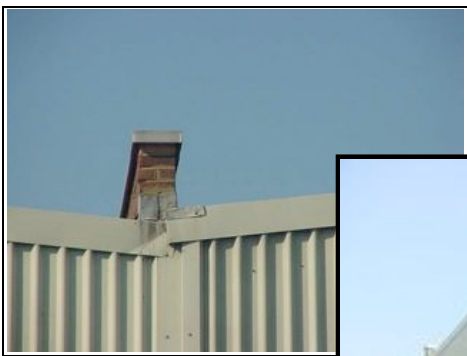


SCHEDULE OF CONDITION

**Warehouse
XXX
XXX Erith,
Kent. DA8 XXX**

XXXX



Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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CONTENTS

SCHEDULE OF CONDITION

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Address: XXXX
Erith, Kent. DA8 XXX

Prospective Tenant: Mr X

Covenants
Repairing Covenant,
Redecorating Covenant,
Reinstatement Covenant,
Statutory Regulation Covenant
Yield Up Covenant:

We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.

Photographs:

We typically take approximately 300 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

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Orientation and ownership at the time of the survey All directions are taken as if viewing the property from the front.

Second from end unit in a block of four units.

Adjoining properties within this block of four warehouse units First unit is rented or owned by XXX

Second unit is XXXX

Third unit is the unit we are surveying.

Fourth and end unit is rented or owned by XXX

All have car parking to the rear. XXX unit has a metal fence around it.

There is one independent separate warehouse opposite looks to be a part of XXXX

The Schedule of Condition offers a detailed description of the condition of the property on XXXX

We have not made any formal or informal enquiries or investigations with the Local Authority or any other party.

The Schedule of Condition is to be read in conjunction with the Property Report.

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ELEVATIONS

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

All directions given as you face the property.

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FRONT ELEVATION
(- Roadside)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Not visible.</p>		<p>We recommend that the roof is viewed via a cherry picker access or is excluded from the lease.</p>


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<p>Parapet walls: Leaking Right hand parapet wall Metal coping stone on brickwork parapet wall.</p> <p>Left hand parapet wall No coping stone Brickwork with lead flashing</p>	<p>Brickwork is weathered and lead flashing we believe is leaking.</p>  <p>Deteriorating pointing.</p>  <p>Leaks into the property. Brickwork weathered. Both go to valley gutters which are leaking into the property.</p>	<p>Re-point and check the flashing.</p> <p>Re-point, check flashing and add a metal coping stone.</p>
<p>Gutters and Downpipes:</p> <p>Internal</p> <p>Soil and vent pipes:</p>	<p>Leaking.</p>  <p>Drainpipes disconnected and damaged.</p> 	<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p> <p>Repair.</p>


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<p>Walls: Metal Frame: Metal Structural frame</p> <p>Cladding: First floor level: Profile metal sheeting</p> <p>Ground floor level: Stretcher bond</p> <p>Cracks:</p> <p>Concrete Lintels:</p>	<p>Water has been entering the property via the valley gutters and there have also been amendments internally and the floor is subsiding.</p> <p>Some areas where metal sheeting is visible behind the protective coating. Other areas where the fixing bolts are rusting.</p> <p>Marked particularly by overflow water discharge</p> <p>Joints to brickwork opening up on right hand side have been weathered.</p> <p>There is extensive cracking to the front elevation. Vertical stepped cracking indicating the property is dropping away to the road.</p>  <p>Vegetation covering the base of the property. In some areas we can see a grey painted concrete foundation.</p>	<p>Exclude the metal frame structure from the lease. We also noted that it was starting to rust and had no fire protection.</p> <p>Repair</p> <p>All the overflows need extending, we can see six that have been cut back into the wall.</p> <p>Exclude from the lease.</p>
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<p>Windows:</p> <p>High level: Eight windows, six small, two large. Metal, single glazed</p> <p>It should be noted that next door has all their windows with security grills assumed due to theft and vandalism in the area.</p> <p>Lower level: Three single, two double high level window and one low level window with roller shutter over it. High level windows have bars behind them.</p> <p>Two large windows with roller shutters one was up and one was down at the time of our survey.</p> <p>Central entrance door: Timber painted, grilled</p>		<p>Ease and adjust. Use a rust stop agent and redecorate.</p> <p>Use a rust stop agent and redecorate.</p> <p>Ease and adjust. Use a rust stop agent and redecorate.</p>
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REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Not visible.		We recommend that the roof is viewed via a cherry picker access or is excluded from the lease.
Parapet walls: Valley gutter:	Valley gutter to the base of the parapet walls is also leaking.	As front elevation
Gutters and Downpipes:		As front elevation

