

## **JOB DESCRIPTION - ASSET MANAGER**

Locke Property Investments is a specialist consultancy practice focussed on reducing the risks of holding commercial property as an investment. Currently with £150 million and growing of industrial property under asset management across the UK, together with a diverse range of consultancy contracts around the UK, Locke Property Investments offers an exciting team environment for a property professional seeking a challenging and exciting career opportunity.

### **The Person**

- MRICS qualified or experienced non-qualified candidates
- Willing to work across the UK, potentially involving regular overnight travel
- Ideally with a combination of asset management, L&T, property management and agency skills,
- Ability and desire to learn new disciplines
- Industrial sector experience would be advantageous but is not essential
- Personable with strong communication and negotiation skills
- Highly motivated, self-assured and seeking a genuinely rewarding career path

### **The Role**

- To be based in Cowbridge, Vale of Glamorgan as part of a small but growing national team
- The role has been created through business expansion
- Responsible for proactive asset management of a portfolio of predominantly industrial property across the UK
- Identifying and executing asset management initiatives to enhance investment performance
- Focussed on integrity and the development of long term relationships with occupying tenants and clients
- Predominantly acting in a client side capacity for institutional investors and national clients

### **Duties and Responsibilities**

- Reporting directly to the Managing Director but working as an integral part of a close team
- Undertake agency and manage appointed letting agents across the portfolio
- Implement and negotiate lease renewals, rent reviews and other lease event transactions
- Highlight and implement value enhancement opportunities across the portfolio
- Appraisal and coordination of refurbishment projects
- To be increasingly responsible for budgets and business plans in delivering optimum financial performance from the property assets under management
- Support rent collection and property management teams to achieve outperformance from the investment assets
- Any other *ad hoc* duties that may be required in delivering optimum investment performance