



## **RICHARD BREARLEY**

**Senior Associate**

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## **BIOGRAPHY**

Richard combines first-rate technical knowledge with commercial pragmatism developed by working across diverse areas of real estate on transactions across the country, as well as time spent on secondment in the UK legal team of a Fortune 500 business. That skill and experience makes him adaptable to different sectors and market conditions, and gives a broad perspective which benefits both one-off transactions and long-term projects. In response to particular clients' needs, he has developed particular expertise in real estate insolvency and telecommunications. In recent years, his practice has focussed on central London assets. It currently encompasses commercial and residential development projects; pre-lets; financing transactions for lenders and borrowers; investment acquisitions and disposals; forward fundings; and asset management, in particular involving telecommunications operators.

In 2023, Richard was recognized in Legal 500 as a key lawyer in three areas: commercial property development; commercial property investment; and corporate occupiers.

## ADMISSIONS

- England and Wales

## RELATED CAPABILITIES

- Real Estate
- Commercial Real Estate
- Logistics & Industrial

## EXPERIENCE

2024:

- Advised Tristan Capital Partners on the acquisition of the [Cody Technology Park, Farnborough](#) for [£112m](#)
- Advised an international bank on taking a pre-let of a new office building in Manchester
- Advised a global real estate investment firm on the forward funding of build-to-rent and affordable housing projects in central London and Salford

2023:

- sale of [1 New Street Square](#) for Landsec

2022:

- capital markets: complex forward sale of a City office development by way of corporate disposal, a transaction which won widespread media coverage due to wider market and macro-economic circumstances

2021:

- acquisition by an overseas joint venture of a geared long lease for a development site in London's south bank area
- for the landowner in litigation about a telecommunications provider's rights of access to a prominent central London office building

2020:

- for a FTSE 100 client, restructuring and disposal of a prominent central London estate
- disposal of a City of London office and retail complex
- purchase from administrators of a nationwide business and its operating portfolio
- purchase from administrators of two prominent retail brands, including key real estate assets

2019:

- investment acquisition of an office building in the heart of the City
- for institutional landlords, multiple pre-let transactions in the City

## RELATED INSIGHTS

News

Jan 15, 2025

**BCLP advises Vantiva in the sale of its Supply Chain Solutions business to Variant Equity Advisors**

News

Oct 03, 2024

**BCLP advises Tristan Capital Partners' EPISO 6 Fund on the acquisition of Cody Technology Park for £112M**

News

Feb 15, 2023

**BCLP advises Landsec on sale of 1 New Street Square for £349.5m**