



ROLE PROFILE

Job Title: Surveyor,
Technical Development, Spain

Location: Spain / Madrid

Reports to: Associate Director,
Technical Development, Spain

Division/Dept: Property - Continental Europe/ Italy &
Spain

Summary of the Role's Main Purpose

Surveyor, Technical Development in SEGRO plays a pivotal role in ensuring our development projects, both speculative and pre-let, are delivered to the market on time, in budget and to the correct quality and specification.

For pre-let projects, they collaborate closely with the Spanish team, supporting delivery every step of the way. They coordinate project delivery via the close management of the external Site Project Manager and the extended team of consultants.

They are true team players, managing customer projects, fit-outs, and refurbishments in coordination with the Technical Director and Head of Spain. Responsible for maintaining balanced budgets, they offer technical advice on electrical and mechanical issues. They also maintain close contact with Property colleagues to oversee building maintenance and cost control.

Whether working on pre-lets or speculative developments, the Surveyor must be able to coordinate a whole range of issues simultaneously. They thrive in a busy environment, where they will need to manage several projects at once. With a calm approach and a clear communication style, they need to build strong relationships with third party contractors to ensure every step in the process is smoothly and seamlessly delivered.

Principal Accountabilities

- To evaluate land development opportunities and prepare appraisals.
 - To provide project management services and support to Development team on both speculative and pre-let developments.
 - To deliver new property assets on time, in budget and within specification for SEGRO.
 - To support the Property Managers in the coordination of projects for customer outfitting / refurbishments - providing technical support for electrical and mechanical problems and managing the budget.
 - To assist in securing optimum planning approvals, either by direct negotiations with planning authorities or via planning consultants. Apply to localities to rezone land, perform impact analyses and receive permits.
 - To manage and motivate third parties to deliver the projects – proactively managing risks and solving problems.
-



Team working:

- To assist the Technical Director and the Head of Spain with the preparation of project briefs.
- To identify and prioritise overall project objectives for the Technical Development team.
- To assist the Technical Director and the Head of Spain with local projects.
- To prepare comprehensive outline project programmes for inclusion in appraisals and board papers.
- To work as a team with colleagues in Property updating them on maintenance issues / budgets in their portfolio.

Project coordination:

- To project manage the delivery of new, high-quality property on time, within specification and in budget for both pre-let and speculative developments.
- To support the Technical Director and the Head of Spain with the coordination of projects for customer outfitting/refurbishments - providing technical support for electrical and mechanical problems and managing the budget.
- To protect business from adverse risk (cost uncertainties / project delays / specification changes / unforeseen problems) by obtaining regular progress updates for the Head of Spain.
- To set up and manage the change order procedure, ensuring "Tenants Variation orders" or "Landlords Variation orders" are completed to update the design and construction team (and ensure an audit trail is kept of any specification changes).
- To conclude all issues in Agreement to Lease in a timely manner (warranties, test certificates, sustainability certification, Operations & Maintenance manuals, etc).

Budget Monitoring:

- Working with the Technical Director managing costs for projects within approved budgets, to ensure that monthly monitoring and forecasting is completed.

Selection and management of Third parties:

- To prepare scope documents for the tender process.
- To assist the Technical Director with setting up the right team for the projects, assisting with the interviewing and negotiating process with preferred design and build contractors.
- To manage and motivate a team of consultants and contractors through the project with fine attention to detail - ensuring the brief is maintained and all KPI's are delivered.
- To regularly communicate with the team (external Project Manager, Electrical and Mechanical building inspectors) to check progress, answer queries and resolve problems.
- To negotiate with contractors the best offer for SEGRO in line with company policies and behaviours (including legal aspects)

Customer liaison:

- To act as the first point of contact for technical defect or snagging queries.
 - To provide technical and photographic updates for customers on project progress.
 - To advise customers on 'Early Access' requests, working through a compromise solution (where possible) whilst also ensuring the overall project is not compromised to ensure an audit trail is kept of any specification changes).
-



Core Areas of Knowledge, Skills & Experience

Essential

- Degree / professional engineering / construction related qualification
- Experience of installation (mechanical and electrical engineering) and construction.
- Experience of new developments (pre-lets or speculative developments)
- Expertise in planning processes and construction procurement
- Skilled in the management and motivation of third parties.
- Strong Excel skills
- Experience of cost reporting and budget processes.
- Experience of design & build contracts and procurement methods.
- Fluent in English

Desirable

- Experience of Construction regulations and Health & Safety responsibilities.
- Knowledge and experience of project planning phases, project management, project design, specification and building construction techniques

Special Job Requirements

Clean driving licence and ability to work flexibly, visiting project sites as required.

Date of completion January 2026