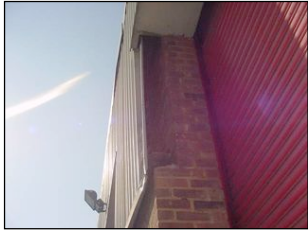
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<p>Walls: Metal Frame: Metal Structural frame</p> <p>Cladding: First floor level: Profile metal sheeting</p> <p>Ground floor level: Stretcher bond</p> <p>Cracking: Brickwork section with boarding concealing a tank to the left hand side (all directions given as you face the property)</p>	<p>Some has been displaced, some has impact damage and some is missing particularly around the vehicle access door.</p> <p>Old fixing holes that have not been blocked and the coating is starting to deteriorate.</p> <p>Various areas of cement repairs to the brickwork, all of them are untidy and messy. There are also marks and staining to the wall, mortar and paint.</p> <p>Horizontal stepped cracking to the front wall caused by the dropping of the floor that can be seen within.</p> <p>Boarding deteriorating (vertical cladding). Covered with vegetation.</p>	<p>Repair, prepare and redecorate.</p> <p>Replace boarding. Remove vegetation.</p>
<p>External detailing:</p> <p>Roller shutter door to one and a half storey high; Top half painted, bottom half not painted.</p> <p>Entrance door:</p> <p>Two grills</p>	<p>Needs redecoration has damage to the top</p>  <p>Damaged shutter box</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

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<u>OUTSIDE AREAS</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Fly tipping</p> 	<p>There is extensive fly tipping both to the front of the property and around the property. There are fly tipping notices with fines from £20,000 - £50,000.</p>	
<p>Tarmac area to front Marked out with parking bays Drop towards the road Several manholes noted none lifted.</p>	<p>Overgrown</p>	<p>Clear vegetation</p>

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<p>Car Park to rear: Tarmac with two drains noted Spaces marked in yellow bays – approximately seven. White line marking shared access road.</p>	<p>Both drains blocked. Vegetation growing up</p>  <p>around the drain nearest to the property.</p> <p>At the time of the survey there had been fly tipping in the car parking area. There were cars in the car park we assume from local businesses.</p>	<p>Unblock drains. Clear vegetation.</p>
<p>Metal posts to the front of the property.</p>	<p>Require panels and gate re-securing.</p>	<p>Re-secure panels and gate.</p>
<p>Chain link fence: Dividing this area from Manor Road to front of the property</p>		
<p>Barbed wire at high level to the front of the property</p> 	<p>Rusting and damage</p>	<p>Replace</p>
<p>Vegetation to the front of the property Vegetation to base</p> 		<p>Clear vegetation</p>

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INTERNAL

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

All directions given as you face the property.

