



Office
Agency

The Commercial Property People

As one of the largest firm of chartered surveyors and commercial property consultants in the Yorkshire and Lincolnshire region, we are proud to say that we have been helping businesses and individuals, with professional advice and services, covering all aspects of commercial property for over 30 years.

Here to Help You

Whether you are buying, selling or leasing a commercial property or require specialist advice to help build your investment portfolio, our team of trusted experts are on hand to support you every step of the way. Combining our commercial property experience and our commitment to delivering the very best outcomes for our clients has established PPH as experts in the field of all aspects of commercial office agency work, dealing with many of the largest transactions in the region.

Why Choose PPH?

When you choose to work with PPH, you are choosing to work with a team that will take the time to fully understand your commercial goals and objectives, so our service is perfectly aligned with your needs. This allows us to provide professional and pragmatic advice that never loses sight of your commercial objectives.

Advice You Can Trust

Whether you're a landlord, tenant, developer or private investor you can always trust PPH to deliver what you need. Working across the region, out of four office locations, our experts use their detailed knowledge of the regional markets and their commercial property landscape to offer tailored advice and solutions that are bespoke to the specific needs of your business.

From the moment you start working with PPH, we become your commercial property people. Our clients benefit from working with a team that has extensive experience in the disposal, acquisition and management of office spaces in the region. In addition, every instruction is led by a director who is a fully qualified member of the Royal Institution of Chartered Surveyors (RICS).



We are proud to have been named Yorkshire and Humber's most active agents by Estates Gazette for ten consecutive years and East and South Yorkshires most active agent for 2020, (Estates Gazette and Radius).

Our Services

When you require advice covering the sale, lettings, investment, management or conversion of office spaces, you can draw on our expert knowledge of the regional marketplace and changing trends in office spaces to provide you with the best possible advice. With experience covering all kinds of transactions, you can always count on our team to provide you with pragmatic advice that never loses sight of your commercial objectives.



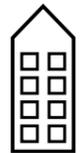
Sales

We offer a hands-on service that covers the entire sales process, from initial instruction to completion of the necessary legal documentation. This advice is delivered within clearly defined timescales and is always based on maximising the value of your sale while remaining mindful of the context of the marketplace.



Acquisitions

We provide specialist advice to occupiers in terms of full site searches, the negotiation of lease terms and rental values to assistance with the legal process and how terms may affect dilapidations at the end of a lease, our objective advice always delivers swift and efficient conclusions.



Lettings

Let our team guide you through the full process, from initial appraisals and inspections, providing valuation advice, carrying out the viewings with interested parties, negotiating and agreeing Heads of Terms right through to instructing solicitors and concluding the lease documentation. We advise on lettings for all types of office spaces, from single rooms to large multi-let offices.



The quality of marketing advice provided by PPH generated an impressive number of enquiries and has contributed significantly to the overall success of the site, which we are delighted to say is now fully occupied.

William Marshall, Marrtree Property Investors and Developers



Development Advice

We advise on a wide range of office developments and projects, including design and build opportunities through to disposals, site acquisitions and the procurement of development funding. Our specialist knowledge of the development process and the intricacies of the marketplace means we can provide our clients with trusted advice from initial acquisition right through to the final delivery and completion.



Investment Advice

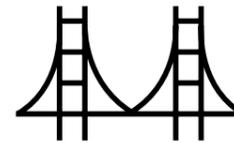
Our knowledge and experience within the office investment market place allows us to tailor advice to clients, so that investment values and returns are always maximised. Understanding the key factors that influence investment values when negotiating leasehold transactions are fundamental to enhancing and growing portfolio values in the medium to long term.



