



Your property
in safe hands.

Part of Clarion Housing Group

COMMERCIAL SERVICES

Providing you with both peace of mind *and* results.



Our specialist commercial property team provides a bespoke, efficient and competitively priced management service for a diverse range of commercial property including multi-category retail and office buildings. With a property portfolio that has an asset value of over £200m, we know our clients trust us to get on with the job, providing them with both peace of mind and return on investment.

“ They’re responsive to our needs and have proven to be diligent, professional partners. With efficient communications and client management competencies they deliver confidence and certainty.”

Jonathan Cawthra
Group Resources Director, Affinity Sutton

“ It’s a testament to Grange that they keep us, as landlords, and our tenants happy. That’s a difficult balance to achieve - as is doing so within the agreed budgets and service levels.”

Matthew Wong
Director, Property Investment Company

Our Commercial Property Management Services include:



Property Finance & Reporting

- Preparation and administration of quarterly rent and service charge demands
- Preparation of annual service charge budgets
- Providing quarterly and annual reports of income and expenditure
- We adhere to RICS Code of Practice for service charges



Planned Maintenance & Refurbishment Management

- Managing the landlord's repair and maintenance obligations
- Managing refurbishment works
- Managing applications for licences to alter
- Dilapidation surveys
- Planned and reactive fabric maintenance
- Mechanical and electrical services



Strategic, Facilities & Operational Management & Consultancy

- Consulting and advice on lease issues – rent reviews, lease renewals, lease restructuring and assignments
- Portfolio management
- Advising, preparing and implementing tenant mix strategies
- Consolidating, disposing and acquiring office and retail properties
- Managing exit strategies and moves
- Project management of fit-outs and space planning
- Inspections of portfolio at frequency agreed with client
- Advising on compliance with relevant leasehold obligations
- Maintaining adequate insurance policies for the client
- Advice on compliance with any statutory obligations, including notices
- Facilities management and contract procurement
- Security guard and concierge services
- Cleaning, maintenance and landscaping services



Environment, Health & Safety and Sustainability

- Health and Safety compliance including preparation of and implementation of Fire Risk Assessments, Disability Discrimination Act and Asbestos Audits
- BREEAM compliance

*The Chelsea Fishmonger, >
retail tenant*



Keeping your tenants happy is all part of the job.

Your Commercial Property Management Team:

When you work with Grange, you are getting a results-driven team with commercial property and facilities management expertise. Our clients and tenants benefit from excellent and efficient first-line support and specialised accounts personnel along with senior management staff who are experienced in strategic lease matters.

When it comes to hiring and managing third parties, we take great pride in only working with those who meet our stringent requirements for excellent service and value for money.





100% of our profit goes towards life-changing initiatives.



irpm

qualified property
professionals here




NATIONAL
HOUSING
FEDERATION

INVESTORS
IN PEOPLE

ARHM
Making standards in residential housing

ico.
Information Commissioner's Office

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Grange
PROPERTY
MANAGEMENT

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