



1.0 Introduction

- 1.1 We confirm that in accordance with your instructions an inspection of was made on the.
- 1.2 The purpose of the inspection was to note the condition of the premises in a Schedule of Condition for the use of the Landlord and their incoming tenants.
- 1.3 No lease documentation has been provided we are therefore unable to comment on any matters or covenants within the lease. We would advise that you consult your legal advisors on any matters within the lease that you are unfamiliar with, certainly prior to signing.
- 1.4 We confirm that our inspection was a visual survey and non intrusive and we are unable to comment on any areas that are covered or inaccessible at the time of our inspection and we are therefore unable to confirm that any of these areas are free from defects. We have not lifted any manhole covers and we have not carried out any specialist tests (e.g. electrical).
- 1.5 We confirm that no inspection was made of the mechanical and electrical installations and we cannot confirm that any of these installations are free from defect. This property must have a current satisfactory electrical test certificate and we strongly recommend that before signing the lease this document is obtained and if necessary the electricians in the property inspected and a report obtained. Should you wish us to advise further in respect of this then please do not hesitate to contact us.
- 1.6 We will not generally comment upon the existence of contamination or hazardous materials as this can only be established by appropriate specialists.
- 1.7 All reference to orientations are when viewed from the front car park into the demise. For further information, please see the indicative layout plan in Appendix 1. This drawing should also be used for referencing windows, doors and columns etc mentioned throughout this report.
- 1.8 Throughout the report, references are made to photos which can be found in Appendix 2.
- 1.9 All the photos taken on site, along with electronic versions of all the documents, are contained on a CD within this report in Appendix 3.
- 1.10 This report is for the use of, the incoming tenants and their legal advisers and must not be passed onto any third parties without the prior consent of Asset Construction Consultants.

2.0 General

- 2.1 The demise consists of a modern industrial unit with an approximate internal ground floor area of 444m² (4780ft²).
- 2.2 The building is a single storey unit consisting of a general warehouse area with offices and administration areas to the front left hand side corner located on two levels and male and female WCs located to the centre of the rear wall, again on two levels. For further details and an indicative layout of the building including accommodation and facilities please see the plan in Appendix 1.



2.3 We understand, following discussions with Mr M Maginn, that the demise includes the following:

- the main industrial unit (see photos 1 and 2)
- car park to the front (see photos 3 and 4)

3.0 External

3.1 Roof

Description

- 3.1.1 The roof consists of a low pitched profiled sheet metal cladding with a series of rooflights located to each slope. There is a parapet to the rear of the building. The roof however was only inspected from ground level and we are unable to confirm the exact condition of the roof sheeting.

Defects

- 3.1.2 The rooflights generally are dirty (see photo 5).
- 3.1.3 There is plant and moss growth within some of the gutters (see photo 6).
- 3.1.4 There are some stained suspended ceiling tiles to the first floor office areas which may indicate a leak to the roof. Further details of this can be found in section 5.6.

3.2 Walls

Front Elevation

Description

- 3.2.1 The walls consist of grey concrete brickwork from ground level to approximately 2.2 metres above ground level. Above this is grey profile sheet metal cladding.

Defects

- 3.2.2 There is damage to the cladding to the front left hand side corner.
- 3.2.3 There is moss growth generally above damp proof course (hereinafter DPC) level (see photo 7).
- 3.2.4 There is a vertical crack through a single brick joint located to the joint at head of window W1 three stretchers to the left hand side (see photo 8). The crack continues to the head of window W1 (see photo 9).
- 3.2.5 There is cracking to the brickwork below cill level to the left hand side of window W1 down to ground level (see photo 10).
- 3.2.6 There are dents to the bottom cladding rail 225mm from left hand side head of window W1 (see photo 11).



