

#### 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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 the online and offline creative agency



# Ask-re puts Angel Trains on the right track

## THE PROJECT

[Ask-re](#) carried out a search and find for some new offices for [Angel Trains International Ltd](#) in the Victoria area of South West London.

[Ask-re](#) were also appointed to carry out the design, procurement and project management of the new office space fit out.

Being appointed on both fronts gave [Angel Trains](#) a seamless transfer of information flow and activity associated with the choice of building, the lease negotiations, inclusive of license for alterations, interior design & space planning, contractor procurement and management of the fitting out works through to completion and relocation activities.

The acquisition of the space was negotiated to give [Angel Trains](#) the space they required at a rent of £42.50/sq ft.

The scope of the fit out project included the interior design and space planning of the space to provide:

- No Executive office
- No Boardroom
- No small meeting rooms, tea point/break out space, IT/Comms room and open plan office space.

The contract value of the fit out works, furniture and relocation (excluding IT works undertaken directly by [Angel Trains](#)) totalled £120,000 and was predominantly undertaken over a 5 week period.

## SCOPE OF SERVICE

[Ask-re](#) carried out a discreet marketing campaign:

- Architectural, Interior and M&E services design of the space to suit the agreed space plan.
- Agreements in association with the Landlords License to alter the premises.
- Liaison with Client appointed IT equipment and service providers to ensure their requirements in terms of building fabric, electrical supplies and air conditioning were evaluated correctly and ultimately catered for.
- Contractor procurement by means of competitive tendering.
- Project Management of the fitting out works, inclusive of quality and cost control, together with completion documentations.
- Handover processes with both Client and Landlord representatives.
- Assistance and advice on furniture procurement.

## CLIENT TESTIMONIAL

Subsequent to the success of this project [Angel Trains](#) have recommended [ask-re](#) to other companies whom they know are undergoing a similar process.

