

# Jeremy Tuck

BSc (Hons) MRICS

**Partner, Commercial**

Investment and Property Management



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## Jeremy is a property and asset manager with a 25-year history at Bidwells.

Jeremy is asset manager for one of the UK's leading property clusters for science and technology - Cambridge Science Park, an estate pivotal in transforming the city into a world-class hotspot for innovation. He advises the park on property strategy, attracting tenants and keeping pace with market trends.

Day-to-day, Jeremy and his team manage 10 multi-occupied properties, dealing with lease re-gears, new lettings, valuations and refurbishments.

With his sharp market knowledge, he was instrumental in delivering the park's popular innovation centre, meeting the needs of increasing entrepreneurial start-ups requiring office and lab space on flexible leases. More recently, and in conjunction with our capital markets team, he was involved in the sale of two high-tech lab buildings, well in excess of the asking price, worked with our retail team to assess the viability of a hotel on the park as part of a new leisure hub and is working on new park-wide infrastructure facilities.

Jeremy has also managed a commercial ground lease portfolio in Leeds since its purchase for the client 21 years ago and which comprises some 300 properties.

### Key relevant project experience

#### Cambridge Science Park

Managing the Park involves the full spectrum of property work ranging from service charge management, new lettings, re-gearing leases and increasingly an element of development work/asset management.

#### Trinity College, Cambridge

He has also looked after Trinity's Cambridge portfolio since 2000 and which comprises not only a very large retail estate in the centre of the Town but a variety of other property types. The historic ownership by The Colleges of large parts of Cambridge has resulted in the significant impact of restrictive covenants on development. Jeremy has negotiated numerous agreements to lift such covenants where appropriate.

#### The management of a ground lease portfolio in Leeds

Jeremy has also been involved in the management of a substantial ground lease portfolio in Leeds since 2002. He is increasingly involved in the negotiation of lease re-gears and rent reviews to open market ground rents and the grant of long leases and their restructuring to enable redevelopment is a particular specialism.