



## WAREHOUSE, TRENT LANE INDUSTRIAL EST, CASTLE DONNINGTON - Schedule of Condition

Trent Lane Ind Est, Castle Donnington. DE742NP

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**Inspected by: Philip Cushion** 

Report Date: 07 August 2023

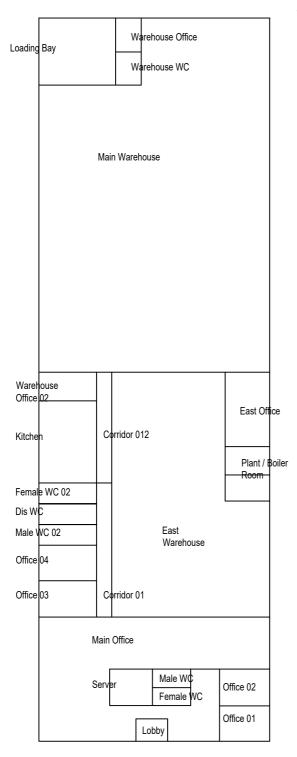
Inspection Date: \$\* 5 i [ i gh2023





## **Glossary of Terms**

Good	In new condition with no soiling/wear or other defects
Fair	Subject to several years wear, slight signs of wear/soiling but still serviceable and functioning adequately
Poor	Subject to hard or long-term wear with repair and/or renovation necessary. Minor defects that would typically be of no detriment to the building fabric would not be categorised as 'poor condition' for example, light soiling etc.
Very Poor	End of life, replacement necessary



## **IDENTIFICATION PLAN**

South Elevation







Location: Car park and front boundary Condition: N/a Decorative Condition: N/a Comments: Flag poles, no flags provided



Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** Carpark entrance - tarmacadam is in fair condition, patch repair along service trench lines



Location: Car park and front boundary Condition: Poor Decorative Condition: N/a Comments: Chipped kerbs to the carpark entrance



Location: Car park and front boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Worn tarmacadam and patch repairs along the centre of the carpark







Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** Ponding alongside the building, moss growth affecting the perimeter of the carpark

Location: Car park and front boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Silted surface water gullies, gullies choked with leaf debris



Location: Car park and front boundary

Condition: N/a

Decorative Condition: N/a

**Comments:** Standing water and ponding alongside the walkway fronting the building. Moss affecting the walkway and edge of the carpark



Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** Patch repair to the centre of the carpark, ponding evident







 $\ensuremath{\textbf{Location:}}$  Car park and front boundary

Condition: Poor

Decorative Condition: N/a

Comments: Patch repaired tarmacadam, ponding evident

Location: Car park and front boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Patch repaired and worn tarmacadam forward of the gates serving the east access road



Location: Car park and front boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Worn and degraded wearing course alongside the east of the carpark



Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** Otherwise the tarmacadam surfacing is in fair condition







Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** Moss accumulating around the perimeter of the carpark, occasional chipped kerb



Location: Car park and front boundary Condition: Fair Decorative Condition: N/a Comments: Moss alongside the kerb



Location: Car park and front boundary

Condition: N/a

Decorative Condition: N/a

**Comments:** Overgrown grassed area fronting the public highway



Location: Car park and front boundary Condition: Poor Decorative Condition: N/a Comments: Gas housing with decayed door

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Location: Car park and front boundary

Condition: Fair

Decorative Condition: N/a

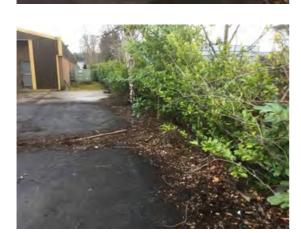
Comments: Electrical sub-station - soiled enclosure and roof

Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

**Comments:** View of the boundary alongside the rear yard - overgrown vegetation, the chain-link fence is not visible due to the vegetation



Location: Western boundary and verge

Condition: Poor

Decorative Condition: N/a

**Comments:** Accumulation of leaf debris alongside the west side of the carpark



Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

Comments: Hardstanding - heavily silted







Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

**Comments:** Land aside the west elevation - affected by moss growth

Location: Western boundary and verge

Condition: Very poor

Decorative Condition: N/a

**Comments:** Redundant HVAC plant - bespoke to the former occupier and surplus to requirement. Not operational



Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

**Comments:** Moss growth and soiling affecting the concrete plinths to HVAC plant locations



Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

Comments: Sporadic indented palisade fence pales







Location: Western boundary and verge Condition: Very poor Decorative Condition: N/a Comments: Redundant AC condenser/ air handling unit

Location: Western boundary and verge

Condition: N/a

Decorative Condition: N/a

**Comments:** Moss growth and vegetation alongside the west elevation



Location: Western boundary and verge Condition: Fair Decorative Condition: N/a Comments: 2No indented and bowing palisade fence panels



Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

**Comments:** Corroded drain cover - the drains were not inspected at the time of our inspection







Location: Western boundary and verge

Condition: Poor

Decorative Condition: N/a

**Comments:** Redundant HVAC plant - bespoke to the former tenant, not longer required and not operational

Location: Western boundary and verge Condition: Poor Decorative Condition: N/a Comments: Untidy grassed verge



Location: Western boundary and verge

Condition: Fair

Decorative Condition: N/a

**Comments:** Electrical sub-station - soiled enclosure, soiled concrete plinth



Location: Western boundary and verge

Condition: Poor

Decorative Condition: N/a

**Comments:** Untidy walkway with moss and vegetation growth evident

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Location: Western boundary and verge

Condition: Poor

Decorative Condition: N/a

**Comments:** Untidy area of ground, weeds, loose chippings and untidy grassed area



Condition: Fair Decorative Condition: N/a Comments: Untidy grassed area, requires trimming

Location: Western boundary and verge



Location: Eastern Boundary Condition: N/a Decorative Condition: N/a Comments: General view



Location: Eastern Boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Bowing mesh fence panels and leaning posts - fence remains serviceable

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Location: Eastern Boundary Condition: Poor Decorative Condition: N/a Comments: Leaning fence posts - 20m section of fencing

Location: Eastern Boundary Condition: Fair Decorative Condition: N/a Comments: 1No indented panel south of the outbuilding



Location: Eastern Boundary

Condition: Fair

Decorative Condition: N/a

**Comments:** View facing towards the outbuilding, note the weed growth affecting the verge aside the carpark bays



Location: Eastern Boundary Condition: Fair Decorative Condition: N/a Comments: Slight bow in the fencing aside the outbuilding

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Location: Eastern Boundary

Condition: Poor

Decorative Condition: N/a

Comments: Cut and displaced section of barbed wire

Location: Eastern Boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Leaning posts and bowing fence panels - 20m section of fence



Location: Eastern Boundary Condition: N/a Decorative Condition: N/a Comments: Indented mesh panel



Location: Eastern Boundary Condition: N/a Decorative Condition: N/a Comments: Vegetation growing through the fence

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Location: Eastern Boundary Condition: Poor Decorative Condition: N/a Comments: Hole in 1no mesh panel



Location: North boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Many leaning and several cracked concrete fence posts, overall condition of the fence is 'poor'



Location: North boundary Condition: N/a Decorative Condition: N/a Comments: Undulating barbed wire



Location: North boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Hole in the mesh too the northeast corner of the yard







Location: North boundary Condition: Fair Decorative Condition: N/a Comments: Gravel edging along the fence line

Location: North boundary Condition: Poor Decorative Condition: N/a Comments: Cracked post top



Location: North boundary

Condition: Poor

Decorative Condition: N/a

**Comments:** Cracked post - 3rd post from the northwest corner



Location: East access road

Condition: Fair

Decorative Condition: N/a

**Comments:** Entrance gates - soiled, no defects, light corrosion to hinges and posts







Location: East access road

Condition: N/a

Decorative Condition: N/a

**Comments:** Patch repaired tarmacadam and ponding water adjacent the entrance gates

Location: East access road

Condition: Poor

**Decorative Condition:** N/a

**Comments:** The access road is subject to ponding, undulations are affecting the road surface, tarmacadam is worn. Soiling is evident along the kerb line. Overall condition is 'poor' The following images move along the road from south to north.



