

## BRIDGER BELL DELIVERS

After nearly a year, the Post Office finally has a new home at 59 High Street, Epsom. Following months of searching and hard work on the part of all involved, our new Post Office has opened.

We would like to welcome Mrs Nidhi Prashar as the new Post Master for Epsom although Mrs Prashar is not new to this game as she and her husband have been long standing Post Masters in Oxted, Surrey.



**Sally Holley** in commercial agency was instrumental in the letting of the Post Office in Epsom and would be delighted to assist you with your property requirement.

We have unrivalled knowledge of the South West London Commercial Property Market and please give us a call to log your requirement or have an informal chat.

**We are here to help!**  
**01372 730000**



There was an official opening by Chris Grayling MP on Friday 23rd February 2018, giving his seal of approval.

Roy Richmond Way  
Entire property let to Grafton Group



**Bridger Bell** have recently been involved in the letting of a detached warehouse totalling 17,607 sq.ft. on a site extending to 1.02 acres to Grafton Group Plc trading as Buildbase.

The subsequent investment has also been sold with Bridger Bell acting jointly with JLL for the vendors.

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Agency **01372 730000**  
Property Management  
**01372 741777**

Email [property@bridgerbell.com](mailto:property@bridgerbell.com)  
[www.bridgerbell.com](http://www.bridgerbell.com)

Bank Chambers  
64 High Street  
Epsom, Surrey



Residential Management  
Ashdown Place Ewell



Residential Management  
Kingshott House Epsom


## Cowboy Residential Managing Agents

You may not be aware that **Residential Block Management** is almost completely unregulated, and this means that literally anyone can call themselves a Managing Agent. They don't need to have any qualifications, experience or even know what block management entails.

Most flat owners assume they are paying their service charge to a skilled professional and whilst this may be the case, there is a risk that your Managing Agent is completely unregulated.

The Government is now looking at regulating this sector and we believe it is essential that this is implemented in order to protect flat owners. Appropriate regulation, properly designed will force rogue agents to either raise their game or quit the business.

**MORE A1 RETAIL OUTLETS REQUIRED**



- ▼ A3 CORRIDOR—SW LONDON LEASEHOLD/MAY PURCHASE
- ▼ 500 SQ.FT — 1 000 SQ.FT
- ▼ ALL PARADES CONSIDERED ESTABLISHED 1937—22 BRANCHES

**Coughlans Bakery**  
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Baking Since 1937

**Bridger Bell**  
Baker Chambers, 48 High Street  
London - Surrey KT19 8AF  
01372 730000  
www.bridgerbell.com

Jonathan Hillman - jjh@bridgerbell.com  
Sally Holley—sally@bridgerbell.com

The regulatory bodies in this sector of property management are currently ARMA (Association of Residential Managing Agents), who are largely self regulating and RICS (Royal Institution of Chartered Surveyors). The RICS have their own rules and procedures in terms of property and financial management in place and Bridger Bell as Members, have to adhere to these.

Any members or firms regulated by the RICS must ensure that the RICS ethics and professional standards are followed and this includes the below:

- A commitment to professional and technical standards and ongoing staff training.
- Professional indemnity insurance cover
- Rules to ensure that any money held on behalf of clients is held safely and separately from other client or company monies.
- Regular inspections by the RICS to ensure compliance and disciplinary action if failures are identified.
- Compliance with the latest Residential Service Charge Code, with aims to promote best practice, transparency and ensure timely issue of documentation including budgets and service charge accounts.

We would therefore urge you to ensure that your managing agent is regulated, ideally by the RICS, or ARMA and if it is not we would be happy to discuss with you how we can help to manage your block.





**1 Dover Street  
London W1**  
Entire property managed



**20 Lower Grosvenor Place  
SW1**  
Property Managed



**26 Sackville Street  
London W1**  
Entire Property Managed



**Ewell  
Ashdown Place**  
18 Flats Managed



**Whitstable  
Estuary House**  
Managed by



**Units A-F Barwell Chessington**  
2338 - 14040 sq ft  
Fully refurbished  
To Let for Aviva



**Epsom – First Quarter**  
From 1,485 sq.ft To Let  
for Canada Life



**Epsom Square**  
3,000 – 8000 sq.ft  
A3 Unit  
To Let



**Mitcam  
Unit 5 Falcon Business Centre**  
14,500 sq.ft HQ Warehouse  
Sold



**Stoneleigh  
42a The Broadway**  
Class A2 Unit  
To Let



**Unit 43 Barwell Chessington**  
11,633 sq.ft  
To Let for Aviva



**Cobham 1a High Street**  
Designer Offices  
1280 sq.ft  
To Let



# The Bridger Bell Team



**Bob Collins**  
Partner  
Management Department  
Email: bob.collins@bridgerbell.com  
Mobile: 07876 79 88 91  
DDI: 01372 730 006



**Frances Wilson**  
Associate  
Email: fw@bridgerbell.com  
Mobile: 07764 32 23 57  
DDI: 01372 730012



**Jonathan J Hillman**  
Consultant  
Agency Department  
Email: jjh@bridgerbell.com  
Mobile: 07743 64 39 04  
DDI: 01372 730 011



**Sallyann Holley**  
Senior Negotiator  
Agency Department  
Email: sally@bridgerbell.com  
Mobile: 07765 07 93 18  
DDI: 01372 730 004



**George R Bell**  
Consultant  
Management Department  
Email: grb@bridgerbell.com  
Mobile: 07966 41 48 47



**Rose Bann**  
Credit Controller  
Accounts Department  
Email: rjb@bridgerbell.com  
Office: 01372 741 777  
DDI: 01372 730 009



**Claire Harrow**  
Partner  
Accounts Department  
Email: charrow@bridgerbell.com  
Office: 01372 741 777  
DDI: 01372 730 007



**Janine Sallows**  
Accounts Assistant  
Accounts Department  
Email: jvs@bridgerbell.com  
Office: 01372 741 777  
DDI: 01372 730 008



**Robert Heath**  
Consultant  
Management Department  
Email: rob@bridgerbell.com  
Mobile: 07968 80 32 24

Bridger Bell Commercial LLP provides commercial property services: letting, selling, servicing and managing commercial properties.

Our expertise and knowledge of the business sector gives our clients a first-class service and we are proud of our strong track record of success in finding properties for clients; finding tenants or purchasers for property owners; and managing an extensive and varied portfolio of properties

**www.bridgerbell.co.uk**

Property Management: +44 (0)1372-741777

Agency: +44 (0)1372-730000

Fax: +44 (0)1372-747811

Bank Chambers  
64 High Street  
Epsom  
Surrey  
KT19 8AJ

