

CANDIDATE INFORMATION PACK

Chartered Surveyor/Senior – Lease Advisory

Birmingham/ Nottingham/ Leicester/ Derby

Presented by Joshua Robert on behalf of Innes England

About Innes England

Innes England is an award-winning, independent commercial property consultancy with a 25+ year track record of delivering trusted advice across the Midlands.

Founded in 1991, the firm has grown from its East Midlands roots into a genuinely regional consultancy, with offices in Birmingham, Derby, Leicester and Nottingham.

Innes England has built its reputation on long-term client relationships, deep local market knowledge, and consistency of advice. This is reflected by an established stream of repeat and referred work across a broad and diverse client base, from private individuals through to PLCs.

The business operates across five integrated service lines. This integrated structure means advice in any one discipline including Lease Advisory, is informed by live market intelligence from across the business, rather than operating in isolation.

Agency & Development

Advising landlords, investors and developers on the letting, acquisition and disposal of commercial property across the Midlands industrial, office and retail markets.

Investment Consultancy

Advising institutional and private investors on acquisitions and disposals across all commercial sectors, underpinned by market-leading transactional data.

Building Consultancy

Providing project management, dilapidations, and building surveying advice across the full commercial property lifecycle.

Professional Services

Delivering landlord and tenant advisory and RICS Registered Valuation services across a wide range of purposes, including funding, accounting and dispute resolution.

Property & Asset Management

Managing rent collection, service charges, asset performance and day-to-day property management on behalf of landlords and investors.

Career Progression

Innes England has also had a strong recent run of client wins. Career progression here is actively encouraged, celebrated and consistent.

It's genuinely easy to be visible within the business and recognised for good work, and there are real, demonstrated pathways to progress rather than vague promises.

For a candidate joining now, this translates into real, near-term opportunity to progress quickly in a growing business, rather than waiting years for a step up.



A Rare Opportunity

Job Title	Chartered Surveyor - Lease Advisory (Open to Senior and Associate level)
Company	Innes England
Location	Birmingham/ Nottingham/ Leicester/ Derby

This is an opportunity to join a well-established team with a substantial and consistent pipeline of instructions already in place.

This role has come about through a combination of continued client growth and a retirement within the lease advisory team. The successful candidate will be handed an active, existing caseload from day one, with full support available from senior colleagues throughout.

There is no expectation to win new instructions. The opportunity is built on the volume and quality of existing work already on the books.



The Role & Ideal Candidate

This is a role with scope for further development. The incoming Chartered Building Surveyor will be responsible for managing a live caseload within the lease advisory team, with support from senior colleagues and the wider team.

Innes England is open on background and level for the right person.

Core Responsibilities

- Handling rent reviews, lease renewals and lease re-gears
- Direct interaction with a wide range of clients, from private individuals to PLCs
- Agreeing fees
- Property inspection and measurement
- Lease appraisals
- Evidence collection and collation
- Advising and reporting to clients
- Preparation of lease renewal and rent review pre-negotiation reports
- Negotiating on behalf of both landlords and tenants

Key Highlights

- Immediate ownership of a live caseload, with support available on more complex or contentious matters
- Genuine variety across sectors. Innes England's approach treats commercial lease work consistently regardless of property type
- Direct client interaction across a broad spectrum, from private individuals through to PLCs
- National and regional instruction mix, offering breadth beyond a purely local remit
- Sits within the Professional Services line, working closely alongside the Firm's valuation team

The Ideal Candidate

Innes England is genuinely open on background and level for the right person.

- Experience in landlord & tenant / lease advisory work
- A solid working knowledge of lease renewal fundamentals and rent review mechanics
- Open background, private practice or in-house experience both considered
- MRICS qualified
- Comfortable managing a live caseload independently, with senior support available for technical or contentious matters
- Most importantly, the individual will demonstrate:
 - Strong client-facing and negotiation skills
 - Commercial confidence across a broad range of sectors and lease types
 - A team-oriented approach, with willingness to draw on senior support where needed
 - Ownership mentality, the ability to pick up an existing caseload and run with it quickly

Why Join Innes England?

Innes England offers something increasingly valuable in today's market: the stability and reputation of a long-established Midlands consultancy, combined with genuine, visible opportunity for rapid progression.

What Makes This Role Stand Out

- Immediate ownership of an active caseload, no slow ramp-up period
- A well-established, trusted firm with 25+ years in the Midlands market
- Genuine, demonstrable career progression, actively encouraged, celebrated and consistent, with clear pathways and visibility for those who perform
- An integrated service offering, giving L&T work the benefit of live agency, valuation and investment market intelligence
- Transparent, contractual bonus structure with strong recent performer outcomes
- A collaborative team culture, with senior support genuinely available rather than nominal



Leadership & Culture

The Lease Advisory team is well established, with at least half a dozen surveyors working predominantly across the East and West Midlands including Nottingham and Birmingham. The team sits mainly within the Professional Services line, working closely alongside the firm's valuers.

Culture is a genuine focus rather than an afterthought. Innes England runs a full calendar of team engagement activity throughout the year, including:

- An annual away day
- Monthly team sports days
- Company-wide growth workshops
- Participation in charity fitness challenges such as the LionHeart Headquarter Hop

Remuneration & Rewards

Salary	Competitive and negotiable, dependent on experience, p/t also considered
Bonus	Generous contractual bonus structure
High rewards	Strong high performer outcomes, individuals achieving bonuses over £30,000
Car allowance	£6,000 per annum
Career progression	Genuine, structured career progression pathway

Contact

For a confidential discussion about this opportunity, please contact:



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