Location: East access road Condition: Fair Decorative Condition: N/a

Comments: Moss and soiling affecting walkways



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Many undulations and areas of ponding

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Location: East access road Condition: Poor Decorative Condition: N/a Comments: Section of chipped kerbstones

Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Surface water gullies are silted up with debris and decayed leaves



Location: East access road Condition: N/a Decorative Condition: N/a Comments: General view - worn road markings



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Undulating road surface and ponding water

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Location: East access road Condition: Poor Decorative Condition: N/a Comments: Pitted concrete to the south loading bay



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Silted up gullies



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Ponding water and undulations



Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Distorted kerb aside the tree along the east boundary

61







Location: East access road

Condition: N/a

Decorative Condition: N/a

Comments: Silt and weed growth along the kerb

Location: East access road Condition: Poor Decorative Condition: N/a Comments: Many patched areas of wearing course and ponding water forward of the norther loading bay



Location: East access road Condition: Fair Decorative Condition: N/a Comments: Moss affecting the tarmacadam walkways



Location: East access road Condition: Fair Decorative Condition: N/a Comments: Soiled loading bay ramp

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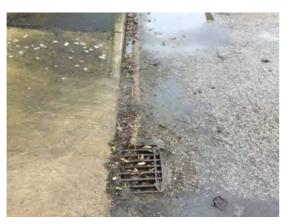
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Location: East access road Condition: Fair Decorative Condition: N/a Comments: Cracked concrete to the loading bay threshold



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Silted up surface water gullies



Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Silted up channel drain with missing grates to the right of the northern loading bay



Location: East access road

Condition: N/a

Decorative Condition: N/a

**Comments:** View towards the outbuilding, assimilating silt and moss







Location: East access road Condition: Poor Decorative Condition: N/a Comments: Cracked ramp to the outbuilding

Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Moss and weeds affecting the land to the east of the outbuilding



Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Cracked concrete and undulations causing water to pond



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Silted up gullies generally

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Location: East access road

Condition: Fair

Decorative Condition: N/a

**Comments:** Concrete hardstanding - silted, remains serviceable



Location: East access road Condition: Poor Decorative Condition: N/a Comments: Cracking around a galvanised drain cover



Location: East access road Condition: Fair Decorative Condition: N/a Comments: Sporadic cracks in the hardstanding



Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Worn and degraded section of concrete aside the east fence







Location: East access road Condition: Fair Decorative Condition: N/a Comments: Soiling alongside the east boundary



Location: East access road Condition: N/a Decorative Condition: N/a Comments: Sporadic cracks and localised damage



Location: East access road

Condition: Poor

Decorative Condition: N/a

**Comments:** Depression in the road surface and kerb resulting in ponding water



Location: East access road

Condition: N/a

Decorative Condition: N/a

**Comments:** General view - service trenches cut into the concrete







Location: Outbuilding

Condition: Poor

Decorative Condition: N/a

Comments: Soiled, faded and weathered roof cladding

Location: Outbuilding

Condition: Poor

Decorative Condition: Poor

**Comments:** Rotten door - north elevation . Chipped brick, 3rd course from the bottom left corner of the door



Location: Outbuilding Condition: N/a Decorative Condition: N/a Comments: Corroded brackets to the vent pipe



Location: Outbuilding

Condition: Poor

Decorative Condition: N/a

**Comments:** Hole in the masonry at low level to the north elevation - possible rodent infestation

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Location: Outbuilding Condition: Fair Decorative Condition: N/a Comments: East elevation - general view



Location: Outbuilding Condition: Poor Decorative Condition: N/a Comments: Aged, yellowing and defective lamp



Location: Outbuilding Condition: Fair Decorative Condition: N/a Comments: West elevation - general view



Location: Outbuilding Condition: N/a Decorative Condition: N/a Comments: Existing floodlight - unclipped cable







Location: Outbuilding Condition: Poor Decorative Condition: N/a Comments: Corroding vent pipe brackets



Location: Outbuilding

Condition: Poor

Decorative Condition: N/a

**Comments:** Water pipe exposed with no insulation. Adhesive marking the brickwork



Location: Outbuilding

Condition: N/a

Decorative Condition: N/a

**Comments:** Indented gutter to the south elevation, door frames are rotten, the doors have been lined in plywood



Location: Outbuilding Condition: Poor Decorative Condition: N/a Comments: Indented gutter

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93







Location: Outbuilding Condition: Poor Decorative Condition: N/a Comments: Rotten door frames



Condition: Poor Decorative Condition: N/a Comments: Doors have been lined in plywood, doors assumed to be decayed

Location: Outbuilding



Location: Yard Condition: Fair Decorative Condition: N/a Comments: View along the western boundary



Location: Yard

Condition: Fair

Decorative Condition: N/a

Comments: View along the northern boundary facing east. Minor ponding, the tarmacadam surface is in 'fair' condition overall

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Location: Yard

Condition: Fair

Decorative Condition: N/a

**Comments:** Minor undulations and areas of ponding, wearing course remains in fair condition

Location: Yard

Condition: Fair

Decorative Condition: N/a

**Comments:** Scuffed area of surfacing alongside the west boundary



Location: Yard

Condition: Fair

Decorative Condition: N/a

**Comments:** Soiling and decayed leaf debris alongside the west boundary



Location: Yard Condition: Fair Decorative Condition: N/a Comments: Accumulation of silt and debris







Location: Yard

Condition: Fair

Decorative Condition: N/a

**Comments:** 3No surface water gullies running east to west along the centre of the yard, slight ponding.



Location: Yard Condition: Poor Decorative Condition: N/a Comments: Blocked gullies



Location: Yard Condition: N/a Decorative Condition: N/a Comments: Accumulation of fine black silt towards the northeast corner of the yard



Location: Yard Condition: N/a Decorative Condition: N/a Comments: Fine silt accumulating in the northeast corner

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Condition: Fair

Decorative Condition: N/a

**Comments:** Marked out parking bays along the eastern flank of the yard

Location: Yard

Condition: Poor

Decorative Condition: N/a

**Comments:** Hardstanding forward of the northern loading bay - soiled, corrosion and oil staying, areas of cracked and uneven concrete



Location: Yard Condition: Poor Decorative Condition: N/a Comments: Cracked, scuffed and stained concrete



Location: Yard

Condition: Poor

Decorative Condition: N/a

**Comments:** Degraded concrete channel, chipped and cracked edges

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114





Condition: Poor Decorative Condition: N/a Comments: Cracked concrete forward of the loading doors



Location: North elevation

Condition: N/a

Location: Yard

Decorative Condition: N/a

**Comments:** General view - the cladding coatings are in fair condition, edge trims and cappings are solar faded



Location: North elevation

Condition: Poor

Decorative Condition: Poor

**Comments:** Flaking paint to the shutter door, corroding surround to the pedestrian door

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Location: North elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Displaced brush trim to the upper left corner of the loading door







Location: North elevation Condition: Fair Decorative Condition: N/a Comments: Louvered doors to the plant room

Location: North elevation Condition: Poor Decorative Condition: N/a Comments: Displaced sill trim



Location: North elevation Condition: Poor Decorative Condition: N/a Comments: Displaced and indented sill trim



Location: North elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Weeds growing out of the gutters to the plant room roof

118

119







Location: North elevation Condition: Poor Decorative Condition: N/a Comments: Leaky gutter joints, corroding and silted gutter

Location: North elevation Condition: N/a Decorative Condition: N/a Comments: General view of the external plant room



Location: North elevation Condition: Poor Decorative Condition: N/a Comments: Indented cladding and trims

122

121





Location: North elevation Condition: Very poor Decorative Condition: N/a Comments: Displaced doors









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Location: North elevation

Condition: N/a

Decorative Condition: N/a

Comments: View towards the left side of the north elevation

Location: North elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Indented cladding and damaged loading door reveals

126

127

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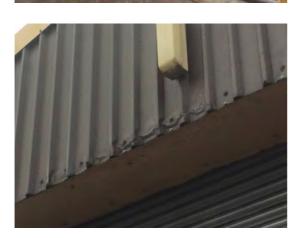
Location: North elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Shutter doors - fair visual condition, not tested at the time of inspection

128



Location: North elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Minor indentations along the head of the loading door opening yellowing light fitting







Location: North elevation

Condition: Poor

Decorative Condition: N/a

Comments: Indented cladding to the loading bay reveals



Location: North elevation Condition: Fair Decorative Condition: N/a Comments: Film applied to the windows, soiled frames



Location: North elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Displaced sill trim and service hole in the cladding





Location: North elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** View inside the redundant plant room - all surfaces are heavily soiled

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Location: North elevation Condition: Poor Decorative Condition: N/a Comments: View facing west

Location: North elevation Condition: N/a Decorative Condition: N/a Comments: Disused waste and storage containers



Location: North elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** Electrical systems - not tested, aged and assumed to be isolated.





