



Creating
Enterprising
Communities

www.leevalleyestates.co.uk



Introduction

Lee Valley Estates is an independent regeneration company, asset manager and landlord that has been creating enterprising communities throughout the Lee Valley corridor for over two decades.

The business was founded in 1987 by Michael Polledri MBE. Starting as Charterhouse Mercantile Properties, it was re-branded Lee Valley Estates in 2002. It has become a byword for regeneration and rejuvenation, enhancing and empowering neighbourhoods.

We have strong local roots and a commitment to local legacy. We have helped thousands of small and medium sized businesses grow and prosper and have created homes and award-winning communities for people to flourish.

Our aims

- Participation in regeneration areas
- Contributing to the development of enterprising and sustainable communities
- Improving the commercial environment by acquiring and investing in estates in public and private sector ownership



Leyton Municipal Offices

What we do

As a landlord, developer and asset manager, we provide and manage workspace and create homes and community facilities to support sustainable regeneration. Our portfolio covers small and medium sized commercial units and large scale mixed-use regenerative projects.

Workspace

Providing places where people want to work, now and in the future.

Through the renovation of commercial premises, we provide flexible and affordable rental workspace that support local business growth and prosperity. Our tenants represent wholesale and retail businesses, light industries, the public and private sectors, and not-for-profit organisations. They are companies led by – and employing – people from all the communities of the Lee Valley.

We have over 850,000 square feet of well situated workspace in the Lee Valley. We are one of the area's foremost landlords and have a reputation for providing quality facilities, service and fair lease terms and conditions.

Mixed-use regenerative projects

We transform brownfield sites into mixed-use schemes providing homes, community facilities and workspace to enable local communities and support regeneration in the Lee Valley's opportunity areas.

Working closely with like-minded partners in the public, private and not-for-profit sectors we create distinctive, sustainable neighbourhoods. We embed strong social infrastructures that deliver rich benefits to the people who live and work in them.

Our design approach and build technologies are environmentally conscious.

Asset management

We undertake active management of commercial premises in both long and short term scenarios where value is added through planning gained. We actively work with local authorities and the private sector on land assembly and its management.



Our approach

Creating enterprising communities

In all our activities, we operate to a set of core values. We invest back into the communities where we base our commercial activities and we conduct our business to ethical standards.

We are a fair landlord. Fledgling businesses need support and advice in order to prosper. We are also a firm landlord, keeping rents reasonable by collecting revenue efficiently.

We believe that responsibly developed mixed communities contribute to sustained regeneration and support new businesses in creating a vibrant local economy. Our local knowledge enables us to overcome the challenges and unlock the opportunities of sites to create community focused developments.

Sustainability

It's at the heart of what we do.

We aim to incorporate the latest environmental technology into our new developments. Future proofing our assets for generations to come is key. We are committed to sustainability and we believe that people are attracted to live and work in developments with sound green credentials and flexible workspace.

Residential properties in Hale Village are Code 4 and Breeam Standard of Excellence, resulting in a 43% carbon reduction.

Two biomass boilers, fuelled by recycled woodchip, provide heating and hot water for the entire development. This £5 million facility means we far exceed London Plan requirements for 10% carbon saving from renewable energy sources.

Sound financial base

Through decades of informed investments and good financial judgement, we have built a solid financial base and strong relationships with long-standing private and institutional investors. They trust our track record and are supportive of our new ventures.

Partnerships

We create the great things we do through exceptional partnerships; developing mutually beneficial relationships built on shared values, goals and trust with local authorities, housing associations, charities and investors.



Responsible design

We work with the best architects and designers to ensure we create complimentary and environmentally sound buildings that enhance their immediate environment as well as preserve heritage buildings.

Working with award winning architects BDP, Hale Village was inspired by the world acclaimed re-development of Hammarby, a waterside district of Sweden's capital Stockholm. Amongst many accolades, Hale Village has been voted one of the UK's top 5 developments.



Giving back

An ethos established by the company's founder, Michael Polledri, we invest in multiple charitable and social projects that benefit our local communities. Our contribution can be financial but it is often practical, through the active engagement of our executives. These include the NOW SRB Partnership, Tottenham Carnival and the Haringey Police and Community Boxing Club. Wherever possible, we also create or enable, community assets in our developments that benefit the people who live and work in them. An example of this is in Hale Village where we have partnered with the Diocese of London to create St Francis at the Engine Room, a community centre and the first new Anglican church to be erected in London in 40 years.



Regeneration and development

Our extensive experience in the delivery of private and public sector regeneration schemes is complemented by multi-disciplinary skills and strong project management. We are long term investors in projects and are market leaders in managing the design process, delivering sustainable infrastructure and improving the quality of life for residents and businesses.



Customer experience

If you become our tenant we will deal directly with you, very rarely through an agent. Our leases and flexible licences make it possible for us to adapt to the changing needs of your business. When you are ready to expand, moving to a larger unit or renting additional premises is simple. If your business needs to downsize or move, other space is usually available.

Our tenants, large or small, get a consistently high level of service. You will have a dedicated manager who will work closely with you, resolving any issues quickly and efficiently.

“



Wild Card Brewery, Clockworks

‘Highly recommended’

Boutique brewer, Wild Card Brewery run by Andrew Birkby and William Harris, moved to Clockworks in January 2014. The brewery has become a London hotspot for its highly acclaimed handcrafted beer.

“Lee Valley Estates pro-actively manage the estate and respond very quickly to any issues. We highly recommend Lea Valley Estates and their friendly and professional team.”

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Liquidation Warehouse, Hale Village

‘An amazing landlord’

Ebay retailer, Christian Gargas has been a tenant for four years, moving to his second premises with us in Hale Village recently.

“Lee Valley Estates is an amazing landlord. Staff are always so helpful and friendly and, importantly, really understand the needs of my business. Their good quality service enables me to provide a better service for my customers.”

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Soapsmith, Clockworks

‘We really love the space’

Samantha Jameson, Founder of Soapsmith, creators of artisan soaps sold around the UK including in Fortnum & Mason and Whole Foods, has been a tenant since 2011.

“We really love the space and we’re very happy with everything which is why we’ve been here for so long. Any issues are dealt with immediately and they’re very good at keeping in touch and communicating with us.”

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Some of our schemes



City Road



Unity Place



Forest Place



Sutherland House



RSA



West Ham Arches



Hale Village



Legacy Business Centre



LMO West Wing

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