WAREHOUSE AREA

Ground Floor

- 1.0) Warehouse
- 2.0) Male and Female toilets
- 3.0) Kitchenette internal
- 4.0) One office walk through
- 5.0) Second office

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Warehouse



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Metal portal frame exposed at roof level</p> <p>Roofing material believed to be corrugated asbestos sheets</p> <p>Ceiling has been underclad with asbestos visible</p>	<p>Believed to be asbestos</p> <p>Water leaking to:- front side valley gutters</p> <p>Underclad sheeting showing signs of deterioration to the joints indicating dampness is coming through.</p> 	<p>Only small areas are visible. Needs asbestos survey, specialist check. Please note we are not asbestos surveyors.</p>


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<p>Walls: Metal Frame: Metal frame: Upright frame is concealed brickwork piers. Nine metal frames visible. Partly painted partly not.</p> <p>Front gable 1st floor level: Painted red brickwork Two window openings placed in it, uncut brick with two plastic windows.</p> <p>Rear gable over-cladding panels</p> <p>Right hand side wall Left hand side wall</p> <p>Up stand to either side of warehouse walls approximately 300mm in concrete possibly added to take the lifting device.</p>	<p>Rusting visible to metal frames.</p>  <p>Cracking to much of the brickwork piers encasing the frame</p> <p>Various marks including painted areas and old fixing points that have not been filled.</p> <p>Deterioration visible to valley gutters on both sides</p> <p>Deteriorating and dirty. Outside light visible.</p>	<p>Repair, prepare and redecorate.</p> <p>Make good</p> <p>Clean and make good</p>
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<p>Internal Downpipe Plastic</p>	<p>Some leaking heavily and past repairs can be seen.</p> 	<p>Make watertight</p>
<p>Floors: Concrete Partly painted</p> <p>To rear where roller shutter door is located</p>	<p>Subsidence.</p> <p>Floor dropped 50-75mm on average but ranging up to 150mm</p>	<p>Exclude from lease.</p>
<p>Detailing: Windows: Internal windows only Two plastic windows</p> <p>Doors: Roller shutter door Pedestrian/fire exit door Door into office area</p>	<p>Cut into the wall in an amateur style. Not made good.</p>	<p>Repair, prepare and redecorate.</p>
<p>Lifting device 3.2 tonne Demag</p>	<p>Used to run from front to back but has been amended to take in the front two bays only</p>	<p>Exclude from lease</p>
<p>Services: Not working at the time of our survey.</p>		

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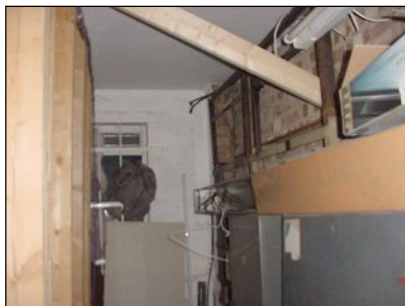
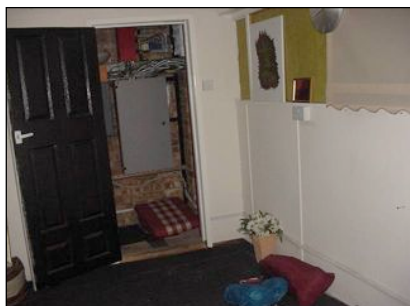
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Work Area - front left hand side
Service Cupboard - far left hand end



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Hippo carpet over concrete floor	Marked	Replace
Detailing: Windows: Metal and single glazed Door: Timber	Marked	Ease and adjust. Use a rust stop agent and redecorate. Repair, prepare and redecorate.
Services: Not working at the time of our survey.		

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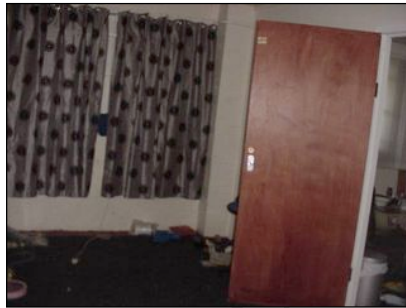
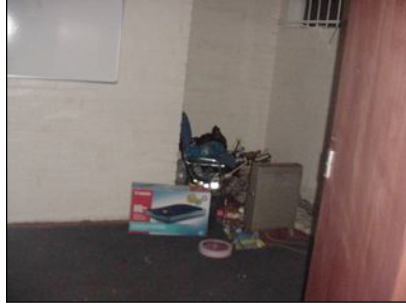
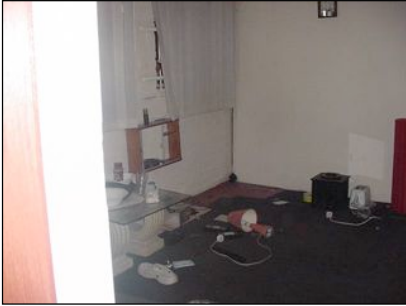
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Walk through office – front left hand side