- 3.2.7 There are several holes to the vertical cladding sheets as follows. On the twelfth cladding profile from the left hand side corner there are five holes, on the fifteenth there are two holes and on the eighteenth there are two holes (see photo 12).
- 3.2.8 There is staining around the two lights fixed at high level to the cladding panels.
- 3.2.9 There is a horizontal crack to the line of brickwork between the window W1 and door D1 (see photo 13).
- 3.2.10 There is a diagonal crack to the left hand side of door D1 (see photo 14).
- 3.2.11 There is a horizontal crack to the head line of brickwork between the door D1 and window W2 (see photo 15).
- 3.2.12 There is a diagonal crack to the right hand side of door D1 (see photo 16).
- 3.2.13 There is minor cracking centrally below the window W2 from cill to DPC level (see photo 17).
- 3.2.14 There is minor horizontal cracking to the left hand side of the roller shutter door D2 (see photo 18).
- 3.2.15 There is staining to the brickwork on the right hand side of D2 (see photo 19).
- 3.2.16 There is a broken brick at DPC level from the right hand side of door D2 five to six bricks to the right (see photo 20).
- 3.2.17 There are two areas of previous patch repairs to left and right hand side of movement joint (see photos 21 and 22).
- 3.2.18 The sealant to the movement joint is in poor condition (see photos 23 and 24).
- 3.2.19 There is a single repointed brickwork joint to the tenth course below the start of the cladding (see photo 25).
- 3.2.20 There is cracking to brickwork below DPC level on the right hand side of the elevation (see photo 26).
- 3.2.21 There is diagonal cracking above DPC towards to the right hand side corner for four courses (see photo 27).
- 3.2.22 There is a diagonal crack to the right hand side corner down to DPC level (see photo 28).
- 3.2.23 The cladding panels are stained generally around the bottom rail where the brickwork meets the cladding panels.
- 3.2.24 The cladding panels are slightly out of alignment in several locations (see photo 29 for typical example).

3.3 Walls

Side Elevation (Right Hand Side)

Description

- 3.3.1 The walls consist of grey concrete brickwork from ground level to approximately 2.2 metres above ground level. Above this is grey profile sheet metal cladding.
- 3.3.2 There are three ventilation pipes/flues fixed vertically to the cladding at high level.

Defects

- 3.3.3 There is a damaged brick in the corner above DPC level (see photo 30).
- 3.3.4 There is a diagonal crack to the left hand side of the door D3 from two courses below the head to the underside of cladding (see photo 31).
- 3.3.5 There is a diagonal crack to the right hand side of the door D3 from two courses below the head to the underside of cladding (see photo 32).
- 3.3.6 There is corrosion staining to the cladding panels below brackets supporting ventilation pipes/flues (see photo 33).
- 3.3.7 The ventilation pipes/flues are corroded in places.
- 3.3.8 There is a vertical crack above DPC level half a brick to the left hand side of the second movement joint from the front (see photo 34).
- 3.3.9 There is diagonal cracking to the left and right hand sides of the head of door D4 (see photos 35 and 36).

3.4 Walls

Rear Elevation

Description

- 3.4.1 The walls consist of grey concrete brickwork from ground level to approximately 2.2 metres above ground level. Above this is grey profile sheet metal cladding.
- 3.4.2 There is a small outbuilding with brickwork walls to the sides, timber door to the front and pitched profiled cladding to the roof (see photo 37).

Defects

- 3.4.3 There is decayed timber boarding to the underside of the cladding profile sheet roof to the outbuilding (see photo 38).
- 3.4.4 There have been previous repairs to the left hand side gable to the outbuilding (see photo 39).
- 3.4.5 The pointing is missing to the left hand side flashing joint to the outbuilding (see photo 40).
- 3.4.6 There is a diagonal hairline crack to the brickwork to the left hand side of the flashing joint to the outbuilding (see photo 41).