Location: North elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** Stored waste and heavy soiling and silt affecting the floor slab

133



138

139





Location: West elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** View towards the southern end of the elevation, the following images move along the west elevation from south to north. Cladding is solar faded throughout, fixing caps are perished, the brickwork and UPVC windows are in fair condition. The following images are provided

Location: West elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Aged AC cassette - not tested, poor visual condition, considered at the end of serviceable life



Location: West elevation

Condition: Fair

Decorative Condition: Poor

**Comments:** Windows are in fair condition throughout, general soiling noted to the frames. The security bars are affected by light corrosion and require redecoration

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Location: West elevation Condition: Fair Decorative Condition: Poor Comments: Corroded security bars







Location: West elevation Condition: Fair Decorative Condition: Poor Comments: Solar faded exit door

Location: West elevation Condition: N/a Decorative Condition: N/a Comments: Aged AC cassette - not tested



Location: West elevation Condition: Fair Decorative Condition: Poor Comments: Solar faded cladding - perished fixing caps



Location: West elevation Condition: Poor Decorative Condition: N/a Comments: Perished fixing caps

142

141

143







Location: West elevation

Condition: Fair

Decorative Condition: N/a

Comments: Brickwork is in fair condition throughout



Location: West elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** UPVC frames are soiled, the majority of sill end caps are missing or displaced as shown



Location: West elevation Condition: N/a Decorative Condition: N/a Comments: Existing AC cassette - not tested



Location: West elevation Condition: Poor Decorative Condition: N/a Comments: Corroding brackets

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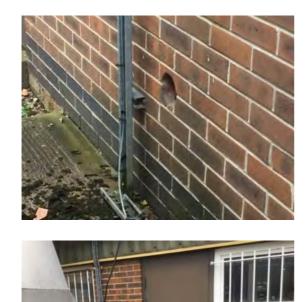
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150

151





Location: West elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** Service hole in the brickwork - towards the centre of the elevation

Location: West elevation Condition: Fair Decorative Condition: Poor Comments: Faded metal doorset



Location: West elevation Condition: Poor Decorative Condition: Poor Comments: Corroded security bars

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Location: West elevation Condition: N/a Decorative Condition: N/a Comments: General view









Location: West elevation

Condition: Poor

Decorative Condition: Poor

**Comments:** Delaminating plywood face to the double exit doors



Location: West elevation Condition: Fair Decorative Condition: N/a Comments: View towards the northern end of the elevation



Location: West elevation Condition: Very poor Decorative Condition: N/a Comments: Disconnected power isolator

156

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Location: West elevation Condition: Poor Decorative Condition: N/a Comments: No mastic provided to the expansion joints







Location: West elevation Condition: Poor Decorative Condition: N/a Comments: Water stained brickwork

Location: West elevation Condition: Fair Decorative Condition: N/a Comments: Reflective film applied to many of the windows



Location: West elevation Condition: Poor Decorative Condition: Poor Comments: Exit door - peeling paintwork, decay at low level



Location: East elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** General view facing south, the following images move along the elevation from north to south

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159







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Location: East elevation

Condition: Fair

Decorative Condition: N/a

Comments: Right hand double exit doors - fair condition

Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Many door and window openings have been infilled, the brickwork and cladding are generally in fair condition, defects are noted on the following images



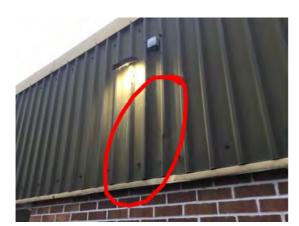
Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Film applied to the glazing, the window frames are soiled but in fair condition

164



Location: East elevation Condition: N/a Decorative Condition: N/a Comments: Indented cladding



166

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Location: East elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Indented cladding and miss-matching replacement sheets

Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Localised repair, many redundant fixings holes in the brickwork



Location: East elevation Condition: Fair Decorative Condition: N/a Comments: Vent aperture infilled





Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Cladding to the northern half of the elevation is in fair condition, older faded and weathered cladding to the southern end. Many openings have been infilled



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Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Badly corroded section of metal facia

Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Faded and weathered cladding



Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Missing mastic to the expansion joints

171

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Location: East elevation Condition: N/a Decorative Condition: N/a Comments: Infilled vent aperture

-







Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Shutter door is soiled, not tested at the time of inspection. The reveal cladding has been removed from either side of the loading door, the paint coating is peeing from the trims around the head of the door.



Location: East elevation
Condition: Poor

Decorative Condition: N/a

Comments: Indented facing trim above the loading bay



Location: East elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Left loading bay reveal - trims and flashings removed

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Location: East elevation

Condition: Poor

## Decorative Condition: N/a

**Comments:** Cracked blockwork to the right lading bay reveal, trims and flashings removed. Corroded surround to the pedestrian door







Location: East elevation

Condition: Fair

Decorative Condition: N/a

Comments: Windows to the east office are in fair condition note the infilled vent aperture below the window

Location: East elevation

Condition: N/a

Decorative Condition: N/a

Comments: Adhesive marks where signs have been removed



Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Aged and redundant HVAC plant

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Location: East elevation Condition: Poor Decorative Condition: N/a Comments: The cladding is affected by cut edge corrosion







Location: East elevation Condition: Fair Decorative Condition: Poor Comments: Timber double doors to the plant room

Location: East elevation Condition: N/a Decorative Condition: Poor Comments: Peeling paintwork



Location: East elevation

Condition: Poor

Decorative Condition: Poor

**Comments:** Delaminating ply facing to the adjacent single door

184



Location: East elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Redundant HVAC plant - bespoke to the former occupier and now surplus to requirement

182

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Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Shutter door to the southern end of the elevation - minor indentation to the bottom few slats, the door is operational and in fair condition

Location: East elevation Condition: Fair Decorative Condition: N/a Comments: Indented base trim



Location: East elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Minor indentations, the shutter door slats are grease stained aside the guide rails.



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Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Scuffed right hand reveal flashing









Location: East elevation Condition: Poor Decorative Condition: N/a Comments: Scuffed left hand reveal flashing

Location: East elevation Condition: Poor Decorative Condition: N/a Comments: General view of the windows to the office block



Location: East elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Split and perished mastic sealants to the expansion joints





Location: East elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** AC systems - soiled, not tested at the time of inspection. Of considerable age and approaching 'end of life'

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Location: East elevation Condition: Fair Decorative Condition: Poor Comments: Light corrosion affecting the window bars

Location: East elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** Former tenants cameras and security alarm system remains



Location: South elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** General view - the brickwork is in fair condition with the exception of structural cracking to the right of the entrance



Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Weathered pointing

194

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199





Location: South elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Verge cappings are solar faded and the joints have been taped with flashband



Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Verge cappings - solar faded and joints taped



Location: South elevation

Condition: N/a

Decorative Condition: N/a

**Comments:** Faded former tenants signage remains to the front of the canopy

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Location: South elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Windows are in fair condition, transfer signage remains to the middle glazing pane







Location: South elevation

Condition: Fair

Decorative Condition: Fair

**Comments:** Timber canopy soffit linings - no defects, slight water staining

Location: South elevation

Condition: Fair

vial(3

Decorative Condition: N/a

**Comments:** Entrance doors are operational and in fair condition. The tiled threshold is free of defects with no cracked quarry tiles noted



Location: South elevation

Condition: Fair

Decorative Condition: N/a

**Comments:** Windows to the right of the entrance - transfer signage remains to the middle pane



Location: South elevation

Condition: Poor

Decorative Condition: N/a

Comments: Stepped structural cracking

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203







Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Structural cracking



Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Area of wall affected by structural movement



Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Stepped structural cracking

208

206

207



Location: South elevation Condition: Poor Decorative Condition: N/a Comments: Stepped cracking







Location: South elevation

Condition: Poor

Decorative Condition: N/a

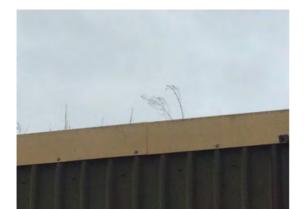
Comments: Full height vertical cracking

Location: South elevation

Condition: Poor

Decorative Condition: N/a

**Comments:** Water stained/ weathered pointing to the right hand corner



Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Vegetation growing from the gutters due to the extent of soiling, the gutter facings are solar faded and corroded in areas.



Location: Roof

Condition: Poor

## Decorative Condition: N/a

**Comments:** Silted gutters, gutters are affected by corrosion and are leaking in various locations. The edge cappings are solar faded and affected by lichen growth.

