

# Case Study: First Title delivers for a new distribution centre



**When access restrictions and several title conditions threatened to frustrate a client's new development project, our client turned to First Title for help.**

## **Background**

When our client was instructed to act for one of its major clients regarding the development and letting of a state-of-the-art 65,000 sq.ft distribution centre, it quickly needed to identify any legal issues and risks that might jeopardise the project and find solutions.

## **Risk**

The site was ex-local authority land released for redevelopment. It had planning for storage and distribution use, but it was burdened by potential access restrictions, missing deeds and a range of title covenants.

In addition to insuring the developer against the costs of defending any legal action, settling any claim (if possible) and diminution in value, it was equally, if not more, important to insure the tenant, a delivery

operator, from consequential business losses that would arise from its inability to operate from the site, if it was subject to an injunction.

## **Solution**

First Title was able to provide a range of bespoke heads of loss policies for the tenant, to include the tenant's rental liability, relocation costs and in particular, £2m of coverage for the relocation of a purpose-built piece of specialist equipment.

With all parties satisfied with the cover provided from the policy, contracts were signed and the project moved forward. Our client had identified the issues and efficiently resolved them by turning to First Title to assist.

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