

JOB REFERENCE: PR/MH/MB

PROPERTY REPORT

London Borough of Lewisham



1stAs

Marketing by:

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0800 298 5424

CONTENTS

Introduction	page 3
Synopsis	page 3
Summary of Construction	page 4
Executive Summary	page 8
Summary Upon Reflection	page 16
Report Format and Information	page 17
Facilities	page 21
Limitations	page 22

INTRODUCTION

We have been instructed to inspect and prepare a Report and Schedule of Condition for XXXXXXXXXX.

We visited the property on XXXXXXXXX.

The Property Report gives you advice on what we see are the key property issues. We have also prepared a Schedule of Condition in relation to the lease you are considering.

We assume the property is being let on a standard Full Repairing and Insuring Lease.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey office block set within a larger complex which includes shops and other office areas with a range of businesses. There is a loading and off-loading area to the rear of the property that has a security gated entrance. The front of the property sits directly onto the pavement; the rear of the property gives access to the loading area.

We believe that the property was built in the 1960's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

SUMMARY OF CONSTRUCTION

External

Main Roof:	Flat concrete roof finished with asphalt
Gutters and Downpipes:	Internal
Soil and Vent Pipe:	Internal
Walls:	High level: Stretcher Bond Brickwork Low level: Glazed shop fronts
Structural Frame:	Assumed concrete (not viewed)
Fascias:	Possibly asbestos
External Detailing:	High level: Metal casement windows Low level: Metal/aluminium single glazed

Internal

Ceilings:	Square exposed grid ceiling tile system and older style tongue and groove ceiling tiles
Walls	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Concrete (assumed)
First Floor:	Concrete (assumed)

Services

We believe that the property has a mains water supply, drainage, electricity and gas. The services have not been checked.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS



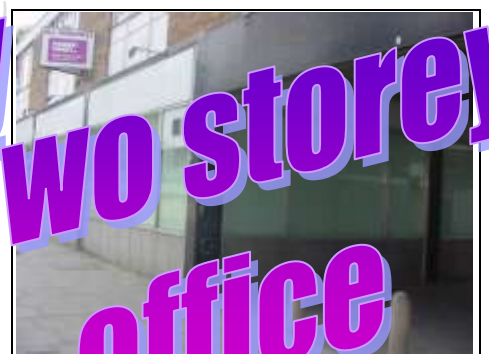
front elevation



Front Left



front middle



Front right



Archway



Rear elevation

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what your priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 400 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back.

When taking on a lease there are three key areas, these are:

The Business

Only you can decide upon the true potential of this property for your business and its value to you; although we do recommend taking independent advice on the market value and this identifies what the typical user would pay.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease.

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it and should be signed and appended to the lease.

Plus Points

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

To summarise these into plus points:

- 1.0) The property has vacant possession.
- 2.0) It is currently a buyer's market which should aid negotiation.
- 3.0) Due to the design of the building the layout can be modified relatively easily.

We are sure you can think of other things to add to this list.

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Medium Priority

Problems / issues raised in the 'medium priority' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) **Flat roof construction**

Above the offices is a flat roof construction, we can see that these have been repaired many times and we can also see from neighbouring roofs that repairs are still being carried out on a regular basis. The photos highlight three different types of problems:

- 1) Deteriorating asphalt
- 2) Blisters to asphalt
- 3) Previous poor quality repairs to the asphalt
- 4) In addition to this we would add that the solar paint is deteriorating (this protects the asphalt from deterioration from sunlight).
- 5) Detailing around roof lights and upstands.



Deteriorating asphalt



Blistering to asphalt



Previous repairs to asphalt

We would add that the flat roof is very flat, in our opinion too flat, and doesn't fall towards the two outlets (to drain the rainwater away) that we found on your roof. In addition to this, it is very common for these outlets to be blocked if there isn't enough fall on the roof to clear them. Internally surprisingly leaks can only be visually seen in the storeroom adjacent to the toilet at present, we would expect more leaks.

We would finally add that there is next to no insulation in properties of

8

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this era, particularly with regards to the roof you are virtually heating the outside environment.

ACTION REQUIRED: Insulation cut to falls could be added to the roof with a high performance felt to resolve both the flatness of the roof problems, the energy efficiency and the roof water leaking. This would normally be landlord's work but we feel would offer an ideal solution.

ANTICIPATED COST: In the region of £10,000 - £20,000; please obtain quotations. You should draw your landlord's attention to the need for roof work.

