

Track Record

Market Leading *Property Investment*
& *Development* Consultants




ESTATE OFFICE
PROPERTY CONSULTANTS

Estate Office



Chaim Aziz
Managing Director

Estate Office is well established as a leading player in the investment and development markets for residential and commercial property in the United Kingdom.

Founded in 1983, with over 40 years' experience and longevity in business, we have helped private and institutional clients complete transactions with a total value in excess of 10 billion pounds.



Daniel Minsky
Managing Director / MRICS

We have built up an envied reputation for our strategic advice, deal making expertise and attention to detail which together with our dedicated and personal approach makes us the agency of choice for both local and international clients.



Our Strengths

Investment

Our specialist investment department brings a wealth of experience and knowledge to the entire property investment process; identifying the best opportunities to match our clients' investment criteria through to executing our clients' business plans and strategies from acquisition to disposal.

Our UK and international clients benefit equally from our distinctive hands on approach. We are available at any time to assist them regardless of time zone and regularly make trips abroad to meet our overseas client base. The relationships we have formed with these clients is a testament to our proactive attitude and professional advice.

Development

Estate Office has been operating at the heart of London's property market for over 40 years.

Therefore, we are highly adept at identifying confidential opportunities through our relationships with property owners and developers both in the commercial and residential sectors, long before our competitors become aware.

We see potential where others might not, combining decades of experience with creativity and a deep understanding of development intricacies to seek out the most lucrative opportunities.

Inward Investment

We have dedicated significant effort and resources in building key relationships with many overseas investors and are now their advisor of choice for securing opportunities on their behalf in London and across the UK.



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Residential Investment

Invest *with confidence.*

We identify investment opportunities throughout the UK. Including off-market opportunities you won't find elsewhere.

Our residential investment network connects thousands of active landlords and sellers to provide investors with a broad range of opportunities to expand and optimise their portfolios. From short leasehold flats and HMOs to unbroken blocks and prime inner-city properties, we offer access to a range of property types across the UK. For sellers, we offer tailored marketing strategies conceived to maximise exposure and the ultimate selling price. We consistently generate high levels of inspections for each of our instructions - working diligently to drive competitive bidding and ensure the best possible outcome.

With decades of experience and a deep understanding of the intricacies of residential investment including the Private Rental Sector, Build To Rent and Purpose Build Student Accommodation Markets, we understand the practical, operational and legislative details that can make or break a transaction. This, along with a hands-on-approach throughout the process, enables us to ensure that properties are prepared for sale in the most effective way and that any issues are dealt with quickly and proactively to keep the deal moving toward completion.

Residential *Investments*

Sold & Acquired *Nationwide*



Apollo House, Butts, Coventry CV1

Freehold purpose-built student accommodation building comprising 134 beds arranged over 4 storeys totalling 34,008 sq ft.



Hoop Lane, Golders Green, London NW11

Newly constructed unbroken residential investment comprising 8 x 2 bedroom apartments in Golders Green. Sold on behalf of a private overseas client.

Residential *Investments*

Sold & Acquired *Natiowide*



York Way, King's Cross, London N7

Freehold unbroken residential investment in Kings Cross comprising 21 units over 7,382 sq ft.



Hadley Court, Stamford Hill, London N16

Freehold estate of 2 neighbouring blocks in Stamford Hill comprising 41 units. Sold to a private investor.



Saxon Court, Church Street, Reading RG1

Operational student accommodation building in prime Reading Town Centre. Acquired on behalf of overseas investor.



Poland Street, Soho, London W1F

Unbroken prestigious residential block of 9 apartments within a new development finished to a high specification in one of London's best locations. Acquired on behalf of a private overseas client.

Benjamin House, St John's Wood, London NW8

Residential portfolio of 10 luxury apartments 2-minutes walk from Primrose Hill. Sold to a private overseas client.





Land & Development

Developing *the future.*

We have a proven track record of working with private and public sector developers and landowners, whatever the scale and scope.

We see potential where others might not, combining decades of experience with creativity and a deep understanding of development intricacies to seek out the most lucrative opportunities. From early-stage site identification, we take a hands-on approach to help buyers uncover development or rebuild opportunities and create value, even where it doesn't yet fully exist.

Our high-quality marketing materials, supported by detailed technical and architectural plans, help buyers visualise a project's potential before it comes to fruition. Every opportunity is supported by a comprehensive data room containing legal packs and key information, for full transparency and informed decision-making.

We're experienced matchmakers, connecting you and your property with the ideal buyers. Our network spans a wide range of landowners, including private developers, public bodies and national housebuilders, helping to establish potential exit strategies and returns on investment early on. By helping to de-risk schemes, we can introduce investors or parties willing to underwrite an exit, making development sites acquisitions simpler, more secure and easier to fund.

Developments

Sold & Acquired *Nationwide*



Goldhurst Terrace, South Hampstead, London NW6

Consented residential development with planning to build 8 residential apartments and a 4 -bedroom house. Sold to a private developer.



Craven Park, Ealing, London W5

Consented residential development with planning for 6 x 5 bedroom terraced houses measuring 13,007 sq ft GIA. Acquired on behalf of an overseas developer.