- 3.4.7 The timber door to the outbuilding is broken and not hinged (see photo 42).
- 3.4.8 There is sealant missing to the movement joint to the right hand side of the outbuilding (see photo 43).
- 3.4.9 There is one brick missing to the right hand side of window W3 one course above DPC (see photo 44).
- 3.4.10 There is minor hairline cracking to the brickwork to the left hand side of middle of window W3 (see photo 45).
- 3.4.11 There is hairline cracking to the left and right hand sides of window W4 towards the head (see photos 46 and 47).
- 3.4.12 There is minor staining and yellow paint to the brickwork between W4 and D5.
- 3.4.13 There is a damaged brick to the head of door D5 on the left and right hand sides (see photos 48 and 49).

3.5 Walls

Side Elevation (Left Hand Side)

Description

- 3.5.1 The walls consist of grey concrete brickwork from ground level to approximately 2.2 metres above ground level. Above this is grey profile sheet metal cladding.

Defects

- 3.5.2 The movement joints are generally stained (see photo 50).
- 3.5.3 There is some minor salt staining to the brickwork around the movement joints.
- 3.5.4 There is staining to the cladding sheets adjacent to the flue outlet located towards the front of the property (see photo 51).

3.6 Windows

Description

- 3.6.1 The windows are painted softwood to the front elevation and stained softwood to the rear elevation, both at ground floor level and uPVC to the side elevation at first floor level.

Defects

- 3.6.2 The cills and beadings to softwood window W1 are in need of redecoration (see photo 52).
- 3.6.3 The window D2 is in need of redecoration.
- 3.6.4 The cill to window D2 has two holes in the cill.
- 3.6.5 Windows W3 and W4 on the rear elevation are in need to re-staining.



3.7 Doors

Description

- 3.7.1 There are blue painted timber doors (D1, D3, D4 and D5 around the building, all with a red painted frame. The door D1 has a viewing panel with Georgian wired glazing.
- 3.7.2 There is a roller shutter door D2 to the front elevation. The reveals of the door are blue painted metal cladding panels.

Defects

- 3.7.3 The door D1 is in need of redecoration externally, including the frame to the viewing panel.
- 3.7.4 There is minor decay to the bottom right hand side of frame and the door threshold to D1 (see photo 53).
- 3.7.5 There is a previous repair to the right hand side the handle to door D1 (see photo 54).
- 3.7.6 The door D1 makes contact with the timber frame when closing. This has resulted in the damage to the painted finish to the right hand side vertical frame, above the lock and towards the head of the door.
- 3.7.7 There is corrosion to the cladding panels on each side of roller shutter door D2.
- 3.7.8 The seals between the door D2 and the cladding panels to the side of the door are loose on both sides (see photo 55).
- 3.7.9 The underside of the head of door D2 is stained (see photo 56).
- 3.7.10 The door D3 is in need of redecoration.
- 3.7.11 The door D4 is in need of redecoration.
- 3.7.12 The door D5 is in need of redecoration.



4.0 Site

4.1 Front car Park

Description

- 4.1.1 The car park to the front of the property has a tarmacadam finish with concrete kerbs to perimeter.
- 4.1.2 There are concrete paving slabs to the front of the building.

Defects

- 4.1.3 There are two cracked slabs in front of door D1 (see photos 57 and 58).
- 4.1.4 There is a 'semi circular' crack to the concrete ramp to door D2 (see photo 59).
- 4.1.5 There are two cracked slabs between D2 and the right hand side corner of the building (see photos 60 and 61).
- 4.1.6 The right hand side corner paving slab adjacent to the building is cracked (see photo 62).
- 4.1.7 There is cracking to the tarmacadam to the right hand side corner adjacent to the building (see photo 62).
- 4.1.8 The mortar joints between the paving slabs are generally cracked, loose or missing.
- 4.1.9 There are four cracked kerbs to the entrance to the car park (see photos 63 and 64).
- 4.1.10 There is damage to the kerbs to the front right hand side corner of the car park (see photos 65 and 66).
- 4.1.11 There are several areas of staining to the tarmacadam (see photo 67).
- 4.1.12 There are undulations and loose finishes around the central gully (see photo 68).

4.2 Rear of Building

Description

- 4.2.1 There are some concrete chainlink fencing posts to the rear left hand side corner.

