any Business Property Issue ?  
**Please Just Ask!**

#### CONTACT

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## Ask-re finds new offices for The Association of Colleges

### CLIENT BRIEF

Continuing a long-standing relationship with the [Association of Colleges](#), and following a planned rent/rates review of their current office space, the AoC took the decision to appoint [ask-re](#) again to act as agents to 'Search and find' new alternative premises with a brief to find a new, modern, suite of offices and assist the client to relocate.

Upon successful negotiations, [ask-re](#) were then appointed to act as Project Manager to undertake the fit-out of 5000 sqft of office space.

This project was completed in August 2007, with [ask-re](#) then further instructed to act on client's behalf to negotiate a dilapidations agreement with the previous Landlords.

### ROLES

To design the space and create a light, modern environment, appoint specialist contractors, acting as Project Manager to coordinate the programme timetable.

### KEY PROJECT FACTORS

- To ensure a practical use of the space whilst retaining the essential service required.
- Liaison with Managing Agents and Landlords to achieve necessary permissions.
- To modernize offices and create a feeling of light, space and maximum comfort together with a flexible approach.
- Upgrade of Fire Alarm systems and IT Infrastructures.
- Tight time constraints

