

UNIT 8 SKETCHLEY MEADOWS, SKETCHLEY

SCHEDULE OF CONDITION OF AN INDUSTRIAL UNIT

PHOTOGRAPHIC SCHEDULE OF CONDITION



 **Building Type**
Industrial Unit

 **Client**
Amberon Limited / Tenant

 **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 which were inspected using 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 Tenants. Within the report it was noted that the concrete floor in the warehouse was undecorated and heavily stained. In clearly recording this issue, the Tenants will not have to clean or redecorate to any better standard than detailed within our Schedule of Condition.

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.

