

UNIT 14 BYPASS ESTATE, LEEDS


SCHEDULE OF CONDITION OF AN INDUSTRIAL UNIT


PHOTOGRAPHIC SCHEDULE OF CONDITION




 **Building Type**
Industrial

 **Client**
Amberon Limited / Traffic Management Company

 **Brief**
Cornerstone were instructed to undertake a Photographic Schedule of Condition to be attached to a new fully repairing and insuring (FRI) lease.

 **The Role**
Works included inspection of the unit internally and externally, inclusive of all roof parts (inspected from a Mobile Elevated Working Platform). Following the inspection, a report was prepared to highlight any damage throughout the property, in an aim to reduce the repairing liabilities for the Client at the end of their occupational term. The Unit had recently had work undertaken by the Landlord prior to the Client's occupation.

 **Project Outcomes**
The Schedule of Condition was approved by parties and attached to the new FRI lease. This will limit the liability of the Client at the end of their lease term against claims or dilapidations, by highlighting any pre-existing damage prior to their occupation.