

Grade A Offices

Raising the standard

Tandem
Property Asset Management



The Grade A office market is undergoing a fundamental reset. As occupiers navigate hybrid working patterns and rising occupancy costs, demand is consolidating around the best buildings — those that combine quality of environment, strong sustainability credentials, and the amenity needed to attract and retain talent. Average space is being left behind. The flight to quality is not a trend; it is the new baseline.

Tandem brings together regional expertise to keep Grade A offices competitive, compliant, and commercially optimised. With dedicated teams across Birmingham, Manchester, Leeds, Newcastle, and Glasgow, we offer regional knowledge — tailoring our approach to each client's objectives while maintaining an unrelenting focus on occupier experience, ESG delivery, and net operating income.

Tandem Adding Value

- Management approach tailored to the client's strategy and investment objectives.
- Dedicated regional teams across Birmingham, Manchester, Leeds, Newcastle, and Glasgow.
- A focus on the quality of environment and amenity to attract and retain occupiers.
- Proactive occupier engagement to maintain expectations and service standards.
- FM partnerships delivering value for money, and transparent cost management.
- Excellent credit control targeting 100% rent collection.
- ESG reporting and sustainability targets embedded throughout service delivery.



Oli Williams
Senior Director



Mark Napier
Director - Glasgow



Adam Hall
Director - Newcastle



Jonathan Davies
Director - Manchester



Danielle Lannon
Associate Director - Birmingham



Bridge House, London

Managed assets include:

ASSET Central Square South, Newcastle

CLIENT Martley Capital

Tandem deliver a dedicated property management service including service charge management and occupier liaison. With our partners at Envirotech FM, we will undertake a full review and re-tendering exercise for service contracts to ensure value for money for our occupiers. A key part of our role will be advising and overseeing improvement works to the common parts to ensure that the building captures the demand in Newcastle for high quality, modern office space.

KEY STATS

- Total Area: 85,000 sq ft
- Tenants: 9
- Rental Income: £2m pa



ASSET One City Place, Chester

CLIENT Martley Capital

Tandem act as the managing agent for One City Place, Chester, on behalf of Martley Capital, and provide a full suite of property and facilities management services, including a 24/7 customer service desk for day-to-day and emergency support, and on-site facilities management. Our role is led by our Manchester office with specialist financial support from our client accounting and credit control teams. These integrated services ensure high quality building operations, responsive tenant support, and effective management of lease, finance, and maintenance matters across the property.

KEY STATS

- Total Area: 69,314 sq ft
- Tenants: 8
- Rental Income: £1.35m pa



ASSET 7 Park Row, Leeds

CLIENT Augur

Tandem has undertaken a full service charge analysis and retendered all service contracts. Working closely with our FM team, Tandem is addressing building fabric and M&E issues identified in the client's pre-acquisition survey and has completed a meter survey to ensure electricity recharges are accurate and MID compliant. Occupier feedback on the service delivered has been positive throughout.

KEY STATS

- Total Area: 52,886 sq ft
- Tenants: 9
- Rental Income: £1.19m pa



Managed assets include:

ASSET 54 Hagley Road, Birmingham

CLIENT Farran Investments

Instructed in 2024, Tandem delivers the property and facilities management at one of Birmingham's most recognisable office buildings — a twin-tower, multi-let Grade A asset strategically positioned at the gateway to the Central Business District, adjacent to the Midland Metro stop. From day one, Tandem focused on elevating the occupier experience: appointing an experienced Building Manager, launching a dedicated building website and introducing new occupier engagement forums. Behind the scenes, major M&E projects, a full service charge review, and a lobby and common parts redesign ensure this landmark is positioned for the next 10 years.

KEY STATS

- Total Area: 137,000 sq ft
- Tenants: 40
- Rental Income: £2.2m pa



ASSET Bridge House, London

CLIENT GMS Estates

Tandem was appointed in 2021 by GMS to join the development team for this exceptional redevelopment of a Grade II listed building at London Bridge — delivering 26,000 sq ft of Grade A office space with a 3,875 sq ft communal roof garden and ground floor café. Tandem's involvement from the outset focused on operational readiness: building a comprehensive service charge model, preparing a Building Management Handbook ahead of first occupation, and advising on design decisions with long-term management implications. This early-stage input shaped practical outcomes including enhanced lift access control, improved ground floor security, and detailed protocols for the roof terrace — ensuring the building's standout features remain assets in operation, not just for marketing.

KEY STATS

- Total Area: 26,000 sq ft
- Tenants: 12
- Rental Income: £2.26m pa



ASSET Kings House, London

CLIENT Aik

Kings House occupies a prominent corner position on King Street, in the heart of the City and within walking distance of Bank, Moorgate, and St Paul's tube stations. The property comprises a ground-floor retail unit and six floors of recently refurbished Grade A office space totalling over 21,000 sq ft. Tandem has been appointed by German institutional investor AIK to mobilise common services and facilities management and support the letting of this showcase London investment. Central to Tandem's approach is outstanding customer service, anchored by a welcoming reception and modern amenities including extensive cycle, shower, and changing facilities — creating a flexible workspace designed to attract and retain a wide range of occupiers.

KEY STATS

- Total Area: 21,051 sq ft
- Tenants: 3
- Rental Income: £0.9m pa



“Tandem are an amazing team. M7 are highly impressed.”

John Murnaghan, M7 Real Estate



AUGUR
7 Park Row
Leeds



MARTLEY CAPITAL
Central Square South
Newcastle



MARTLEY CAPITAL
One City Place
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AIK
Kings House
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