



An experienced team with extensive knowledge and a global outlook

**Commercial Property Consultants**

[parkinsonholt.com](http://parkinsonholt.com)



- Office, industrial and retail agency
- Rent reviews / Lease renewals
- Business rates appeals
- Valuations
- Development
- Acquisitions
- Investment acquisition and disposal
- Asset management
- Property research

‘We believe in maintaining relationships enabling us to fully understand our clients’ individual needs and make quick informed property decisions that meet changing business circumstances.’



Parkinson Holt, formerly know as Fryer Holt, concentrates predominantly on commercial property in the Thames Valley and provides not only an agency service, but also a strong professional side including valuations, rent reviews, lease renewals and rating appeals.

The original Partnership dates back to 1991 and remains committed to offering a comprehensive range of services on both a personal and professional basis. We believe in maintaining relationships enabling us to fully understand our clients' individual needs and make quick informed property decisions that meet changing business circumstances.

### Coverage

Based in Reading, Parkinson Holt specialises in the Thames Valley region. Frequently our clients have property portfolios extending beyond the Thames Valley and we therefore also provide consultancy services throughout the UK.

Our clients include a broad range of major institutions, property companies, developers and occupiers.

Numbered among them are:

Allied Irish Bank (GB)	Legal & General	Royal Bank of Scotland
Amec	Liverpool Victoria Asset Management	Rugby Estates Plc
Axa REIM	Lloyds TSB	Sainsburys
Barclays Bank Plc	Lombard	Scottish Amicable
Citizen Watches	London & Cambridge Properties Plc	Segro
Claude Fenton Holdings	Nevada Bob	Sport England
Clydesdale Bank Plc	Mizuno	St Gobain
Danka Plc	Morley Fund Management	Svenska Handelsbanken AB
Epicor Software	Motorola	Thames River Capital
GEHE	Panasonic	Thus Plc
Highcross Plc	PMB Holdings	Waitrose Ltd
HSBC	PricewaterhouseCoopers	Wokingham District Council
Jelf Group Plc	Prudential Plc	
Kier Property	Reading Borough Council	
LaSalle Investment Managers		



**Office**  
Arlington Business Park  
Disposal for Danka UK



**Industrial**  
Oaktree Court  
Disposal for Madison Land



**Investment**  
Thames Tower  
Sale for Portfolio Holdings

### Services

#### ■ Agency

We undertake the marketing and the disposal of offices, retail, industrial and warehouse property for sale or letting.

#### ■ Rent reviews / Lease renewals

We advise on rent reviews, lease renewal negotiations, dilapidations and general landlord and tenant issues. We have extensive experience in Arbitration submissions and Court Hearings if required.

#### ■ Business Rates

Investigation of business rates liabilities and where appropriate, serving appeals and negotiations with the District Valuer and representation at Valuation Tribunal if necessary.

#### ■ Valuation

Valuations for purchase, sale, investment, balance sheet, bank loan, taxation, pension fund and insurance purposes. Compulsory purchase valuations and negotiations.

#### ■ Development

Advice on new development or redevelopment of existing buildings including change of use and planning consents. As well as land sales and site acquisitions we advise on substantial mixed use regeneration projects.

#### ■ Acquisition

Parkinson Holt provides a comprehensive property acquisition service which includes an initial brief, market research and property identification, negotiation of terms and liaison with legal and other advisers through to completion.

Acquisition and disposal of sites including assessment of future development potential, planning issues and demand analysis can be provided.

#### ■ Consultancy

Strategic property advice including investment portfolio analysis, acquisitions and disposals, asset management, market research, supply and demand and development feasibility studies. Expert witness reports to accompany planning appeals and legal cases.

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## Partners



### **Stephen Holt**

has spent all his professional life in the M4 & M3 corridors, having established Holt Walters in 1991, following a period at Chesterton International. Stephen specialises in Landlord & Tenant/ Rent Review/ Lease Renewals/ Rating Appeals and Valuations. One of his main pastimes is golf.



### **Shaun Walters BSc MRICS**

also a founding Partner of Holt Walters in 1991 and previously a Partner at Chesterton International in Reading. Shaun specialises in commercial property agency (office and industrial) for both landlords and tenants and also advises on development opportunities. Shaun's interests include rugby, golf and football.



### **Darren Parkinson**

was previously with Clive Lewis & Partners in London followed by ten years with Campbell Gordon in Reading, joining Fryer Gilbert & Jepps in 1997. Darren specialises in office agency, development and occupier consultancy, is a keen triathlete and enjoys tennis and golf.



### **Derek Gilbert**

has spent all his professional life in the M4 Corridor, previously as a Director of Connell Wilson and a founding Partner of Fryer Gilbert & Jepps in 1994. Derek specialises in industrial agency and development and his interests include cricket, golf and travelling.

## Consultants

### **Ian Jepps**

consultant to Parkinson Holt specialising in investment and development funding.

### **Neill Pitcher FRICS**

consultant to Parkinson Holt specialising in investment.

### **Simon Fryer FRICS**

consultant to Parkinson Holt.

**Retail**

Market Arcade  
Marketing advice for  
Brook Henderson



**Development**

Abbey Mill House  
Marketing advice and disposal  
for PMB Holdings



**Professional**

Apex Plaza  
Advice to Svenska Handelsbanken



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