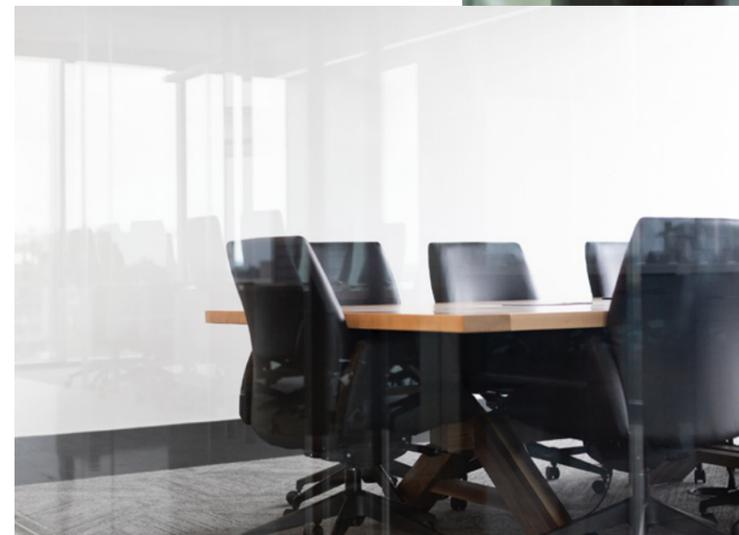
Bespoke Marketing Support

Every property is different and requires its own unique marketing strategy. We have embraced the latest creative, digital software to ensure properties are showcased at their very best, with the provision of full marketing support including virtual tours, interactive floor plans and video walkthroughs, as well as the design and production of physical marketing collateral.

Key Facts

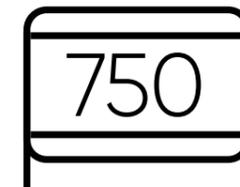


Unrivalled regional knowledge.



Whenever vacant units have arisen, it's reassuring knowing that the team at PPH are always available to secure new leases in a timely fashion. They're an experienced team and a very safe pair of hands.

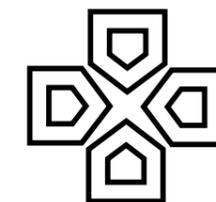
Paul Carnell, Carnell Management Services



Over 750 agency instructions.



PPH Commercial was established in 1990.



4 office locations provide regional coverage to North Yorkshire, East Yorkshire, South Yorkshire and Lincolnshire.



Our team of fully qualified RICS surveyors and support staff deal exclusively with agency instructions.

Our Projects

Bridgehead Business Park, Boothferry Road, Hesse

PPH's Office Agency team has been working with developer, Wykeland, on the 50-acre Bridgehead business park from its initial conception, negotiating all of the lettings and sales for a diverse range of properties, from Grade A purpose-built space to business centres such as the ergo building that offer versatile and flexible office space.

The site has the capacity for 612,000 sqft and can accommodate 5,000 sqft to 100,000 sqft units. The high quality, unique location and future focused, green credentials in place at the site have attracted household names such as Porsche and Centrica. Many of these tenants have purpose designed offices, which have been tailored to their particular specifications and requirements.

The location of the site boasts excellent transportation links, making Bridgehead an ideal strategic choice of location for our tenants, including John Good Shipping, who chose a bespoke 6800 sqft complex on the business park to house their head office.

PPH negotiated a 17,000 sqft design and build to Centrica and were retained by Wykeland to sell the investment



We have been very impressed by the service provided by the team at PPH, who always take the time to understand our particular requirements and deliver a service that feels personal to us.

With the help of the Office Agency team, we have attracted some of the region's biggest names to our Bridgehead site and could not be happier with the outcome."

Dominic Gibbons, Managing Director, Wykeland Group



The Bloc, Springfield Way, Anlaby

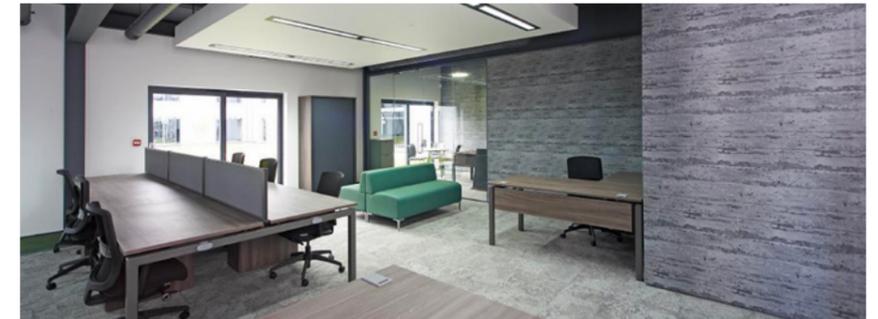
Acting as sole agent, PPH's Office Agency team advised Allenby Commercial from the initial concept and development of The Bloc, a purpose-built and fully-serviced Grade A office centre.

Concept and design advice helped increase the rent and investment value for a variety of different sized units ranging from single rooms to large suites, while a successful marketing strategy helped the site quickly reach 100% occupancy, making it a significant contributor the Hull and East Riding economy.



