



CELO STUDIOS

STRATEGIC PROPERTY ADVISORY

& DEVELOPMENT CONSULTANCY

CLARITY FOR COMPLEX PROPERTY DECISIONS

CLIENT INTRODUCTION

CELO STUDIOS LIMITED

WHY WE EXIST

We help clients make confident property decisions when the stakes are high.

Property and development decisions can be complex, time-sensitive and commercially significant. Celo Studios brings clarity to the options, the risks and the route forward.

Our focus is straightforward: protect value, unlock opportunity and help clients move forward with confidence.



WHAT WE DO

Celo Studios is a boutique strategic property advisory and development consultancy, led by Chartered Surveyor Adrian Temple MRICS, who brings over a decade of property experience.

We combine chartered surveying expertise, commercial thinking and a collaborative approach to help organisations make better decisions, manage risk and unlock opportunity.

OUR FOCUS

- Clear, senior-level property advice
- Practical and commercially grounded solutions
- Support from early strategy through to delivery
- The right expertise for each challenge



HOW WE CAN HELP

01

Strategic Property Advisory

Senior-level advice to support confident property and investment decisions.

02

Development Consultancy

Guiding opportunities from early concept, appraisal and strategy through to delivery.

03

Asset Strategy

Aligning property decisions with business objectives and long-term value.

04

Feasibility & Appraisal

Clear analysis of options, risks, viability and commercial implications.

05

Leasing & Occupier Strategy

Advice on lease structures, negotiations, occupation and restructuring.

06

Public Sector & Organisational Advisory

Helping organisations unlock value, improve outcomes and navigate complexity.

FLEXIBLE ENGAGEMENTS

Celo Studios can provide senior property support on a retained, interim or fractional basis, giving organisations access to experienced property leadership without the need for a full-time appointment.

WHO WE WORK WITH

CLIENTS

Owner-occupiers & SMEs

Property decisions that support business growth.

Family developers & landowners

Long-term thinking across property opportunities.

Investors & asset owners

Performance, resilience and value creation.

Public sector bodies

Better outcomes from complex portfolios.

Charities & education providers

Purpose-led property strategies and projects.

PROJECTS

- 01 Estate strategies and masterplanning
- 02 Redevelopment and repurposing
- 03 Mixed-use feasibility
- 04 Asset repositioning
- 05 Lease negotiations and restructures
- 06 Site acquisitions and disposals
- 07 Public-private partnerships
- 08 Complex stakeholder projects



SELECTED WORK

A snapshot of current Celo Studios advisory work, presented transparently at its current stage.

01

CENTRAL LONDON INVESTMENT STRATEGY

LIVE OPPORTUNITY

£550k

INDICATIVE ACQUISITION

£3,700-£3,900 pcm

WORKING RENTAL RANGE

Celo Studios originated and developed an indicative acquisition and long-term investment strategy for a leasehold residential asset. The work tested a potential two-to-three-bedroom repositioning for the student and sharer market, supported by rental evidence and a review of the lease, HMO, planning, compliance and delivery risks.

CELO STUDIOS ROLE

Opportunity origination, vendor engagement, investment appraisal, due-diligence coordination, commercial structuring and long-term asset strategy.

Indicative and non-binding. Subject to acquisition, funding, professional advice and due diligence.

02

HERITAGE-LED MIXED-USE REGENERATION

EARLY-STAGE ADVISORY

11

APARTMENTS

£7.44 million

STATED HEADLINE GDV

Celo Studios prepared the strategic regeneration and stakeholder-engagement proposition for a Grade II listed former public house, drawing on a previously approved mixed-use scheme comprising 11 apartments and commercial accommodation. The work connected heritage, planning, regeneration and commercial considerations to support early discussions with potential stakeholders and delivery partners.

CELO STUDIOS ROLE

Strategic property advice, development positioning, stakeholder-engagement strategy and preparation of the client-facing regeneration proposition.

Early-stage advisory. Planning, commercial assumptions and delivery routes remain under review and subject to validation.



EXPERIENCE BEHIND CELO STUDIOS

Director Adrian Temple MRICS brings over a decade of professional experience across corporate occupier advisory, valuation and complex asset and estate management, spanning office, industrial and logistics, retail, residential, mixed-use and operational assets.

10+

YEARS EXPERIENCE

EMEA & APAC

INTERNATIONAL REACH

2,000-50,000+

SQ FT INSTRUCTIONS

£1.2bn+

ESTATE ENVIRONMENT

01

GLOBAL OCCUPIER ADVISORY

As an Associate Director at Colliers, Adrian managed multiple property transactions and portfolio workstreams across EMEA and APAC, including financial analysis, portfolio benchmarking and senior stakeholder reporting.

02

INDUSTRIAL & LOGISTICS

At Cushman & Wakefield, Adrian advised landlords, investors and occupiers across West London, the Thames Valley and the South East, including Slough Trading Estate instructions from approximately 2,000 sq ft to build-to-suit opportunities exceeding 50,000 sq ft.

03

VALUATION & ADVISORY

Earlier experience included portfolio valuation and secured-lending work across industrial, office, retail and outlet-centre assets for institutional investors and banking clients.

04

STRATEGIC ESTATES

In his current senior property and asset-management role, Adrian works across a £1.2bn+ complex public-sector estate spanning 130+ locations, covering lease events, portfolio consolidation, relocations, development interfaces and governance.

Selected experience was gained through employed roles and is not presented as Celo Studios project work or as an endorsement by those organisations.

HOW WE WORK

01 **Lead with clarity**

We identify the decision that matters and focus the work around it.

02 **Simplify complexity**

We make technical, commercial and stakeholder issues easier to understand.

03 **Give honest advice**

We tell clients what they need to hear, not simply what they want to hear.

04 **Build the right team**

We bring together the expertise needed for the specific challenge.

05 **Stay commercially focused**

Recommendations are practical, proportionate and grounded in value.

06 **Think beyond the transaction**

We focus on resilient decisions and long-term outcomes.



CONFIDENT PROPERTY DECISIONS START WITH CLEAR ADVICE

Whether you are assessing an opportunity, repositioning an asset, navigating a lease or shaping a development strategy, Celo Studios can help you understand the options, manage the risks and identify a clear route forward.

START A CONVERSATION

For an initial discussion about a property opportunity or challenge, contact Adrian Temple directly.

Adrian Temple MRICS

adrian.temple@celostudios.com



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