

**CASE STUDY**  
Development



**Hartnell Taylor Cook LLP advised on the disposal of a prime city centre residential site and was subsequently re-instructed to advise on the development and marketing of a new high quality 123,000 sq ft office building, following change of use.**

On behalf of Persimmon Homes, Hartnell Taylor Cook LLP sold 0.9 acres of land at Templeback in the centre of Bristol to UK & European. The site had the benefit of an existing consent for residential, but was acquired on an unconditional basis. Hartnell Taylor Cook LLP was retained to advise on a change of use to mixed use including offices, which ultimately concluded in the receipt of a detailed planning consent for 123,000 sq ft of market leading, Grade A, Excellent BREEAM rating offices over ground and five upper floors. UK & European commenced speculative development in 2007 and agreed a pre-let of 21,485 sq ft to NFU Mutual prior to completion in 2009 and who subsequently increased their accommodation by a further 20,000 sq ft in March 2010.

Hartnell Taylor Cook LLP provides ongoing advice on various aspects of the development and is retained as letting agents and quoting rentals are £28.00 per sq ft.

**Client: Persimmon Homes/UK & European**

**CONTACT**

**Andrew Batchelor**

Direct Dial: 0117 946 4510

Mobile: 07836 744015

E-mail: [andrew.batchelor@htc.uk.com](mailto:andrew.batchelor@htc.uk.com)