

KARLIS RULLIS

PROFILE

- Karlis is a Senior Real Estate Lawyer with over 12 years of experience in Commercial Real Estate work, including both pre- and post-qualification roles.
- Proven track record of delivering 1,000+ property transactions and legal advisory matters.
- Skilled in commercial real estate, asset management, development, and regeneration projects.
- With a strong background in-house and additional private sector roles, delivers practical, business-aligned legal solutions.
- As a Latvian-British dual national, brings international insight, acumen and capability to advising clients across local and global markets.

SPECIALISM | Commercial Real Estate

QUALIFIED LAWYER | 1 October 2018

PRE-QUALIFICATION | 5+ years of Real Estate work experience

PROPERTY CONSULTANT | krlegalhouse.com

PUBLISHED BOOK AUTHOR | Personal Finance

LANGUAGES | English, Latvian

EXPERIENCE

November
2022 –
Present

TRANSPORT FOR GREATER MANCHESTER | Senior Lawyer

- Deliver expert legal support across operational and non-operational land assets, including rail, bus, and tram networks—drafting and negotiating key real estate contracts and advising on all aspects of property law.
- Lead legal workstreams on major regeneration projects, including Stockport Interchange, Southlink Development, and Edge Lane—providing strategic advice, managing due diligence, and executing complex transactional work.
- Execute legal instructions on TfGM’s diverse property portfolio, drafting and advising on acquisitions, disposals, leases, licences, surrenders, and other asset management matters to ensure commercial alignment and mitigate legal risk.

September
2020 -
November
2022

SURREY COUNTY COUNCIL | Lawyer

- Provided strategic legal advice across a broad range of real estate matters, including leases, licences, acquisitions, disposals, and landlord and tenant issues, delivering practical solutions with minimal supervision.
- Led on the disposal of a £7.8 million development site, drafting and negotiating the contract and transfer, and advising on complex overage provisions.

- Managed a varied and high-volume caseload, offering timely and commercially focused legal support to the Council on property transactions and related agreements.

September
2019 –
September
2020

THE UNIVERSITY OF MANCHESTER | Lawyer

- Provided legal support across the University's real estate portfolio, advising on commercial landlord and tenant matters, acquisitions, disposals, development agreements, and estate management issues. Ensured regulatory compliance, addressing property insurance considerations, in-house ethics, statutory liabilities, and regulations.
- Independently managed a wide range of property legal tasks, including drafting leases for retail, facilities and laboratories, licences, deeds, and contracts; handling title, planning, and regulatory matters; and supporting construction and procurement processes. Dealt with COVID-19 rent deferral challenges.
- Advised on complex land development and litigation matters, including overage, pre-emption rights, rights of light, and commercial debt recovery, ensuring legal compliance and risk mitigation across all transactions.

October
2018 –
August
2019

RONALD FLETCHER BAKER LLP | Associate Lawyer

- Managed a diverse caseload of commercial and residential property matters across the Northwest and London markets.
- Acted for a tenant in the lease acquisition of a manufacturing unit rented at £150,000 pa, drafting and negotiating the lease and associated documentation.
- Advised on a wide range of asset management and transactional work, including leases, underlettings, assignments, reversionary leases, real estate finance, and high-value conveyancing, including auction and HMO properties.

March
2015 –
October
2018

MANCHESTER CITY COUNCIL | Legal Officer

- Efficiently managed a high-volume caseload of real estate transactions, advising on asset portfolio management, landlord and tenant matters, land law, and commercial and residential development, while ensuring compliance with Lexcel quality standards.
- Led comprehensive legal due diligence for the Northern Gateway disposal site in Manchester, reviewing over 100 legal titles and advising on complex land and restrictive covenant issues as part of a major regeneration scheme.
- Drafted and negotiated a broad range of legal documents, including leases, licences, deeds, and contracts for acquisitions, disposals, and regeneration agreements, collaborating with planning, highways, and commercial teams on strategic local government projects.

- September 2011 – March 2015 **NOTTINGHAM CITY COUNCIL | HMO & Housing Enforcement Officer**
- Completed placements across legal, business development, and customer care functions, gaining insight into legal, policy, corporate leadership, procurement, commissioning, and local government operations, while developing strong project and stakeholder management skills.
 - Qualified and acted as an HMO Enforcement Officer, conducting property inspections, drafting licences, and ensuring compliance with housing, public health, and environmental legislation.
- February 2015 **FRESHFIELDS BRUCKHAUS DERINGER | Paralegal**
- Conducted legal research and performed administrative and clerical duties.
- July 2010 – June 2011 **CITIZENS ADVICE BUREAU | Generalist Adviser**
- Completed voluntary training and advised on issues such as benefits, work, debt and money, consumer, housing, family, law and courts, and immigration.
- September 2010 **JEREMY ROBERTS & CO SOLICITORS | Paralegal**
- Contributed to trial preparation in litigation cases.

EDUCATION

- **2008 – 2011: Nottingham Law School (UK), Bachelor of Laws LLB**
Dissertation: 75% (Upper 1st Class)
- **2012 – 2014: Nottingham Law School (UK), Legal Practice Course**
Electives: Advanced Commercial Property; Commercial Law; Advanced Civil Litigation
OTHER
- **2012 – 2014 Nottingham Law School, International Summer Law Schools in**
Strasbourg (France); Geneva (Switzerland); Berlin (Germany)
- **2018 Professional Skills Course, BPP Professional Education**
Advocacy & Communication Skills, Financial & Business Skills, Client Care & Professional Standards

ACTIVITIES AND INTERESTS

Reading and Commercial Awareness ('The Times' subscriber) | Legal Technologies & AI | Start-Ups/Entrepreneurship | Socializing | Listening to Educational Podcasts