




UNIT E16A TELFORD ROAD, BICESTER


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 significant damage to the external cladding this was highlighted in the Report.

The Schedule of Condition was approved by parties and attached to the new FRI lease. The damaged cladding was included in the Lease's Schedule of Condition and will protect the Client from claims at Lease expiry to repair/replace the cladding sheets.

 **Project Outcomes**
At the end of the lease term the schedule of condition meant the landlord did not pursue a dilapidations claim.