210

209

211







Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Standing water and soiling affecting the gutters. Cut edge corrosion affecting all sheet ends

## Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Aged, solar faded and weathered cladding coatings. Cut edge corrosion affecting the sheet ends, roof cladding is approaching end of life

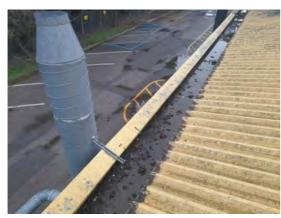


Location: Roof

Condition: N/a

Decorative Condition: N/a

**Comments:** Redundant former tenant vent ducts remain, corroded Unistrut fixing brackets



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Silted gutter to the east pitch

214











Condition: Poor

Decorative Condition: N/a

**Comments:** View along the east gutter facing south. Note the redundant flue outlet and extent of soiling affecting the roof sheets

Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** All fixings are corroded. Caps missing. Aged and weathered plastisol coating and lichen growth evident throughout



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Corroding fixings and missing caps



Location: Roof

Condition: Poor

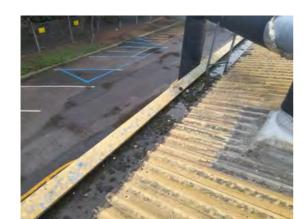
Decorative Condition: N/a

**Comments:** Former tenants ductwork - damaged insulation noted

217







Location: Roof Condition: Poor Decorative Condition: N/a Comments: Heavily silted gutters



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Heavy corrosion to the overlap joints



Location: Roof

Condition: N/a

Decorative Condition: N/a

**Comments:** Former tenants bespoke ventilation systems remain - surplus to the requirements of the incoming tenant.



Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Cut edge corrosion - the cladding coating is at 'end of life' and a full recoat is required

222

221

223







Condition: Poor

Decorative Condition: N/a

**Comments:** View facing south along the east pitch - galvanised flat plate used to seal over old redundant service penetrations



Location: Roof Condition: N/a Decorative Condition: N/a Comments: View towards the ridge facing west



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Redundant HVAC plant and flue



Location: Roof

Condition: N/a

Decorative Condition: N/a

**Comments:** Ductwork supported from the roof on steel legs - surplus to requirement and bespoke to the former occupier

226

225

227







Condition: Poor

Decorative Condition: N/a

**Comments:** View along the east pitch facing north - rooflights are aged, weathered embrittled and at the end of life. Limited translucency



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Heavy soiling throughout



Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Service penetration patched over in steel sheeting



Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Patch repair not properly lapped, extensive soiling.

230

229







Condition: Poor

Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Heavily weathered rooflights, rooflights are at the end of their serviceable life



Decorative Condition: N/a Comments: Corroding gutter - indented edge capping to the east pitch



Location: Roof Condition: Poor Decorative Condition: N/a Comments: View along the east pitch facing south



Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Cut edge corrosion affecting all sheet ends - east pitch

234







Condition: Poor

Decorative Condition: N/a

Comments: View of the pitched roof to the outbuilding - the cladding is weathered and in a similar condition to the main roof



Location: Roof

Condition: Poor

Decorative Condition: N/a

Comments: Indented verge cladding to the outbuilding roof heavy soiling affecting the cladding, lichen growth throughout



Location: Roof

Condition: Poor

Decorative Condition: N/a

Comments: Moss growth and silting to the majority of the east gutter



239



Condition: Poor

Decorative Condition: N/a

Comments: More heavy accumulation of silt to the north of the break in the gutter

238







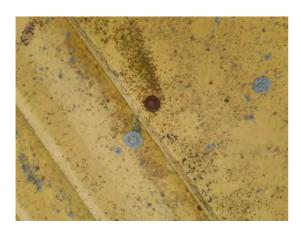
Condition: Poor

Decorative Condition: N/a

**Comments:** Heavy silting, gutters are corroding internally and externally



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Flashing between the roof sheets



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Corroding fixings noted throughout



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Extensive lichen growth along the ridge

242

241

243



246

247





Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Extensive lichen growth and soiling, the cladding coatings are weathered and faded



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Indented edge capping - west pitch



Condition: N/a

## Decorative Condition: N/a

**Comments:** Former tenants ventilation system remain - west pitch. Bespoke to the former tenant and surplus to requirement.





Location: Roof

Condition: Poor

Decorative Condition: N/a

**Comments:** Section of replacement cladding to the west pitch. The rooflights are in poor condition



250





Location: Roof Condition: Poor Decorative Condition: N/a Comments: View along the west pitch facing south



Location: Roof Condition: Poor Decorative Condition: N/a Comments: Corroded west gutter and standing water



Location: Entrance lobby Condition: N/a Decorative Condition: Fair Comments: View facing the lobby from the main office





Location: Entrance lobby

Condition: Fair

Decorative Condition: N/a

**Comments:** There is a raised area in the floor screed to the area highlighted, barrier matting is in fair condition







Location: Entrance lobby

Condition: Fair

Decorative Condition: N/a

**Comments:** Defective fluorescent lamp and soiled diffuser. The ceiling tiles and grid are soiled

Location: Entrance lobby Condition: Fair Decorative Condition: N/a Comments: Various scuffed tiles



Location: Entrance lobby

Condition: N/a

Decorative Condition: Poor

**Comments:** Fixing holes in the walls where former tenant fittings have been removed. The decorations are soiled.

256



Location: Entrance lobby

Condition: N/a

Decorative Condition: N/a

**Comments:** The former tenants security systems remain - not tested at the time of inspection

254

253







Location: Entrance lobby Condition: N/a Decorative Condition: Poor Comments: Scuffed joinery, soiled decorations



Location: Main office Condition: N/a Decorative Condition: N/a

**Comments:** Vinyl tiles installed to an area where drinks machines were located previously by the former occupier.



Location: Main office

Condition: Poor

Decorative Condition: N/a

**Comments:** Carpets are heavily trafficked and worn throughout.



259



Location: Main office

Condition: Poor

Decorative Condition: N/a

**Comments:** The ceiling grid and tiles are soiled throughout. Approximately 30% of the lamps are defective







Location: Main office Condition: N/a Decorative Condition: Poor Comments: View of the corridor behind the entrance lobby



Condition: Poor Decorative Condition: N/a Comments: Sporadic water stained ceiling tiles due to roof leaks

Location: Main office



Location: Main office Condition: Poor Decorative Condition: N/a Comments: Ventilation loures are soiled and yellowing



Location: Main office

Condition: Poor

Decorative Condition: N/a

**Comments:** Image showing the extent of soiling to the carpets

262

261

263







Location: Main office

Condition: Poor

Decorative Condition: N/a

**Comments:** Soiled vent louvres and grilles, the ceiling tiles and grid are soiled throughout

Location: Main office

Condition: N/a

Decorative Condition: Poor

**Comments:** Yellowing radiators, yellowing and soiled perimitrer trunking, the former tenants window binds remain. Soiled decorations



Location: Main office Condition: N/a Decorative Condition: N/a Comments: BT DP point remains

268

267



Location: Main office

Condition: Poor

Decorative Condition: Poor

**Comments:** View facing east - heavy wear to the carpets, trunking affixed to the walls.

266



270

271





Location: Main office

Condition: N/a

Decorative Condition: Poor

Comments: Soil marks affecting the decorative finsihes

Location: Main office

Condition: Poor

Decorative Condition: N/a

**Comments:** Yellowing and soiled louvres, soiled ceiling grid and tiles. Ventilation systems were not tested at the time of inspection.



