



ANDREW BENNETT

Legal Director

Speaks: English

Qualified: 2003 - Solicitor of
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Andrew Bennett

Andrew Bennett helps clients to deliver their real estate development and investment transactions quickly, efficiently and without fuss.

Time is money and, in a competitive market, real estate transactions need to be completed on time, on budget and in a collaborative manner. Andrew uses his experience to ensure that the law is not a barrier to business and that transactions are delivered with

appropriate speed and risk for his clients.

Andrew's recent experience includes undertaking an exciting project to acquire a large, office led, mixed use investment for a PLC client from a receiver for over £120m. Set in an out of town environment, the site was complex, with 11 buildings, over 20 occupational tenants, and future development opportunities. The timescale for completion was tight. Andrew led the team of lawyers who worked as part of a wider team of consultants to assess the nature of the investment, its risks and the opportunities for adding further value. We completed the process on time, confirming that the risks involved were acceptable and securing a valuable investment for our client at the agreed price.

Clients

Andrew's clients include:

- a key player in the global logistics market
- a number of PLC developers and investors in UK property
- development companies delivering logistics, retail and office facilities across the UK
- corporate occupiers in connection with the sourcing and delivery of new facilities

Experience

Leading a team of over 10 lawyers working with a PLC developer/investor and its other consultants to complete the acquisition of an 80 unit retail investment in a tight timescale and without complication. With a complex site, over 80 tenants and little time to review the large amount of information available, Andrew's experience ensured that the client was kept informed of the key issues and advised as to the best way forward, whilst not being side-tracked by irrelevant detail.

Helping a global car manufacturer to secure the acquisition and development of the site for a new manufacturing facility. Delivery of the facility on time was crucial, as was minimising the risk to the client in respect of works carried out by the seller before completion. Andrew worked in conjunction with the client, their other consultants and the seller to ensure that the land transfer and the seller's works were completed on programme to allow construction of the facility to begin.

Working with a development and investment client specialising in regeneration over a period of five years to help them assemble, develop and let a two phase town centre redevelopment, including the negotiation and drafting of the development agreement with

the local authority. Andrew's expertise came to the fore in securing sufficient legal protections to convince the anchor tenant to complete a number of months ahead of their contractual obligation.

Assisting a key player in the global logistics market to secure the acquisition of four sites for redevelopment as storage and distribution centres. Working as part of the client's wider team, sometimes in competitive tenders and always against short deadlines, Andrew ensured that his client was advised not just of the key legal issues affecting each site and its acquisition, but also how they could be resolved in the most pragmatic manner.

Expertise

Real Estate

Career & Recognition

2016

Gowling WLG (UK) LLP, director

2015

July

Wragge Lawrence Graham & Co, director

Wragge Lawrence Graham & Co, principal associate

2014

Wragge Lawrence Graham & Co, associate

2007

Wragge & Co LLP, associate

2003

Qualified, Solicitor of England & Wales

2001

Hammonds

1997

University, of Sheffield, LLB, Law