SQUIRE PATTON BOGGS

Michelle Adams

Partner

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About Michelle

Michelle Adams is a partner in the Real Estate Litigation team, leading the Birmingham offering. She is experienced in a broad range of property-related disputes for financial institutions, retail, media and logistics clients in the management of their English and Welsh property portfolios. She also has particular telecommunications expertise in a property context.

Michelle has several years' experience advising on litigious commercial property matters, including landlord and tenant issues such as lease renewals, rent reviews, breaches of covenant (e.g. alienation, user), break rights and vacant possession strategy; nuisance and possession queries; debt recovery and insolvency; dilapidations during and at the end of the lease term; covenant interpretation; and service charge issues. She is responsible for organising and presenting the Development and Tenancy from Hell workshops, part of the Birmingham Real Estate Property CPD programme. She is a member of the Property Litigation Association.

Experience

- Successfully obtaining possession of a portfolio of properties at trial for a financial institution client in contested proceedings, incorporating an extensive disclosure process.
- Delivering strategic termination advice to landowners and operators in respect of their rights and obligations under the Landlord and Tenant Act 1954 and the Electronic Communications Code; along with implementation of those strategies.
- Advising an international client on its rights to terminate its UK property interest, the strict applicability of break conditions and consequential management of its legal obligations to vacate such site.
- Interpretation of a restrictive covenant for a developer client and the effect and enforceability of such covenant on its development plans.

Credentials

Education

- Nottingham Law School, LL.B., 2008
- Nottingham Law School, L.P.C., 2008
- Nottingham Law School, Graduate Diploma in Law, 2007
- University of Manchester, B.Sc., 2006

Admissions

- England and Wales, 2010

Recognitions

- "Michelle Adams is very easy to work with, understands our business needs and drivers, always positive when we are asking for more, very good speed of response." *Legal 500 UK* 2025
- "Michelle Adams has extensive knowledge and she is 100% committed to her work and her client's requirements." *Chambers* 2025
- "Whenever Michelle is involved in an issue, I have confidence we are getting the right advice for the situation, tailored to our needs." *Chambers* 2025
- Recommended in *Legal 500* UK and *Chambers* 2025 for Real Estate Litigation
- Winner of the 2019 Birmingham Young Professional of the Year Award for the Legal category
- Winner of the 2019 Future Face of Legal at the Greater Birmingham Chamber of Commerce Awards

Expertise

Services

- Litigation
- Real Estate

About our firm

One of the world's strongest integrated law firms, providing insight at the point where law, business and government meet. We deliver commercially focused business solutions by combining our legal, lobbying and political capabilities and invaluable connections on the ground to a diverse mix of clients, from long-established leading corporations to emerging businesses, startup visionaries and sovereign nations. More than 1,500 lawyers in over 40 offices across four continents provide unrivaled access to expertise.