2.0) Windows

There are single glazed metal windows that are in a poor condition needing redecoration. We generally find that metal windows do warp and become difficult to open and shut over time and they can also be subject to condensation. As they are single glazed the property is poorly insulated.



Windows in need of redecoration

ACTION REQUIRED: Redecorate existing windows, ideally these windows should be appropriately secondary glazed. We note in many areas there is older style secondary glazing. A modern office would have double glazing.

ANTICIPATED COST: This would be a landlord's improvement costing tens of thousands of pounds. There may be a compromise where you insulate the lower part of the window (the part which is painted over) with something like a Kingspan insulation. There are varieties of this solid style insulation which have plasterboard finishes to them already. Please obtain quotations.

3.0) Asbestos

In this era of property asbestos was very commonly used. We are aware that you have an old asbestos report. Most leases require a new asbestos report. The asbestos report's style and procedure have changed in recent years.

ACTION REQUIRED: We would recommend an up to date asbestos report.

ANTICIPATED COST: In the region of a few hundred pounds; please obtain quotations.

4.0) Wind chill factor

You have an office over a passageway to the front right hand side (all directions given as you face the front of the property). We have come across problems in this situation where accelerated wind has occurred underneath the unit and caused wind chill in the rooms. In some cases we have come across it has led to condensation occurring in the floor and dampness and mould in the floor/low level areas.

ACTION REQUIRED: Insulation would be needed underneath the structure. This problem shouldn't be underestimated. We have dealt with clients who have not purchased properties because of this problem having had previous experiences of it.

5.0) Cold Bridging

In this era of property with a concrete structural frame, cold bridging is likely to occur.

Cold Bridging Defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.

Please see our website 1stAssociated.co.uk for further information.

6.0) Dampness

We noted dampness to the left hand side of the property (all directions given as you face the front of the property). This may be because the property has been vacant for some time or it may relate to a water leak or roof leak.

7.0) Services

7.1) Services/Testing

It is normal for a Full Repairing and Insuring lease to have test certificates in relation to all the various service elements. If this is not the case you need to carry out your own tests and reports. These are standard requirements of a Full Repairing and Insuring lease.

7.2) Heating

We are advised by your representative (Will) that the property has been unoccupied for three years. If the boilers have not been used for three years they are unlikely to work.

ACTION REQUIRED: We would recommend you speak to the landlords directly to recommission the heating system with the oncoming winter.

High Priority

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

There is nothing which we feel falls within this section providing you are happy with the characteristics of the property which we have mentioned throughout the report.

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Other Items

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

We would reiterate that the services, as far as we are aware, have not been turned on for several years therefore you do need to establish whether they are working or not as the cost to reinstate a heating system would be considerable.

The owner/landlord/last lessee should provide you with tests and reports in relation to:

1. Electrics
2. Fuel/Gas
3. Asbestos
4. Anything specific to this particular unit

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We feel the roof could be a continuing problem. More generally we recommend you speak to other tenants with regard to their experiences with the landlord and their speed of repair/service.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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REPORT FORMAT AND INFORMATION

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

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If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

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APPENDICES

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FACILITIES

(All directions given as you face the property)

Ground Floor

The ground floor accommodation consists of:

1. Reception Area
2. Office right
3. Disabled Toilets (internal)
4. Cupboard under stairs (with electrics)
5. Corridor Area Left hand side leading to Interview Rooms
6. Interview Room Three
7. Interview Room Two
8. Interview Room One
9. Office rear left
- 10.Boiler room
- 11.Staircase left
- 12.Rear corridor leading to right hand stairs and rear exit
- 13.Rear Exit
- 14.I.T. Room

First Floor

The first floor accommodation consists of:

1. Office Middle
2. Small corridor at top of stairs
3. Office left
4. Kitchenette
5. Office front right hand side partly above archway
6. Secondary office (office within previous office)
7. Corridor to toilets
8. Gentlemen's Toilets
9. Ladies' Toilets
- 10.Corridor adjacent to ladies toilets with no further access

LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was a warm summer's day at the time of the inspection. The weather did not hamper the survey.

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

EMPTY PROPERTY

The property was empty at the time of our survey; we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited as we haven't opened up the floor or the roof space, we haven't tested the services and we haven't had the benefit of meeting you at the property therefore do not know your exact requirements.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect lease value.

ACTION REQUIRED: You need to ensure that the leaseholders have adequate insurance.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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