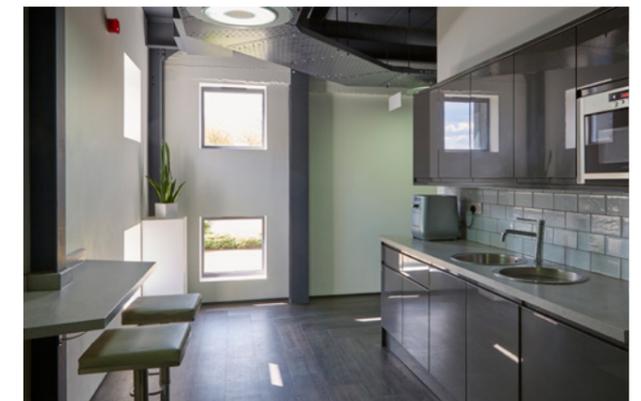
Key areas of delivery

- Concept and design advice
- Lettings and marketing advice
- Negotiating terms with tenants.



PPH have been a fantastic partner on our development, The Bloc, helping us to achieve a 100% occupancy and move the market on. Offering market insight throughout the development, they have played a massive part in its success. Without their expertise in leasing and management of office space, The Bloc would not be the success it is today."

Charlie Allenby, Director, Allenby Commercial



Our Projects

Albion Mills, Great Gutter Lane, Willerby

The Office Agency team at PPH has acted as sole agents on behalf of the owner since the original building was first converted from a former mill approx. 10 years ago. Since then, 5 additional buildings have been developed and the estate now extends to over 27,000 sq ft.

PPH have been involved in all aspects of the development from initial conception through to advice with the design and are instructed as sole letting and managing agents.

The lettings on site have been successful with some of the highest rents in the region being achieved for the uniquely designed buildings.



I have worked with PPH for many years and will continue to work with them as they offer an unrivalled mix of commercial experience and high quality service. They have played a huge part in making Albion Mills the success it is today."

John Levison, Owner and developer



The Riverside Building, Livingstone Road, Hessle

PPH's Office Agency team has acted as sole agents on the Riverside building since it was originally developed approx. 10 years ago. We advised the client at this stage regarding design and layout and have acted as sole agents on the scheme ever since. The exceptional offices have attracted some high quality occupiers including William Jackson group, LHL and Harris Lacey and Swain Accountants,

PPH have quickly secured 100% occupancy within the building and as fully retained agents deal with all new lettings, rent reviews, lease renewals and management of the building.



PPH are an extremely knowledgeable and experienced team who provide us with great results year after year in attracting occupiers and managing our portfolio."

Ian Scruton, Managing Director, Scruton & Co Ltd

Key areas of delivery

- Initial development advice
- Marketing and new lettings
- Property management including rent reviews and lease renewals



Nick Pearce
Hull & East Riding of Yorkshire

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E: nick.pearce@pph-commercial.co.uk

Nick, one of the founders of PPH, leads the office agency team and specialises in the sale, acquisition and letting of office properties. He is also responsible for development work, promotional conception of a scheme through to successful completion, working closely with clients to identify development opportunities, helping them to manage risk and secure planning consent.

With over 30 years of commercial property experience in the Yorkshire and Humber region, Nick's client base ranges from local individuals through to international companies.

Specialist Areas

- Office Agency
- Development Advice & Appraisals
- Planning Advice
- Investment
- Acquisitions



Duncan Willey
Lincolnshire

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Duncan is the Director in charge of the Lincolnshire offices, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting on behalf of a diverse range of clients, including national names, private landlords and tenants.

Specialist Areas

- Office Agency
- Development Advice
- Rent Review
- Lease Renewal

Ben Cooper
Hull & East Riding of Yorkshire

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E: ben.cooper@pph-commercial.co.uk

Ben is based in the Hull office and has over 10 years experience in the commercial property sector with particular expertise in office and industrial agency. He has a variety of clients from major blue chip plc corporates to property companies, funds, private individuals and developers.

Ben is an excellent communicator and negotiator who prides himself on giving solid advice and getting the best deal for his clients. This honest and friendly approach has led to much repeat business.



Specialist Areas

- Office Agency
- Industrial Agency
- Investment
- Development
- Acquisitions

Ian Brooks
South Yorkshire

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Ian is the Director in charge of the South Yorkshire office, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting for a wide range of clients across all sectors of the market.

Specialist Areas

- Office Agency
- Rent Review
- Lease Renewal
- Industrial Agency
- Development Advice





Talk to your commercial
property people

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pph-commercial.co.uk

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Chartered Surveyors and Commercial Property Consultants