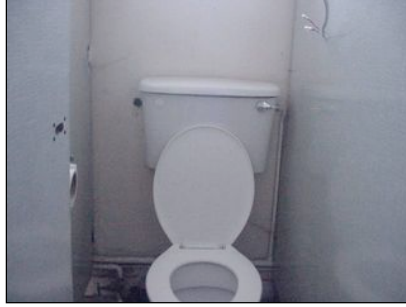


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted plaster Painted brickwork	Marked	Repair, prepare and redecorate.
Floors: Painted concrete floor	Marked	Exclude from the lease


<p>Detailing: Windows: Metal and single glazed Door: Timber</p>	<p>Marked</p>	<p>Ease and adjust. Use a rust stop agent and redecorate. Repair, prepare and redecorate.</p>
<p>Services: Not working at the time of our survey.</p>		

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Ladies' Toilets - far front right hand side



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted Partitions: Formica	Marked Signs of cracking and structural movement Dampness.	Repair, prepare and redecorate.

<p>Floors: PVC tile on to concrete floor.</p>	<p>Subsiding. Dropping towards front of the property.</p> 	<p>Exclude from lease</p>
<p>Sanitary Ware: Two WC's and wash hand basin</p>		<p>Deep clean</p>
<p>Soil and vent pipe: Internal</p>		
<p>Joinery: Windows: Metal Doors: Flush painted</p>	<p>Marked</p>	<p>Ease and adjust. Use a rust stop agent and redecorate. Repair, prepare and redecorate.</p>
<p>Services: Not working at the time of our survey.</p>		

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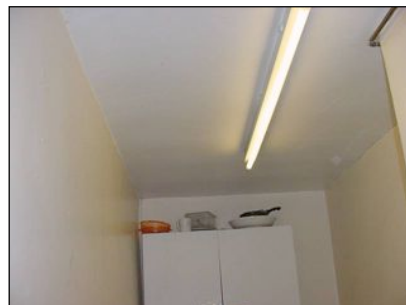
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Kitchenette
(Internal galley kitchen)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Heavily marked.	Repair, prepare and redecorate.
Floors: Hippo carpet onto concrete floor	Marked	Replace
Detailing: Doors: Flush painted	Marked	Repair, prepare and redecorate.
Kitchen Equipment: The kitchen equipment is domestic quality and has not been inspected.	Dirty and marked	Replace.
Services: Not working at the time of our survey.		

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Gentlemen's Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.

<p>Walls: Painted</p> <p>Dividing wall between ladies and gents toilets</p> <p>Cracking:</p> <p>Skirtings:</p> <p>Partitions: Formica</p>	<p>Marked and cracked</p> <p>Heavily cracked we believe due to subsidence.</p> <p>Coming away</p> 	<p>Repair, prepare and redecorate.</p> <p>Exclude from the lease</p>
<p>Floors: Painted concrete floor</p>	<p>Marked, showing signs of dropping towards the front of the property.</p> 	<p>Subsidence exclude from the lease</p>
<p>Sanitary Ware Two WC's, two urinals and two wash hand basin</p>		<p>Deep clean</p>
<p>Joinery: Windows: Metal</p> <p>Doors: Flush painted</p>	<p>Dated</p> <p>Marked</p>	<p>Ease and adjust. Use a rust stop agent and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Services: No services working at the time of our survey.</p>		