Location: Office 1

Condition: N/a

Decorative Condition: N/a

**Comments:** Redundant fixings in the walls to the right of the entrance door





Location: Office 1

Condition: Poor

Decorative Condition: N/a

**Comments:** The ceiling grid and tiles are heavily soiled, defective fluorescent lamps



274





Location: Office 1 Condition: Poor Decorative Condition: N/a Comments: Carpets are stained and worn

Location: Office 1 Condition: Fair Decorative Condition: N/a Comments: Folding partition between Office 1 & 2



Location: Office 1 Condition: N/a Decorative Condition: N/a Comments: Aged and yellowing comms boxes



276

275



Location: Office 2

Condition: N/a

Decorative Condition: Poor

**Comments:** View of the partition walls externally, siled decorations and redundant fixing holes to the right of the door



278

279





Location: Office 2

Condition: Poor

Decorative Condition: N/a

Comments: Aged and soiled suspended ceilings grid and tiles, various failed fluorescent lamps

Location: Office 2 Condition: N/a Decorative Condition: N/a Comments: 1No cracked ceiling tile



Location: Office 2 Condition: N/a Decorative Condition: Fair

Comments: Sporadic redundant fixing holes, fair decorative order

280



Location: Office 2

Condition: N/a

Decorative Condition: Fair

Comments: General view - fair decorative order, former tenants window blinds remain, yellowing radiators







Location: Office 2 Condition: Poor Decorative Condition: N/a Comments: Worn and stained carpets

Location: Female WC 1

Condition: Fair

Decorative Condition: N/a

**Comments:** Veneered entrance door - the door is sticking and not closing flush



Location: Female WC 1

Condition: Fair

Decorative Condition: N/a

**Comments:** Melamine faced vanity unit and ceramic wash basins - slightly displaced access panel, no other defects



283



Location: Female WC 1

Condition: Poor

Decorative Condition: N/a

**Comments:** The vinyl flooring is coming away from the walls in many locations

282



286

287





Location: Female WC 1 Condition: Poor Decorative Condition: N/a Comments: Water stained ceiling tiles

Location: Female WC 1 Condition: Fair Decorative Condition: N/a Comments: WCs - not tested, fair visual condition



Location: Female WC 1

Condition: Poor

Decorative Condition: N/a

**Comments:** The vinyl flooring is coming away from the walls in many areas

288



Location: Male WC 2 Condition: Fair Decorative Condition: N/a Comments: Veneered entrance door - no defects







Location: Male WC 2 Condition: Poor Decorative Condition: N/a Comments: Door handle is defective

Location: Male WC 2

Decorative Condition: N/a

Condition: Poor

**Comments:** The vinyl flooring is coming away from the walls in many locations



Location: Male WC 2 Condition: Poor Decorative Condition: N/a Comments: Soiled vinyl below the urinal position



292



Location: Male WC 2

Condition: Fair

Decorative Condition: N/a

**Comments:** Vanity unit, whb and splash back tiling are in fair condition







Location: Male WC 2

Condition: Fair

Decorative Condition: Fair

**Comments:** WCs are in fair visual condition, fair decorative order throughout

Location: Male WC 2 Condition: Poor Decorative Condition: N/a Comments: Water stained ceilings



293



Location: Server room

Condition: N/a

Decorative Condition: Poor

**Comments:** General view - poor decorative condition throughout, The former tenants server cabinet and comms cabling remains

296

295



Location: Server room Condition: Poor Decorative Condition: N/a Comments: Heavily worn and soiled carpets







Location: Server room

Condition: Poor

Decorative Condition: N/a

**Comments:** Wall mounted server box remains, ceiling tiles and grid are heavily soiled

Location: Server room

Condition: Poor

Decorative Condition: Poor

**Comments:** Significant number of redundant fixing holes affecting the walls



Location: Server room

Condition: N/a

Decorative Condition: N/a

**Comments:** AC systems - not tested at the time of inspection



298

299



Location: Server room

Condition: N/a

Decorative Condition: Poor

**Comments:** View showing existing conduits, surface mounted sockets and key box







Location: Office 3 Condition: Fair Decorative Condition: Fair Comments: Entrance door - no closer fitted, no defects



Location: Office 3

Condition: Fair

Decorative Condition: N/a

**Comments:** The ceiling grid is heavily soiled, the tiles are soiled but remain serviceable



Location: Office 3

Condition: Poor

Decorative Condition: N/a

**Comments:** Carpets are subject to heavy soiling and wear throughout



Location: Office 3

Condition: N/a

Decorative Condition: Fair

**Comments:** General view - the former tenants window blinds remain, decorations are in fair condition, isolated soil marks noted

302

301

303







Location: Office 3

Condition: N/a

Decorative Condition: N/a

**Comments:** Yellowing comms boxes and existing surface mounted conduits

Location: Office 3 Condition: N/a Decorative Condition: Poor Comments: Heavy soiling to the window sills



307





Location: Office 4

Condition: Fair

Decorative Condition: N/a

**Comments:** The entrance door is sticking, no closer provided.



308



Decorative Condition: N/a

**Comments:** The ceilings are heavily soiled, 30% of the lamps are defective







Location: Office 4 Condition: Poor Decorative Condition: N/a Comments: Worn and soiled carpets



Location: Office 4
 Condition: N/a
 Decorative Condition: Poor
 Comments: Decorative finsihes are soiled, sporadic fixing holes



Location: Corridor 1

Condition: Poor

Decorative Condition: N/a

**Comments:** The ceiling grid and ties are soiled. Various water stained tiles

312

310

311



Location: Corridor 1 Condition: Poor Decorative Condition: N/a Comments: Defective lamp and displaced light diffuser







Location: Corridor 1 Condition: Poor Decorative Condition: N/a Comments: Vinyl flooring - scuffed, soiled and worn

Location: Corridor 1 Condition: Poor Decorative Condition: N/a Comments: Worn section of barrier matting



Location: Corridor 1 Condition: N/a Decorative Condition: N/a Comments: Visible board joints in the partition wall

316



Location: Corridor 1 Condition: N/a Decorative Condition: Poor Comments: General view - decorative finsihes are soiled

314

313







Location: Corridor 1

Condition: N/a

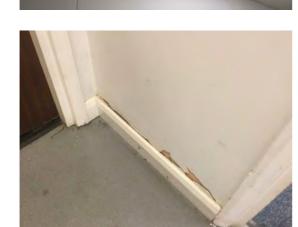
Decorative Condition: Poor

**Comments:** Various redundant fixing holes where fittings have been removed

Location: Corridor 1 Condition: Poor Decorative Condition: N/a Comments: Displaced and bowing ceiling tile



317



Location: Corridor 1 Condition: Poor Decorative Condition: Poor Comments: Loose skirting and cracked wall plaster

320

319



Location: Corridor 1

Condition: Poor

Decorative Condition: N/a

**Comments:** Defective door handle and scuffing to the veneer finish on the door leading through to the main office







Location: Male WC 2

Condition: Fair

Decorative Condition: Poor

**Comments:** Entrance door - heavy scuffing and worn lacquer finish

Location: Male WC 2 Condition: Fair Decorative Condition: N/a Comments: Ceilings - light soiling, fair condition



Location: Male WC 2 Condition: Poor Decorative Condition: N/a Comments: Vinyl flooring - worn and soiled

323

324

322



Location: Male WC 2 Condition: Poor Decorative Condition: N/a Comments: Heavy soiling beneath the urinals

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Trent Lane Ind Est, Castle Donnington. DE742NP



326





Location: Male WC 2 Condition: Fair Decorative Condition: N/a Comments: Vanity unit and wash basins - no defects



Location: Male WC 2 Condition: Poor Decorative Condition: Poor Comments: Corroded radiator, blistered paint finish



Location: Male WC 2 Condition: Fair Decorative Condition: Poor Comments: Faded lacquer finish to the internal door

328

327



Location: Male WC 2

Condition: Fair

Decorative Condition: N/a

**Comments:** WC cubicle - mirror applied to the external face, light soiling



330





Location: Male WC 2

Condition: Fair

Decorative Condition: N/a

**Comments:** Soiled extractor, ceiling tiles are in fair condition.

Location: Disabled WC

Condition: Fair

Decorative Condition: Fair

**Comments:** Entrance door - light scuffing, operational. No defects



Location: Disabled WC Condition: Poor Decorative Condition: N/a Comments: Several water stained ceiling tiles

331



Location: Disabled WC

Condition: Fair

Decorative Condition: Fair

**Comments:** General view - lightly soiled decorations, vinyl flooring is subject to general light wear and soiling







Location: Disabled WC

Condition: Fair

Decorative Condition: Fair

**Comments:** View of the DDA compliant sanitary fittings and rails



Location: Disabled WC Condition: Fair Decorative Condition: N/a Comments: Soiled extractor, ceiling tiles are lightly soiled

Location: Disabled WC Condition: N/a Decorative Condition: Poor Comments: Delaminating lacquer to the entrance door



Location: Female WC 2 Condition: Fair

Decorative Condition: Poor

Comments: Faded lacquer to the entrance door, no defects

334

333

335









Location: Female WC 2 Condition: Fair Decorative Condition: N/a Comments: Ceilings - lightly soiled

Location: Female WC 2

Condition: Poor

Decorative Condition: N/a

**Comments:** Vinyl flooring - subject to heavy wear, marks and staining



Location: Female WC 2 Condition: Poor Decorative Condition: N/a Comments: Stained and mrked vinyl

340

339



Location: Female WC 2 Condition: Poor Decorative Condition: N/a Comments: Defective handle to the inner door

338







Location: Female WC 2

Condition: Fair

Decorative Condition: N/a

**Comments:** General view - the sanitary fittings, vanity unit, tiled splash back and melamine WC cubicle are in fair condition.

