



PROPERTY AND ASSET MANAGEMENT



CPP OVERVIEW

- **Commercial Property Partners** is a private firm of advisors who specialise in the **management, disposal and acquisition** of all types of commercial property. The strength of the business is defined by the quality and experience of the team.

Why CPP

CPP is a private firm of specialist consultants providing advice on a broad range of commercial property interests. Proud finalists in 2019 for The UK Commercial Property Manager of the year Award, we are dedicated to maintaining and enhancing client's assets throughout the UK. Our professional approach ensures our client's Investments perform to their full potential maximising Rental Income and Capital Value.

Our approach

CPP is a Director led business that implements strategies that align with client's requirements, establishing good landlord and tenant relations to improve and sustain tenant retention. CPP are market leaders in the field of Prop-tech and continually innovate and implement new systems to ensure buildings are managed as efficiently as possible.

Switching to CPP

For a free consultation please contact:

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Prop-Tech



170 buildings under management



Portfolio under management circa £200 million



700 tenancies under management



Client's ranging from individuals to financial institutions



Nationwide Coverage

CPP NATIONAL COVERAGE



Prop-Tech

CPP's Property & Asset Management team are market leaders in utilising digital processes to manage their client's portfolios. Effective use of property based technology ensures efficient, accurate and responsive systems can be put in place.

The main benefits of a digital based system are:

- **Cloud based Property Management**
- **Automated responses**
- **Client remote access to data**
- **Constant review of systems, apps and processes to ensure CPP remain at the forefront of new technology**
- **24/7 accessibility**



Financial / Cashflow Management

Central Integrated Business Apps

Communication and Productivity

Portfolio Asset Management and Property Management Services

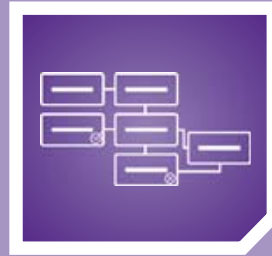
CPP are acknowledged specialists in Asset Management and Commercial Property Management. Our Property Management team provide a bespoke service to Property Owners enabling our clients to focus on their core business activity by managing their properties to their full potential and consistently maximising value. We are dedicated to adding value to our client's assets, as well as ensuring that Health and Safety risks are managed effectively to ensure a first-class service to occupational tenants.



24 Hour Helpdesk



Portfolio Asset Management



Lease Event Planning



Lease Advisory



Break Clause Compliance Advice



Lease Disposals/Acquisitions



Property Management



Service Charge Management



Service Charge Consultancy



Facilities Management



Financial Management and Service Charge Accounting



Interactive PPM and Maintenance Division



Health and Safety Compliance



Utilities Procurement



Vacant Property Management



Rent Reviews and Lease Renewals



Landlord and Tenant Advice



Cloud Based Systems

OUR CLIENTS



CLIENTS WE HAVE RECENTLY WORKED WITH...



Property Management Software deployed



Cloud based solutions allowing unrestricted access to data from anywhere and any device



Automated work flows removing the risk of human error



Maintains key lease dates and events



Streamlined reporting functions available to clients and tenants

PROPERTY MANAGEMENT CASE STUDIES



Polaris and Amber Portfolio

- Asset management of 1.25million sq ft
- Portfolio in excess of £200million
- 50 Tenancies
- Rent Roll in excess of £3.5million
- Proactive management including Lease renewals, Lease re-gears, rent reviews
- Industrial and Office Portfolio



PSI Services - Occupier Services

- Full outsourced Property Management service
- Asset Management
- Acquisition and disposals
- Financial management
- Property Helpdesk Service
- Health & Safety support and service
- 13 premises located throughout the UK



Steel City House, Sheffield

- 66,000 sq ft Grade-A Multi Let Office Space
- Property and Asset management
- Statutory compliance monitoring
- Service charge administration circa £250,000 per annum
- Lease Renewals, Rent reviews

Facilities Management

CPP also offer a full spectrum of Facilities Management services to landlords, occupiers and agents. Our key objectives are to deliver a Facilities Management service that ensures compliance, delivers value for money and takes the hassle of dealing with Facilities issues away from our clients so that they can concentrate on their own core business. As an integral part of the Property Management team, we work with our clients to ensure the strategic interests of their property or portfolio are planned, all statutory compliance observed, delivered on time and, importantly, on budget.

Our Facilities Management services include:

- **Portfolio Facilities Management**
- **Building Management**
- **Compliance Audits**
- **Supply Chain Review**
- **Procurement and Tendering**
- **Consultancy Support**

CPP FM & PROJECTS CASE STUDIES



Prince of Wales Rd, Sheffield

PPM & Reactive Maintenance

- Landmark 83,500 sq ft
- Monthly & Annual PPM Programme
- Emergency Lighting Testing & Servicing
- Air Conditioning Servicing
- Fire Extinguisher Servicing
- Fire Alarm & Smoke Detection Servicing & Testing
- Generator Servicing
- Plantroom Inspections
- Drainage Inspections
- Reactive Maintenance



Steel City House, Sheffield

PPM & Reactive Maintenance

- Landmark 66,000 sq ft
- Grade-A Office Building
- Monthly & Annual PPM Programme
- Emergency Lighting Testing & Servicing
- Air Conditioning Servicing
- Fire Extinguisher Servicing
- Fire Alarm & Smoke Detection Servicing & Testing
- Generator Servicing
- Plantroom Inspections
- Drainage Inspections
- Reactive Maintenance



Dearing House, Sheffield

Refurbishment & Fit-Out

- 4 storey Grade-A office building
- Refurbishment & Cat. A fit-out of ground, first and second floors
- Principal Contractor
- Design & Build
 - Strip-out existing finishes and tenant's fit-out
 - Renovate existing structure
 - New air-conditioning
 - Electrical rewire including new sub-metering
 - Replace ceilings
 - New floor coverings
 - Reconfigure and re-fit WCs
 - Reception upgrade
 - Installation of access control system

MANAGEMENT TEAM



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CPP FM & PROJECTS

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