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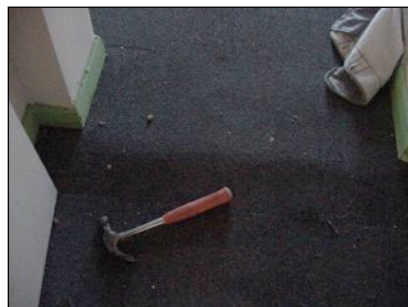
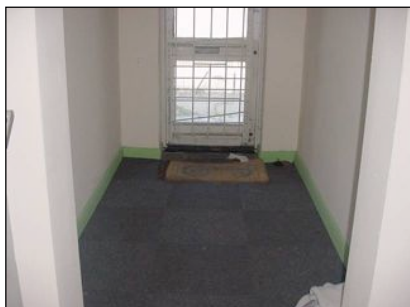
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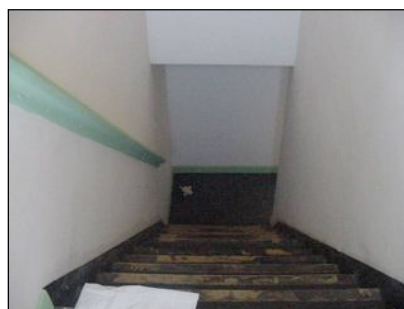
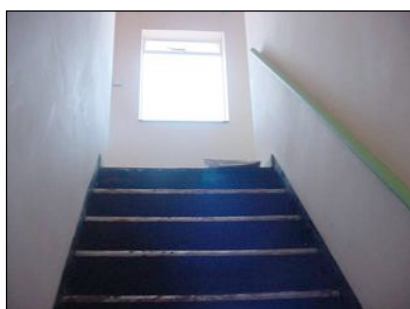
25

Lobby/entrance to stairs



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked. Cracked.	Repair, prepare and redecorate.
Walls: Painted Skirtings: Painted green	Marked Racking cracking that has been repaired. Significant cracking between walls and ceiling.	Repair, prepare and redecorate
Floors: Hippo carpet onto concrete floor	Drop in floor level partly hidden by carpet.	Drop may relate to subsidence. Exclude from the lease.

Stairs



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Rectangular suspended ceiling tile system. Painted over Light hanging down Architraves	Marked Damaged around the entrance door to the left hand side.	Repair, prepare and redecorate.
Walls: Painted	Painting hiding blown plaster and cracking. Lost their key. Vertical crack approximately two metres in length.	Repair, prepare and redecorate.
Stairs: Concrete, nosings have been removed as once carpeted.		
Landing Window: Small metal	Noted some of window glazing putty had come out.	Ease and adjust. Use a rust stop agent and redecorate. May need to be re-glazed.
Services: No services working at the time of our survey.		

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FIRST FLOOR

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

- 1.0) Left hand side office
- 2.0) Right hand side office with toilet within it
- 3.0) Stairs and landing

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Left hand Office



DESCRIPTION	CONDITION	ACTION REQUIRED
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<p>Ceilings:</p> <p>Rectangular suspended ceiling tile system.</p> <p>Inset lights</p>	<p>Signs of water staining. Tiles are cupping indicating dampness is coming through the roof.</p> 	<p>Make watertight. Replace ceiling tiles.</p>
<p>Walls:</p> <p>Painted</p>	<p>Marked areas and signs where high level heating areas have been removed.</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Carpet tiles over a polyvinyl tile</p>	<p>May have an asbestos content</p>	<p>Replace</p>
<p>Detailing:</p> <p>Windows: Three large metal windows.</p> <p>Door: Painted green with vision panel Georgian wire polished glass</p>	<p>Marked</p>	<p>Ease and adjust. Use a rust stop agent and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Services:</p> <p>The cabling has been removed with the exception of the socket points.</p>		

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Right Office
with kitchenette area, wash hand basin and sink

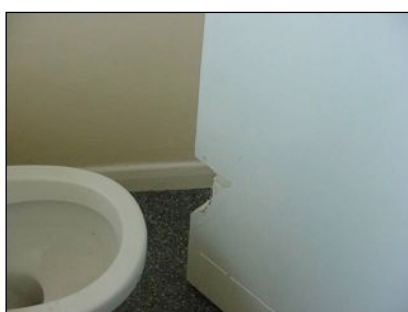
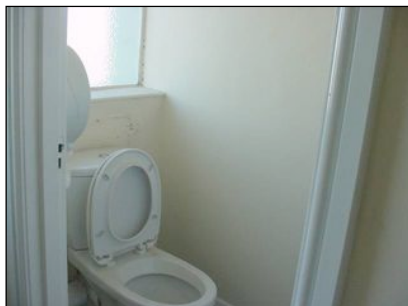
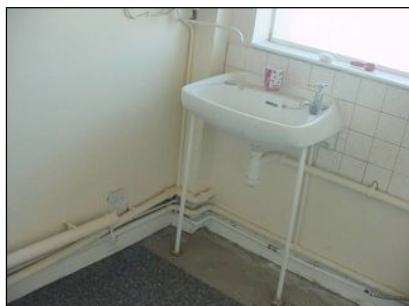


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Square suspended ceiling tile system.</p> <p>Has an old ceiling above it.</p> <p>Inset lights</p>	<p>Dated</p>	
<p>Walls:</p> <p>Painted</p>	<p>Average. Some marks around the internal window</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Carpet tiles over a polyvinyl tile</p>	<p>May have an asbestos content</p>	<p>Replace</p>

<p>Detailing: Windows: Three crittall metal windows. Door: Timber</p>	<p>Top glass pane broken. Marked</p>	<p>Ease and adjust. Use a rust stop agent and redecorate. Repair, prepare and redecorate.</p>
<p>Services: No services working at the time of our survey.</p>		

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Toilet
within right hand office



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling tile system Painted over	Dated	Replace
Walls: Painted some tiles around the wash hand basin	Signs of water damage around wash hand basin.	Repair, prepare and redecorate.
Floors: Vinyl	Cut short around sink area.	Replace

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<p>Sanitary ware: WC and wash hand basin Some tiles around wash hand basin</p>	<p>Ingrained dirt. Tiles have been removed around the WC</p>	<p>WC needs to be repositioned so that it does not hit the door. Deep clean Make good</p>
<p>Detailing: Windows: One metal Door into WC</p>	<p>Cracking and blown plaster around some of the windows. Cut door so you can open it as toilet is too close to it!</p>	<p>Ease and adjust. Use a rust stop agent and redecorate. Repair, prepare and redecorate.</p>

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OTHER MATTERS

SERVICES

Electrics

The electrics were located on the far left hand side.

ACTION REQUIRED: All electrics need to be tested to an Institute of Electrical Engineers (IEE) standard by an NICEIC approved electrician or equivalent.

Heating

We have not tested the heating. You need to check and confirm that it is appropriate for your requirements.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property. We are advised this is already starting to happen to some extent in the office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further on this once you understand better your occupational requirements of the building.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. In this case there is no toilet for the disabled or less able. There does not seem to be any amendments to the property with regard to this area.

ACTION REQUIRED: You should ask to see if a report has been

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carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

The Schedule of Condition has been prepared by XXXX following a visit on XXXX This report does not constitute a Structural Survey (now known as a Building Survey).

XXXX

Independent Chartered Surveyors

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37

Signature Document in Relation to
XXXX Erith, Kent. DA8 XXX

Schedule of Condition

This signature document represents page 37 and 38 of a 38 page Schedule of Condition relating to:

XXXX Erith, Kent. DA8 XXX.

as prepared by

XXXX, Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

XXXX, Erith, Kent. DA8 XXX

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: Dated: XXXX

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

For and on Behalf of XXXX Chartered Surveyors

Lessee

Mr X has seen and forwarded this document on by recorded delivery on to the owners/landlords or their legal representatives in relation to the proposed Lease.

Signed: Dated:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for an on behalf of and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned company.