

BUSINESS CURRICULUM VITAE

Name: Michael John Garvey Dip VS MRICS MCIArb IRRV

Date of Birth: 10 February 1966

Present Position: Director

Qualifications and other activities: Diploma in Valuation Surveying (RICS Headquarters Prize winner)
Member of the Royal Institution of Chartered Surveyors
Member of the Chartered Institute of Arbitrators
Corporate Member of the Institute of Revenues Rating and Valuation
RICS APC Panel Chairman
Regional Chairman of the Office Agents Society

Career:

2004 to date
Stupples
Director; Head of Agency and Development for the High Wycombe and Slough (Thames Valley) offices and also dealing with landlord and tenant issues and a variety of professional matters, including Expert Witness reports.

2002 to 2004
Hicks Baker
Partner; Head of Agency dealing with office and industrial property in the Thames Valley. Also handling a range of rent reviews and other professional instructions.

1996 to 2002
Rogers Chapman
Divisional Director; Head of the Professional Department dealing with all landlord and tenant issues, valuations and related matters. Also handling a wide range of agency disposals and acquisitions.

1994 to 1996
Gooch & Wagstaff
Senior Surveyor in the Valuation Department in the City of London. Undertaking investment valuations for institutional investors nationally.

1992 to 1994
Vail Williams
Senior Surveyor and Head of the Professional Department in Camberley undertaking a broad range of valuations, rent reviews, lease renewals and rating instructions in the Blackwater Valley region.

1989 to 1992
Vail Williams
Surveyor within the Professional Department in Reading, undertaking a broad range of valuations, rent reviews, lease renewals and rating instructions in the Thames Valley.

1988 to 1989
Haslams
Graduate Surveyor in Reading, assisting with various professional and agency instructions.

Major Landlord clients have included - Standard Life, Aberdeen Property Investors (now Goodmans), AXA REIM, IVG, The Greater London Fund, Scottish Life, CWS, Threadneedle, LaSalle Investment Management, REIT Asset Management, Legal & General, CBRE Investors, Welbeck Land, The Milton Group, Norwich Union, Prudential Property Investment Managers, Comland, Brixton, SEGRO, Brixton, Morley Fund Managers and Foreign & Colonial.

Major Occupier clients have included – CitiBank, GE Healthcare, Game, Energis, British Airways, IFS, Allergan, Nokia, BASF, ASDA Stores, Citizen Watch, Logica, Customs and Excise, BSKyB, The Employment Service and DfEE.

CAREER HIGHLIGHTS INCLUDE;

The Milton Group

The introduction of a 14,000 sq ft freehold hi-tech building on the Vanwall Business Park, Maidenhead (purchase price £2.5 million) and subsequent development advice, leading to the construction of a new 22,000 sq ft office building. Successfully let at £30.00 per sq ft and the investment sold for £10 million, reflecting a net profit on the project to the client of about £5 million.

La Salle Investment Management

Rent review instruction on The ICL Tower, Bracknell, a 160,000 sq ft mixed office and purpose built computer facility. Instructed to handle the arbitration proceedings, although managed to negotiate a settlement ahead of proceedings. Valuation based upon an assumed term of 70 years, with 14 year reviews.

VERCO Office Furniture Ltd

Strategic estate management advice. Identification of 5 acres of surplus non operational land. Off market marketing, leading to an option agreement with Redrow Homes. Representation required to the Local Plan Inquiry to establish a change of use as the site was zoned for industrial. Preparation of Proofs of Evidence and appearances at the Inquiry to give evidence under cross-examination.

Citizen Watch (United Kingdom) Ltd

Following successful rent review negotiations on their UK headquarters in Wokingham, developing a strategy to relocate them and dispose of the existing premises.

Aberdeen Property Managers

Rent review instruction on a 46,000 sq ft high office content warehouse in Bracknell. Successful arbitration proceedings with an Award at the figure contended for, with costs awarded against the tenant. Following an appeal against the Arbitrator's Award by the tenant, preparing proofs of evidence in anticipation of a High Court hearing. This became the leading case of Checkpoint Ltd v Strathclyde Pension Fund 2003.

IFS UK Ltd / IFS Defence

Instructed to acquire a new HQ that resulted in a 33,000 sq ft office acquisition and the subsequent surrender of the lease on the existing 15,000 sq ft office building in High Wycombe.

Nokia Telecommunications Ltd

Business rates advice given in Camberley relating to the development of a new 180,000 sq ft office and factory facility. Savings of £300,000 pa secured. Subsequently retained to acquire additional land for an extension to the above facility and undertake other work on the property holding.

Energis Telecommunications

Various work, including the rent review on their Reading main offices (110,000 sq ft) and a number of acquisitions of additional office space in Reading town centre totally approximately 61,000 sq ft.

Standard Life

Retained to negotiate rent reviews on the Kingsmead Office Park in High Wycombe, a 150,000 sq ft, 5 building business park dating from the early 1990's. Following successful arbitration proceedings, where costs were awarded against the tenant, further reviews were settled above ERV. This led to a sale of the investment beyond a value previously expected.

AXA REIM

Rent review instruction on a 4-unit modern warehouse development in Watford, totalling about 120,000 sq ft. Successful negotiations above ERV.

ASDA Stores Ltd

Retained to give employment based planning advice in relation to a proposed new store in Maidenhead. Proofs of Evidence prepared as part of an advisory team, leading to the submission of a planning application.

Game

Retained to undertake rent review negotiations on their UK distribution in Bracknell (140,000 sq ft). Negotiations successfully completed with only a marginal uplift in the passing rent.

Prudential Property Investment Mangers

Retained to undertake Arbitration proceedings on a 70,000 sq ft air conditioned office building in Bracknell. In a difficult market for landlords a favourable Award was received from the Arbitrator.

CitiFinancial Europe Plc (part of CitiBank)

Retained to advise on the acquisition of 40,000 sq ft of office space in Reading town centre, to act as the group's new corporate HQ.
