

OAK BANK BUSINESS CENTRE, NANTWICH


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 which were inspected using a Mobile Elevated Working Platform (MEWP). 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 asbestos roof had roof lights which were heavily stained and sun damaged.

 **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. By including the roof light defects within the Schedule, the Client will not be liable to replace them at the end of the Term.