



**Martin Durgan**  
**BSc FRICS MCI Arb**  
**Director and Head of**  
**London Landlord &**  
**Tenant team**

E: [mdurgan@savills.com](mailto:mdurgan@savills.com)  
M: +44 (0) 7870 555 710  
DL: +44 (0) 20 7409 8893  
F: +44 (0) 20 7753 8926

20 Grosvenor Hill  
London W1K 3HQ  
T: +44 (0) 20 7499 8644

savills.com

- **Key Clients:**
- MWB Business Exchange Limited
- Diageo plc
- Land Securities
- Henderson Global Investors

**Martin is a landlord and tenant specialist and has over 26 years practical experience of arbitration hearings on legal and valuation issues. He also regularly advises on lease drafting.**

He has dealt with a variety of professional work, but since 1982 has specialised in landlord and tenant matters, dealing in all types of properties throughout the United Kingdom, including written submissions to arbitrators, arbiters and experts where necessary.

Martin has recently handled three of the largest office rent reviews within the West End (227,100 sq ft, 193,000 sq ft and 172,000 sq ft). In addition he has also acted on a retail store of approximately 337,000 sq ft, located off Oxford Street, London, W1, and secured the highest annual rent within the United Kingdom from a single unit.

Martin joined Savills in 1988, having previously worked at Weatherall Green & Smith and Richard Ellis. In 1994 he was promoted as a Director and sits on the Board of Savills Commercial Limited.

In 1994 he was elected an Associate of the Chartered Institute of Arbitrators and is a Freeman of The City of London.

Recent rent review advice and negotiations include:

**Offices**

- **Bircham Dyson Bell**  
50 Broadway, London, SW1  
(47,500 sq ft/4,412 sq m)
- **Pimco Europe Limited**  
Nations House, 103 Wigmore Street, London, W1  
(21,900 sq ft/2,034 sq m)



- 
- **Diageo Plc**
    - Kingsley House, Wimpole Street, London, W1  
(58,000 sq ft/5,388 sq m)
    - Henrietta House, Henrietta Place, London, W1  
(98,000 sq ft/9,104 sq m)
    - 11/12 Hanover Square, London, W1  
(15,500 sq ft/1,439 sq m)
  - **MWB Business Exchange Limited**
    - UK Portfolio ongoing since 2003
    - 36 Properties (c 900,000 sq ft/83,500 sq m)
  - **London & Regional (St George's Court) Limited**
    - St George's Court, 2 New Oxford Street, London, WC1  
(172,200 sq ft/16,000 sq m)
  - **Redicent Limited**
    - Sanctuary Buildings, Great Smith Street, London, SW1  
(227,100 sq ft/21,100 sq m)

### **Retail**

- **Publica Limited**
    - House of Fraser, 208-319 Oxford Street, London, W1  
(336,850 sq ft/31,294 sq m)
  - **Relsa Anstalt**
    - Barkers Department Store, Kensington High Street,  
London, W8  
(166,000 sq ft/15,421 sq m)
-



- Relsa Anstalt**  
 Whole Foods, Kensington High Street, London, W8  
 (136,000 sq ft/12,635 sq m)
- The Romford Co-Ownership Association**  
 Debenhams, Market Place, Romford  
 (230,217 sq ft/21,388 sq m)

**Involvement at rent review with Counsel includes:-**

Rent Review	Client	Property	Approx. Size (sq ft net)	Specific Issues	Counsel	
					Claimant	Respondent
2003	Private Irish Investor (Claimant)	130/134 New Bond Street, & 84 Grosvenor Street, W1	30,000	- Term (71 years) - Gearing - Sum of parts - M&E	Morgan	Dowding
2003	Commerz Grundbesitz Investmentgesellschaft (Claimant)	One Curzon Street, W1	90,000	- Overbid - M&E	Morgan	Dowding
1993	Secretary of State (Respondent)	Romney House, Marsham, SW1	160,000	- Quantum - Dilapidations - M&E	Morgan	Dowding
1993	Secretary of State (Respondent)	151 Buckingham Palace Road, SW1	200,000	- Overbid - M&E	Morgan	Neuberger
1990	Salomon Brothers (Respondent)	Victoria Plaza, SW1	200,000	- Overbid/break - Dealing floor		Lewison
1984	Legal & General (Claimant)	Millbank Tower, SW1	350,000	- Term (74 years) - Review Pattern (21 years) - Improvements (non disregard)	Collier & Friday	1. Wood 2. Bernstein 3. Reynolds
1982	Arthur Young McClelland Moores & Co. (Respondent)	Rolls House, 7 Rolls Buildings, EC4	80,000	- M&E - Floor areas - Review pattern (20 years)	Cullen & Willum sen	Bernstein & Gaunt