Wellington House, Cowley Road, Uxbridge, UB8

Freehold office building with permitted development rights for change of use to 50 flats. Acquired on behalf of client.

Developments

Sold & Acquired *Nationwide*



Steelhouse Lane, Birmingham City Centre, B4

Former police station with planning for conversion of existing building into 48 apartments with a total net saleable area of circa 32,638 sq ft. Sold to a UK developer.



Scrubs Lane, Kensal Rise, London NW10

Landmark North West London co-living development with planning for 292 beds over 24 storeys and a proposed GIA of 145,000 sq ft.

Market Place, Reading RG

An office building spanning 70,000 sq ft located in the heart of Reading Town Centre with alternative use potential. Sold on an unconditional basis to an overseas co-living developer.





Mixed-Use Investment

Securing *opportunities.*

We are trusted and experienced advisors across real estate investment and development opportunities of all sizes.

We work with a broad range of investor profiles, both national and overseas, tailoring opportunities to suit their individual requirements. Every transaction is rooted in detailed analysis, including occupier demand, rental comparables and real, evidence-based market data to support fully informed decision-making. Our team works tirelessly throughout the entire process to address any issues that may arise along the way and ensure smooth completion. From both a buyer and seller perspective, this commitment adds significant value and confidence throughout the transaction.

Mixed-Use *Investments*

Sold & Acquired *Nationwide*



New Oxford Street, London WC1

Prime central London location. Mixed-use building with vacant office space above retail with planning to extend and convert into 9 apartments. Sold on behalf of a European private client.



Camden Island, London NW1

Office-led Art Deco property with offices as well as retail and residential space. Sold to a UK institutional purchaser.

Mixed-Use *Investments*

Sold & Acquired *Natiowide*



Greville Street, Hatton Garden, London EC1N

Prime Farringdon mixed-use investment benefitting from planning permission to create a double mansard roof extension. Sold to an overseas investor.



The New Inn, St John's Wood, London NW8

Prime freehold mixed-use investment with vacant possession. Sold to a UK private investor.



Marmion House, Worcester WR1

High-yielding mixed-use investment in the historic cathedral city of Worcester, comprising 16,592 sq ft and benefitting from immediate value-add and asset management opportunities. Sold to a UK investor.

The Ca'D'oro Building, Glasgow G1

Striking multi-let mixed-use city centre investment. The property provides high quality office and retail accommodation over six floors. Acquired on behalf of an overseas client from a UK Opportunity Fund.





Commercial Investment

Exceeding *expectations.*

Our specialist commercial investment team brings a wealth of experience and knowledge to the property acquisition and disposal process.

We operate on a national basis from the heart of London with a national reach. We advise across the full spectrum of sectors and lot sizes, from high-street shops and industrial estates to shopping centres, hotels and prime city centre office buildings. Supported by a thorough tracking system, we have our finger on the pulse to stay close to market movements and changing dynamics, allowing us to move fast and think outside of the box. By reframing assets and exploring a building's potential—not just what it is today—we help unlock value and position investments in line with evolving market demand and individual investor objectives.

Commercial *Investments*

Sold & Acquired *Natiowide*



Farrington Lane, Farringdon, London EC1
Attractive Grade II listed Victorian warehouse comprising 10,147 sq ft. Acquired on behalf of a private family office.



Hallam Street, Fitzrovia, London W1

Prime West End 10,517 sq ft office space within the Harley Street Conservation area. Acquired on behalf of a private investor.



The Square, Stockley Park UB11

High-yielding office investment located on Greater London's leading business park, comprising 72,461 sq ft. Acquired for a Middle Eastern Investor.

Stockley Park, West London UB11

Modern glass and steel office building of 78,540 sq ft in Europe's premiere office park with exciting value add repositioning angles. Sold to a Middle Eastern Family Office.





Inward Investment

Building *relationships.*

We act as your trusted UK partner on the ground, wherever in the world you invest from.

Our commitment to our overseas clients goes the extra mile, investing significant time and resources into international travel to facilitate long-term, trusting relationships and a highly personalised service. We act in close collaboration with these clients to provide clear, informed positional advice at every stage. For each of our key markets, including the Far East, Middle East and Europe, we prioritise a deep understanding of individual investor needs in order to align them with the right UK opportunities.

For overseas investors, we effectively act as a local partner, carrying out much of the groundwork on their behalf even when they are thousands of miles away. This includes inspections, detailed reports, market advice and hands-on support throughout the entire process. We offer sellers a truly international pool of buyers who may be motivated by favourable exchange rates, wealth diversification, entrepreneurial expansion or the desire to invest in assets beyond their home country. This global reach creates additional demand and can unlock meaningful advantages for both buyers and sellers.

Inward *Investments*

Global Reach *Map*



Over the last few years we have concluded deals with buyers and sellers from Australia, Hong Kong, Singapore, Saudi Arabia, Dubai, Israel, South Africa, Turkey, Cyprus, Portugal, Germany, UK and the USA.

UK *Based,* Global *Reach.*

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