CARTER JONAS

The Property People

Telecoms

carterjonas.co.uk

Telecommunications

Carter Jonas has an established and enviable reputation in providing advice in relation to commercial, residential and rural properties.

As a result of dealing with a number of landowners who have telecoms sites upon their properties we have set up a dedicated telecoms team located in strategic locations throughout the Country. We can provide a pro-active, hands on consistent approach in dealing with telecoms operators and ensuring that landowners are properly advised in relation to a unique market.

Our experienced telecoms team is able to deal with greenfield mast sites located in rural and urban locations, industrial estates, to rooftop sites and microcells in London, as well as other towns and cities.

Operators are currently amalgamating and consolidating networks and it is imperative that landowners are properly advised in relation to approaches to share and assign sites with other Operators. This also needs to be considered in any negotiations for new mast sites as well as in dealing with lease renewals of existing sites to ensure that landowners can optimise each site's potential for their maximum benefit and income generation.

It must be remembered that telecoms Operators have Code Powers. These are being statutory rights going beyond normal security of tenure granted under the Landlord and Tenant Act 1954. As a consequence careful handling is required, particularly if a redevelopment is contemplated where the telecoms site is situated.

Our clients

The type of clients we work for include:

- Private individuals and investors
- Institutional property investors
- Charities
- Family trusts
- Colleges and schools
- Diocesan finance boards
- The Crown Estate

Our services

- Negotiations in approaches for new sites
- Lease renewals
- Rent reviews
- Site shares
- Lease restructuring
- Surrenders
- Consents for alterations, assignments and sub letting
- Removal of sites to allow redevelopment
- Management
- Rental Collection
- Valuation

Contact:

London

Guy Pewter - Associate

Asset management of commercial property throughout East Anglia, the South East and London. Specialises in managing property portfolios, reconciliation of service charges and advice in relation to telecom leases.

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Peterborough

Hannah Skingley - Senior Surveyor

Asset manager for rural Estates in Eastern England. Advises on all aspects of rural estate management, including landlord and tenant matters, valuations, telecom lease negotiations renewals rent reviews and site decommissioning, cable easements, wayleave negotiations and compensation claims.

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Newbury

John Read - Associate

Undertakes a wide range of professional work including estate management, valuations and compensation arising from utilities. Expertise in telecoms sites acting for landowners with greenfield mast sites and rooftop installations, negotiating agreements for new sites, lease renewals, rent reviews and applications from tenants for alterations and assignments.

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York

Roger Thorpe - Surveyor

Has previous experience advising both operators and site providers in the telecoms industry. Also specialises in management of marine and coastal property in the North and North East.

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Shrewsbury

Andrew Black - Associate

Specialises in rural asset management for private and corporate clients. Provides advice on landlord and tenant matters, diversification, development and rent reviews. Particular interest in telecommunications, currently involved with the management of underwater data cables and telecoms towers.

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