Defects

- 4.2.2 There is a concrete post out of the ground (see photo 69).
- 4.2.3 The chainlink fencing is loose and needs restraining.
- 4.2.4 There is staining to the concrete ramp outside door D5 (see photo 70).



5.0 Internal

5.1 Warehouse Area

5.2 Ceiling

Description

- 5.2.1 The underside of the roof is unfinished profiled metal cladding sheets.

Defects

- 5.2.2 Generally satisfactory.

5.3 Walls

Description

- 5.3.1 The walls are generally fair faced blockwork with cladding from about 2.2m above floor level. Some of the blockwork is painted white (see photos 71 and 72).

Defects

- 5.3.2 There is a large vertical crack to the column C3 (see photos 73 and 74).
- 5.3.3 There is vertical cracking to the column C4 in the corner (see photo 75).
- 5.3.4 There is staining to the wall between columns C4 and C5 (see photo 76).
- 5.3.5 There is cracking to the right hand side of column C5 (see photo 77).
- 5.3.6 There is staining to the blockwork front face of column C5 and to the right hand side of same column.
- 5.3.7 There is staining to the blockwork on column C7 (see photo 78).
- 5.3.8 There is a vertical crack to the right hand side head of door D4 (see photo 79).
- 5.3.9 There is cracking to the corner sealant to column C10 (see photo 80).
- 5.3.10 There is staining to the cladding panels in several locations (see photos 81 and 82).
- 5.3.11 There are several small 'dents' in the cladding panels (see photo 83 for typical example).

5.4 Floors

Description

- 5.4.1 The floor is float concrete finished.



Defects

- 5.4.2 There is cracking to the perimeter sealant where concrete floor meets blockwork walls (see photo 84).
- 5.4.3 There are some cracks to the floor, particularly one running front to back near to the roller shutter door (see photo 85).
- 5.4.4 There are some isolated dents in the concrete floor.
- 5.4.5 There are also several 'bolts' fixed into the floor which have been used for fixing previous fixtures, furniture and equipment etc.

5.5 Office Areas

5.6 Ceiling

Description

- 5.6.1 The ground floor offices have exposed steel sections and the first floor offices have a standard rectangular suspended ceiling tiles with exposed grid.

Defects

- 5.6.2 There are three damp stained suspended ceiling tiles to the front of the first floor office (see photo 86).

5.7 Walls

Description

- 5.7.1 The walls are generally fair faced white painted blockwork with cladding from about 2.2m above floor level.

Defects

- 5.7.2 There is cracking to the blockwork to the front wall from window W1 to column C1 (see photos 87 and 88).

5.8 Floors

Description

- 5.8.1 The floors to both the ground floor and the first floor offices are finished with a timber strip covering.

Defects

- 5.8.2 The flooring is damaged in the rear right hand side corner of the ground floor office (see photo 89).



5.9 WC Areas

5.10 Ceiling

Description

5.10.1 The ceilings are white painted plasterboard.

Defects

5.10.2 Generally satisfactory.

5.11 Walls

Description

5.11.1 The walls to the gents WC are white painted blockwork and the partitions are white painted boarding. The ladies WCs generally consist of white painted boarding. There are several areas of blue painted tiling to both gents and ladies WCs.

Defects

5.11.2 There is a loose tile to the gents WC below the basin and next to the door architrave (see photo 90).

5.12 Floors

Description

5.12.1 The floor to the gents WCs is float concrete finished painted blue. The floor to the ladies WCs is Altro type linoleum covering.

Defects

5.12.2 There painted concrete to the gents WCs is generally stained and in need of redecoration (see photo 91).

5.12.3 The Altro type flooring to the ladies WCs is generally soiled (see photo 92).

5.13 Sanitaryware

Description

5.13.1 There is generally white china sanitaryware to both the ladies and WCs. For indicative layouts refer to the drawings in Appendix 1.

Defects

5.13.2 The sanitaryware is generally stained and dirty.