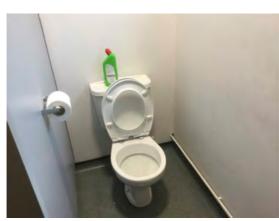
Location: Female WC 2 Condition: Fair Decorative Condition: N/a Comments: WC cubicles - no defects



Location: Female WC 2 Condition: N/a Decorative Condition: N/a Comments: 1No defective lamp

344

343



Location: Female WC 2 Condition: Fair Decorative Condition: Fair Comments: WCs - fair condition, walls are lightly soiled

342







Condition: Fair

Decorative Condition: N/a

**Comments:** General view showing the roof structure and the underside of the roof. Former tenants ventilation ductwork remains. All components are soiled

Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** General view - former tenants ventilation ducts and ladder traywork remains



Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: 1No defective lamp



Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Various redundant penetrations have been sheeted over externally, the cladding is soiled throughout

346

345







Condition: N/a

Decorative Condition: N/a

Comments: Redundant penetration, sheeted over externally

Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

Comments: Line marking in the east pitch running north to south where a partition or similar structure has been removed previously



Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

Comments: Adhesive marks on the roof soffit where a partition or similar structure has been removed



351

350



Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: Defective warehouse lamp









Condition: N/a

Decorative Condition: Poor

**Comments:** The steel portal frame, where painted, is in poor decorative order

Location: East Warehouse Condition: N/a Decorative Condition: Poor Comments: Surface corrosion affecting the steelwork



Location: East Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** General view facing south - poor decorative condition throughout



Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: General view

354

353

355







Condition: Fair

Decorative Condition: Poor

**Comments:** The following images move around the room in a clockwise direction, the elevation shown is the east elevation to the left of the loading door. Poor decorative order throughout

Location: East Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Redundant vent louvre, soiled paintwork to the perimeter walls



Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: Corroding cladding



Location: East Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Many redundant fixing holes in the east elevation walls

358

357

359







Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: Cracking above the window head

Location: East Warehouse Condition: Poor Decorative Condition: Poor Comments: Heavily soiled windows and sills



363

361



Location: East Warehouse

Condition: Fair

Decorative Condition: N/a

**Comments:** The shutter door is operational, grease staining to the side of the shutter aside the guide rails





Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Penetration in the roof cladding above the loading door







Location: East Warehouse Condition: N/a Decorative Condition: Poor Comments: South elevation - heavy scuff marks and soiling

Location: East Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Heavy scuffing to the south elevation, very heavy soiling at low level



Location: East Warehouse Condition: Fair Decorative Condition: Poor Comments: Partition at high level - fair condition



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Location: East Warehouse

Condition: Fair

Decorative Condition: Poor

**Comments:** View of the partition wall to the west - heavy soiling, paper finish delaminating

366

365

367







Location: East Warehouse Condition: Poor Decorative Condition: Poor Comments: Delaminating paper finish to the partition wall

Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: Redundant pipework

370

371

369





Location: East Warehouse

Condition: Fair

Decorative Condition: Poor

**Comments:** Entrance door leading to the corridor - not closing flush, requires adjustment. Faded lacquer and soil marks

372



Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: Service holes in the partition wall







Condition: N/a

Decorative Condition: Poor

**Comments:** Soiling at low level below the glazed section of partitioning

Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** View of the entrance doors in the northwest corner of the room



Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Electrical services - not tested at the time of inspection



Location: East Warehouse Condition: Fair Decorative Condition: Poor Comments: View of the blockwork wall to the north

374

373

375







Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: Missing block - lack of fire stopping



Location: East Warehouse Condition: Very poor

Decorative Condition: N/a

**Comments:** The door has been boarded off to the other side of the wall and is no longer operational



Location: East Warehouse Condition: N/a Decorative Condition: Poor Comments: Many redundant fixing holes in the blockwork





Location: East Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Former tenants server box remains, cable holes not fire stopped

379







Condition: Poor

Decorative Condition: N/a

**Comments:** The floor slab is marked out with bay markings to suit the former tenants use. The slab is subject to heavy soiling and use, the finish applied to the floor is heavily worn and is in poor condition throughout



Location: East Warehouse Condition: N/a Decorative Condition: N/a Comments: Painted walkways and bay markings



Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: Screed repair, delaminating surface finish



Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: Worn finish

382

381

383







Location: East Warehouse Condition: Poor Decorative Condition: N/a Comments: Heavy soiling, forklift track marks



Location: Boiler Room Condition: Fair Decorative Condition: Poor Comments: External view - soiled blockwork walls



Location: Boiler Room

Condition: Fair

Decorative Condition: Poor

**Comments:** Many fixing holes in the walls, soiled decorations

388



Location: Boiler Room

Condition: N/a

Decorative Condition: Poor

**Comments:** View externally showing the sub-distribution boards. Electrical systems were not tested at the time of our inspection

386

387







Location: Boiler Room

Condition: N/a

Decorative Condition: N/a

**Comments:** Aged and soiled electrical distribution boards - not tested at the time of inspection

Location: Boiler Room

Condition: Poor

Decorative Condition: N/a

**Comments:** Lack of fire stopping where the blockwork interfaces with the underside of the roof



Location: Boiler Room

Condition: Fair

Decorative Condition: N/a

**Comments:** View internally showing high level pipework and soiled roof cladding



Location: Boiler Room

Condition: Fair

Decorative Condition: Poor

**Comments:** Painted floor screed - heavy soiling, poor decorative order

390

391







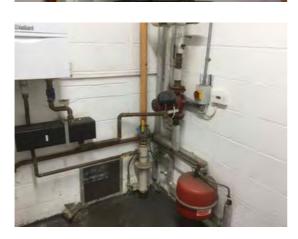
Location: Boiler Room

Condition: N/a

Decorative Condition: N/a

**Comments:** Sprinkler main - the sprinkler system was not tested at the time of our inspection., Soiled pipework

Location: Boiler Room Condition: Fair Decorative Condition: N/a Comments: Modern gas fired boiler



Location: Boiler Room

Condition: N/a

Decorative Condition: N/a

**Comments:** Pipework, pumps and expansion vessel - not tested



Location: Boiler Room Condition: Fair Decorative Condition: Poor Comments: Soiled paintwork, hairline cracking

394

393

395







Location: East Office Condition: Fair Decorative Condition: Poor Comments: View of the partition wall forming the office



Location: East Office Condition: N/a Decorative Condition: N/a Comments: Suspended lighting along the outer face of the

Location: East Office Condition: N/a Decorative Condition: Poor Comments: Scuffed paintwork

wall

399

400



Location: East Office Condition: Fair Decorative Condition: Poor Comments: Doors - soiled decoration, operational

398







Location: East Office Condition: Very poor Decorative Condition: N/a Comments: Heavily worn carpets



Location: East Office Condition: Fair Decorative Condition: N/a Comments: Ceilings - lightly soiled 6 defective lamps



Location: East Office Condition: N/a Decorative Condition: Poor Comments: Miss-match of wall heaters, decorative finishes are soiled and marked throughout

404

403



Location: East Office Condition: Poor Decorative Condition: N/a Comments: Aged and soiled heaters

402



406

407





Location: East Office Condition: N/a Decorative Condition: Poor Comments: Soiled decorations

Location: East Office Condition: N/a Decorative Condition: N/a Comments: Existing trunking affixed to the external walls, former tenants window blinds are heavily soiled



Location: East Office

Condition: N/a

Decorative Condition: N/a

**Comments:** Electrical cupboard - electrical systems were not tested at the time of inspection

408



Location: East Office Condition: Poor Decorative Condition: N/a Comments: Corroded cover boxes







Location: Corridor 2

Condition: Poor

Decorative Condition: Poor

**Comments:** Doors leading to the main warehouse are warped



Location: Corridor 2 Condition: Poor Decorative Condition: N/a Comments: Worn barrier matting



Location: Corridor 2 Condition: Poor Decorative Condition: N/a Comments: Worn, scuffed and soiled vinyl flooring



412

411



Location: Corridor 2

Condition: Poor

Decorative Condition: N/a

**Comments:** Ceilings - aged, soiled and stained. Various failed lamps.

410



414





Location: Corridor 2 Condition: N/a Decorative Condition: N/a Comments: Scuffed tile edges



Location: Corridor 2 Condition: N/a Decorative Condition: N/a Comments: III-fitting perimeter tiles



Location: Corridor 2 Condition: Poor Decorative Condition: N/a Comments: Sticking door leading to the East Warehouse

416

415



Location: Corridor 2 Condition: N/a Decorative Condition: Poor Comments: Marked and soiled decorative finsihes









Location: Corridor 2 Condition: Fair Decorative Condition: N/a Comments: Partition windows - no defects

Location: Corridor 2 Condition: Poor Decorative Condition: N/a Comments: Sporadic water stained tiles

418

419





Location: Kitchen Condition: Fair Decorative Condition: N/a Comments: Entrance door - no defects

420



Location: Kitchen Condition: Poor Decorative Condition: N/a Comments: Vinyl flooring - aged, soiled and worn



422





11

11

GONN

Location: Kitchen

Condition: Poor

Decorative Condition: N/a

**Comments:** Heavy marks where old fittings have been removed

Location: Kitchen

Condition: Fair

Decorative Condition: N/a

**Comments:** Fitted kitchen - soiled fittings, remains serviceable



Location: Kitchen Condition: Poor Decorative Condition: N/a Comments: Worktops are worn and marked

423

424



Location: Kitchen Condition: Fair Decorative Condition: N/a Comments: Tarnished sink unit



426





Location: Kitchen Condition: Fair Decorative Condition: N/a Comments: Soiling within the kitchen cupboards



Condition: Fair Decorative Condition: Poor Comments: Window sills and frames are soiled, poor decorative order

Location: Kitchen



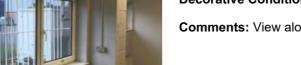
Location: Kitchen Condition: N/a Decorative Condition: N/a Comments: View along the external wall

427

428



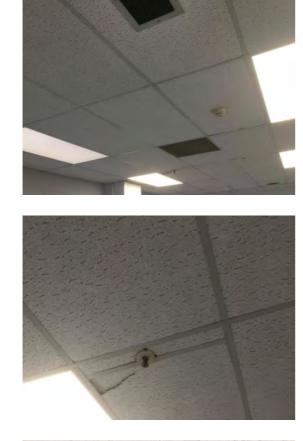
Location: Kitchen Condition: N/a Decorative Condition: Poor Comments: Soiled decorative finsihes





430





Location: Kitchen

Condition: Fair

Decorative Condition: N/a

**Comments:** Ceilings - lightly soiled grid and tiles, ventilation systems inoperable

Location: Kitchen

Condition: N/a

Decorative Condition: N/a

**Comments:** 1No cracked tile, sprinkler systems not tested at the time of inspection



Location: Kitchen Condition: Poor Decorative Condition: N/a Comments: Soiled louvres, ventilation systems inoperable

432

431



Location: Kitchen Condition: Fair Decorative Condition: Poor Comments: Soiled window sills and frames







Location: Store Condition: Poor Decorative Condition: N/a Comments: Entrance door is sticking, kick plate missing.



Location: Store Condition: Poor Decorative Condition: N/a Comments: Worn and soiled carpets



Location: Store

Condition: Poor

Decorative Condition: N/a

**Comments:** Door leading to the kitchen - timber batten affixed along the head of the door

436

435



Location: Store

Condition: N/a

Decorative Condition: Poor

**Comments:** Walls - lightly soiled, redundant battens remain fixed to the walls

434







Location: Store

Condition: Poor

Decorative Condition: N/a

**Comments:** Soiled ceiling tiles, cracked tile and defective lamps



Location: Store Condition: Poor Decorative Condition: N/a Comments: Soiled ceiling tiles and grid

439

438



Location: Store Condition: Poor Decorative Condition: N/a Comments: Displaced skirting board

440



Location: Store Condition: Poor Decorative Condition: N/a Comments: Displaced floor box







Location: Store

Condition: Poor

Decorative Condition: N/a

**Comments:** Brackets and fixing holes in the door leading to the warehouse



Location: Store Condition: Poor Decorative Condition: N/a Comments: Detached architrave, door closer missing

Location: Store Condition: Poor Decorative Condition: N/a Comments: Detached brush strip to the base of the door





Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** General view showing the roof structure and cladding. All components are heavily soiled.

442







Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Defective lamps

Condition: Poor Decorative Condition: N/a Comments: Discoloured rooflights, reduced daylight transmission

Location: Main Warehouse



Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Steelwork is soiled and in poor decorative order throughout



446

447



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Row of defective strip lights







Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: Steelwork and pipework - soiled throughout

Location: Main Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** The underside of the roof is heavily soiled throughout



Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** View along the east elevation - paint finsihes are soiled throughout





Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: Soiled steel bracing bars



451

450







Location: Main Warehouse

Condition: Poor

Decorative Condition: N/a

**Comments:** Corrosion to the underside of the roof - east pitch

Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corrosion to the roof cladding - east pitch



Location: Main Warehouse

Condition: Poor

Decorative Condition: N/a

**Comments:** Surface corrosion affecting large parts of the east pitch



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corrosion affecting cladding along the east pitch

454

453







Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Surface corrosion and soiling



Condition: Poor Decorative Condition: N/a Comments: Corrosion to the cladding and underside of the gutters

Location: Main Warehouse



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corroding gutters



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corroding gutters - east pitch

458



462

463





Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** View towards the southeast corner of the warehouse - corroding cladding, heavy soiling

Location: Main Warehouse

Condition: Poor

Decorative Condition: N/a

**Comments:** Corroding steelwork and cladding adjacent the shutter door



Location: Main Warehouse

Condition: Fair

Decorative Condition: Poor

**Comments:** View of the blockwork wall to the south of the warehouse

464



Location: Main Warehouse Condition: Very poor Decorative Condition: N/a Comments: Door infilled







Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Chipped and scuffed wall lining

Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: General view

Location: Main Warehouse



Condition: Poor Decorative Condition: N/a Comments: Architraves missing from the double doors leading to the East Warehouse

468



Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Various redundant vents in the roof

466

465







Location: Main Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** View towards the southwest corner of the warehouse - electrical systems not tested at the time of inspection

Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: View along the west elevation



Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Film applied to the window glazing, soiled frames, sills in poor decorative order

472



Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Exit door - not tested at the time of inspection, decayed externally

470







Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: View towards the centre of the west elevation



Condition: Poor Decorative Condition: N/a Comments: Missing section of blockwork below a steel portal haunch

Location: Main Warehouse



Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Soiled tiled sills and windows frames



476



Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: Sills heavily soiled

474

473







Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: Corroding steel bracing ties



Location: Main Warehouse

Condition: Poor

Decorative Condition: N/a

**Comments:** Water staining - ongoing gutter leak alongside the west elevation



Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Sprinkler pipework - not tested, corroding pipework



479



Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Soiled and stained cladding and surface corrosion







Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Soiled cladding alongside the west elevation

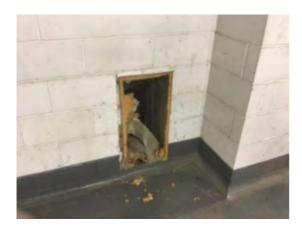


Condition: N/a
Decorative Condition: Poor
Comments: View towards the northwest corner of the
warehouse

Location: Main Warehouse



Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Service penetration sheeted over externally



Location: Main Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Redundant service penetration through the west elevation not made good

482







Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: General view



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Damaged ductwork



Location: Main Warehouse Condition: N/a Decorative Condition: Poor Comments: General view of the north elevation

488

486

487



Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Heavily soiled cladding







Location: Main Warehouse

Condition: N/a

Decorative Condition: N/a

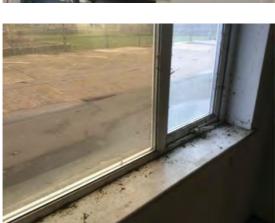
**Comments:** Windows to the right of the loading door - heavy soiling to the frames

Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Stained cladding to the north elevation



Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Cladding is heavily soiled to the east elevation





Location: Main Warehouse

Condition: N/a

Decorative Condition: Poor

**Comments:** Film applied to the east elevation windows. Frames and sills are heavily soiled

490

489







Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Displaced blockwork - northeast corner

Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corroding steel purlins - east pitch



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corroded gutters - east pitch



Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Corroded gutters - east pitch

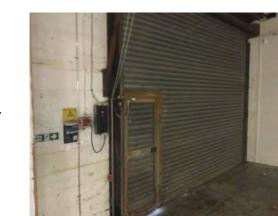
494

493

495









Location: Main Warehouse

Condition: N/a

Decorative Condition: N/a

**Comments:** Loading door - not tested at the time of inspection. All components are heavily soiled

Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** General view - the warehouse floor slab is subject to heavy wear, areas of degraded concrete and unevenness. Very heavy soiling, overall condition is 'poor'. The following images are provided



Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Unevenness, patch repairs and areas of degraded concrete



Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

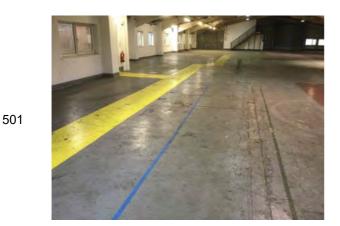
**Comments:** General wear and markings where fittings have been removed

498

499







Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Repaired screed where a wall has been removed

Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Patch repaired screed where a wall has been removed



Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Cracks in many locations



Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Unevenness and patch repairs

502

503







Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Repaired screed



Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** Large area of screed has been repaired and remains uneven



Location: Main Warehouse

Condition: Poor

Decorative Condition: N/a

**Comments:** Degraded screed, areas are breaking up and uneven



Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: View facing towards the north loading bay

506

507







Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Cracked and frayed bay joints

Location: Main Warehouse

Condition: Poor

Decorative Condition: Poor

**Comments:** The surface of the screed is degraded and breaking up in places



Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Patch repairs adjacent the north loading bay



Location: Main Warehouse Condition: Poor Decorative Condition: Poor Comments: Heavy soiling adjacent the north loading bay

510

509

511







Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Drain gully infilled near to the north loading bay

Location: Main Warehouse Condition: Poor Decorative Condition: N/a Comments: Many redundant fixing bolts remain

Location: Main Warehouse Condition: N/a Decorative Condition: N/a Comments: Redundant fixings



Location: Warehouse office and mezz

Condition: Fair

Decorative Condition: Poor

**Comments:** Timber staircase - no defects, soiled and worn decorative finish

514

513

515







Location: Warehouse office and mezz Condition: Fair Decorative Condition: Poor Comments: Soiled stair treads

Location: Warehouse office and mezz

Condition: Fair

Decorative Condition: N/a

**Comments:** Water heater serving the WC and shower area below. Fair visual condition, not tested at the time of inspection.



Location: Warehouse office and mezz

Condition: Fair

Decorative Condition: N/a

**Comments:** Water staining on the mezzanine deck, the deck boards are heavily soiled throughout but remain free of defects



Location: Warehouse office and mezz Condition: N/a Decorative Condition: N/a Comments: Water staining - history of roof leaks

518

519







Location: Warehouse office and mezz

Condition: N/a

Decorative Condition: N/a

**Comments:** View showing the extent of soiling to the underside of the roof

Location: Warehouse office and mezz

Condition: N/a

Decorative Condition: N/a

**Comments:** Ventilation systems to the welfare block below - not tested at the time of inspection, all components are soiled



Location: Warehouse office and mezz

Condition: Poor

Decorative Condition: Poor

**Comments:** Mezzanine handrails - flexing under light pressure, not considered to be sufficiently robust. Poor decorative order



Location: Warehouse office and mezz

Condition: N/a

Decorative Condition: N/a

**Comments:** Sprinkler systems generally - not tested at the time of inspection, the pipework and other components are aged and soiled

522

521

523







Location: Warehouse office and mezz

Condition: N/a

Decorative Condition: Poor

**Comments:** Corroding sections of pipework below the mezzanine staircase

Location: Warehouse office and mezz

Condition: Fair

Decorative Condition: N/a

**Comments:** Sub-distribution board affixed to the outer face of the office/ welfare block - fair visual condition



Location: Warehouse office and mezz

Condition: Very poor

Decorative Condition: Poor

**Comments:** General view internally - soiled decorations, vinyl flooring is subject to very heavy wear





Location: Warehouse office and mezz

Condition: Poor

Decorative Condition: N/a

**Comments:** Aged and yellowing lighting diffusers - heavily soiled suspended ceilings

526

525







Location: Warehouse office and mezz

Condition: Very poor

Decorative Condition: N/a

**Comments:** Image show the extent of soiling affecting the vinyl flooring.

Location: Warehouse office and mezz Condition: N/a Decorative Condition: Poor Comments: Soiled decorative finsihes



Location: Warehouse WC

Condition: Fair

Decorative Condition: N/a

**Comments:** Veneered entrance doors - operational, no closers fitted



Location: Warehouse WC Condition: Poor Decorative Condition: N/a Comments: Vinyl flooring - very heavy soiling, worn

530

529

531







Location: Warehouse WC Condition: Poor Decorative Condition: N/a Comments: Suspended ceilings - heavy soiling throughout

Location: Warehouse WC

Condition: Poor

Decorative Condition: N/a

**Comments:** Internal lobby door is sticking causing damage to the vinyl



Location: Warehouse WC

Condition: Poor

Decorative Condition: N/a

**Comments:** Soiled ceiling grid and tiles. Ventilation louvres are soiled



Location: Warehouse WC Condition: Very poor Decorative Condition: N/a Comments: Leaky urinal cistern

534

535

536







Location: Warehouse WC

Condition: Very poor

Decorative Condition: N/a

**Comments:** Vinyl flooring in the Male WC is very heavily worn and soiled

Location: Warehouse WC

Condition: Fair

Decorative Condition: N/a

**Comments:** Urinals - fair visual condition, the splash back tile grout is soiled, no cracked or damaged tiles



Location: Warehouse WC

Condition: Fair

Decorative Condition: N/a

**Comments:** Vanity unit and wash basins, the vanity unit is stained and heavily used. The splash back tile grout is soiled,



Location: Warehouse WC

Condition: Fair

Decorative Condition: Poor

**Comments:** WC's - not tested at the time of inspection, fair visual condition. Note the soiled walls, the decorative condition is poor throughout

538

537







Location: Warehouse WC

Condition: N/a

Decorative Condition: Poor

**Comments:** View of the changing area/ former locker room. Heavily soiled decorations.

Location: Warehouse WC Condition: Very poor Decorative Condition: N/a Comments: Heavy soiled vinyl flooring



Location: Warehouse WC

Condition: N/a

Decorative Condition: N/a

**Comments:** Shower area - the showers were not tested at the time of inspection. The wall tiles are in fair condition, the floor tiles are subject to long term wear and heavy soiling and are in poor condition.



Location: Warehouse WC

Condition: Poor

Decorative Condition: N/a

**Comments:** Stained ceiling tiles in the shower room, 1No missing tile

542

541

543







Location: Warehouse WC Condition: Poor Decorative Condition: N/a Comments: Water stained ceiling tiles

Location: Warehouse loading bay Condition: Fair Decorative Condition: N/a Comments: Vertical louvred screen - aged and soiled



Location: Warehouse loading bay Condition: N/a Decorative Condition: N/a Comments: Plywood infill above the slatted screen

548



Location: Warehouse loading bay

Condition: N/a

Decorative Condition: Poor

**Comments:** Poor decorative condition throughout, all finsihes and elements within the loading bay are heavily soiled

Location Condition Decorativ Commen

546

547







Location: Warehouse loading bay

Condition: Fair

Decorative Condition: Poor

**Comments:** Corroding steel bracing, gutters are exposed and soiled

Location: Warehouse loading bay

Condition: N/a

Decorative Condition: N/a

**Comments:** Corroding steelwork, note the extent of soiling to the perimeter cladding



Location: Warehouse loading bay

Condition: Fair

Decorative Condition: N/a

**Comments:** Loading bay shutter with integral personal door - heavy soiling, the door was not tested at the time of inspection.



Location: Warehouse loading bay

Condition: Poor

Decorative Condition: N/a

**Comments:** Service aperture in the roof sheeted over and not made good

549

550







Location: Warehouse loading bay

Condition: N/a

Decorative Condition: Poor

**Comments:** Steelwork in poor decorative order, all internal finsihes are very heavily soiled

Location: Warehouse loading bay

Condition: Fair

Decorative Condition: N/a

**Comments:** Floor slab - heavily soiled - no significant defects



Location: Warehouse loading bay

Condition: N/a

Decorative Condition: N/a

**Comments:** Aged electrical distribution boards - not tested at the time of inspection



Location: Warehouse loading bay

Condition: N/a

Decorative Condition: N/a

**Comments:** Lighting not operational at the time of inspection, various suspended cables, containment and services

554

555







Location: Warehouse loading bay

Condition: N/a

Decorative Condition: Poor

Comments: Painted floor markings denoting exit routes





This document provides an accurate record of the condition of the property at the date of inspection  $\hat{e}$  AE \*  $\cdot$  • c2023

Signed:

For and on behalf of:

Signed:

For and on behalf of:

Date:

Date: