

Thameside Surveying Ltd.

Chartered Surveyors (Specialists in Valuations, Rating Appeals & Rent Reviews)

Schedule of Condition

At

Units 9-11 & 21-27
Clivemont Road
Maidenhead
Berkshire
SL6 7BU

On behalf of

Jaswar Maghi and Inderjit Malhi
T/A Trends Interiors
21 Clivemont Road
Maidenhead
Berkshire
SL6 7BU

03rd August 2015

Michael L Brown FRICS IRRV (Hons)
Thameside Surveying Ltd
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Chartered Surveyors (Specialists in Valuations, Rating Appeals & Rent Reviews)

Part 1 – Schedule of Condition

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Units 9-11 & 21-27 Clivemont Road, Maidenhead, Berkshire SL6 7BU

No.	Description	Comments & Condition	Photos
1.0	General Description		

This schedule has been prepared for a new lease, which has a full external and internal repairing liability to the tenant, Trends Interiors.

The property under the terms of the lease comprises: -

A range of interconnected single storey industrial units with part offices to the front.

The units are constructed with solid brick and concrete block walls with steel columns and beams supporting a part glass, part asbestos sheeted, north light designed roof.

INTERNALLY

2.0 Warehouse Areas

No	Description	Comments & Condition	Photos
	UNIT 9		
2.1	Floor	Solid concrete laid in bays with expansion joints with a powerfloat finish.	7, 53,54 55, 56
2.2		Cracks in surface.	7, 54
2.3		Broken edges at expansion joints.	27, 28
2.4		Scuffed surfaces.	28
2.5		Damp penetration on surface.	29
2.6	Walls Left Hand Flank	Concrete blockwork finished fair faced with painted finish.	21-26
2.7		Wall pitted and marked.	21, 22
2.8		Crack due to impact damage.	5, 6
2.9		Roller shutter side entrance.	

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	Unit 9 (Cont)		
2.10	End Wall	Solid brickwork finished fair faced with a painted finish – Poor	50, 52
2.11		Marked and scuffed.	51, 52
2.12		Water stains in brickwork.	48, 49
2.13		Roller shutter doors.	50
2.14	Right Hand Wall	Concrete blockwork finished fair faced with brick column casings.	17,18
2.15		Numerous redundant drill holes.	51
2.16		Scuff marks.	7
2.17		Staining in brickwork due to gutter leakage.	
2.18	Front Wall	Solid brickwork finished fair faced with a painted finish.	5, 6, 7
2.19		Vertical crack in brickwork.	5, 6
2.20		Paintwork peeling off brickwork.	7
		Pair of timber entrance doors with splintered panels.	8, 9
2.21	Roof	Steel framed northern light designed roof incorporating, glass lights, corrugated asbestos sheeting lined with insulation boarding.	3
2.22		Insulation panels generally fair 4 no panels broken.	3
2.23		Glass lights dirty and stained.	20
3.0	Units 10 & 11		
3.1	Floor	Office Area Solid concrete floor slab with remains of rubberised flooring, exposed concrete with open expansion joints and cracks – Poor Quality.	17,18,19 27, 28
3.2		Warehouse Area Solid concrete floor slab laid in bays with expansion joints - Poor	27,28

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	Units 10 & 11 (cont)	Warehouse (cont)	
3.3		Expansion joints broken up.	27
3.4		Old bolt holes sheared off.	55,56
3.5		Surface uneven due to previous making good of concrete.	55,56
3.6		Water stains on concrete surface.	29
3.7	Walls Left Hand Flank	Office Section Solid wall with plastered finish.	37
3.8		Numerous redundant fixing holes.	
3.9		Dampness in wall due to roof leakage in 3 separate areas.	40,41
3.10		Significant vertical cracking in plaster under steel crossbeams full height of wall (6 no).	22,26
3.11		Warehouse Section Corrugated profiled metal cladding dirty and scuffed.	42
3.12		Concrete blockwork finished fair faced with brick column casings.	46,47
3.13		Dirty and scuffed.	48,49
3.14		Water stains due to leaking gutter.	48,49
3.15		Paintwork finish – Poor	48,49
3.16	End Wall	Solid brickwork finished fair faced with a painted finish - Poor	50
3.17		Damp stains in brickwork.	52
3.18		2 Roller shutter doors – Dirty & cracked.	50,52
3.19	Right Hand Flank	Concrete blockwork finished fair faced with brick column facing – Painted finish - Poor	1
3.20		Block surface – pitted.	2
3.21		Water stains due to leaking gutters.	46,47,48
3.22		Vertical cracking in blockwork.	

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	Units 10 & 11 (cont)	Warehouse Section (cont)	
3.23	Front	Solid brickwork finished fair faced with painted finish - Poor	14,16
3.24		Water stains due to leakage.	32
3.25	Ceilings	Office Area Metal framed suspended ceilings with acoustic tiles – Poor several tiles missing.	33,34
3.26	Roof	Steel framed northern light designed roof incorporating glass lights corrugated asbestos sheeting lined with insulation boarding.	41,43 44
3.27		Insulation panels damaged or missing.	44,45
3.28		2 no Glass panels broken with temporary patching	40,41
3.29		Water staining to insulated panels.	18
3.30		Panels broken away to reveal exposed timber rafters and battens.	44,45
3.31		Male and Female Toilets Stud partition walls with an acoustic tiled suspended ceiling – Poor quality – Missing tiles	36,37
3.32		Fittings Basin - Dirty & stained	
3.33		W.C. - Dirty & stained	
4.0	UNITS 21/25	WAREHOUSE AREA	
4.1	Floor	Solid concrete floor slab laid in bays with expansion joints - Poor	53-55
4.2		Expansion joints broken up.	27
4.3		Cracks in floor surface.	28
4.4		Water stains due to roof leakage.	29
4.5	Walls Left Hand Flank	Concrete blockwork finished fair faced with brick column casing – Paintwork – Poor	38,39

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	Units 21/25 (cont)	Warehouse Area (cont)	
4.6	Left Hand Flank (cont)	Scuff marks along wall.	39,40
4.7		Numerous redundant fixing holes.	41
4.8		Numerous water stains due to gutter leakages	46,47,48
4.9	End Wall	Solid brickwork finished fair faced with a painted finish - Poor	6,52,53
4.10		Horizontal cracking in brick coursing.	32
4.11		Water stains in brickwork.	32,88,89
4.12		Metal sliding shutter doors – Panel broken.	91
4.13	Right Hand Flank	Concrete blockwork finished fair faced with a painted finish - Poor	83,92
4.14		Pitted and scuffed surface.	92
4.15		Significant staining from gutter leakages.	92
4.16	Front Wall	Solid brickwork finished fair faced with a painted finish.	38,30
4.17		Paintwork – Peeling off surfaces.	
4.18		Damp patch below the end of the guttering system.	
4.19	Roof	Steel framed northern light designed roof incorr glass lights, corrugated asbestos sheeting lin insulation boarding – Generally poor.	
4.20		Glass sheeting stained and dirty with sheets.	62 63,65
4.21		Steel columns – Corroded	
4.22		Fibreglass lining broken underside of roof - Poor and Dangerous	61,62,63 70,94
4.23		Damp staining due to guttering	
4.24		Underside of roof support timber	94
4.25		Glass sheeting – Dirty and stained	87

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	Units 21/25 (cont)	Warehouse Area (cont)	
4.26	Roof (cont)	Glass sheeting – Several broken panels. Note Evidence of slates falling from roof on front office section causing damage. FRONT OFFICE SECTION	41
4.27	Floor	Carpet tiles – Worn and stained.	37
4.28	Walls	Stud timber partitions – Fair.	37
4.29	Ceiling	Plasterboard finish – Fair.	37
4.30	Floor	MALE AND FEMALE TOILETS Tiles removed – Poor	29
4.31	Walls	Dirty and scuffed.	35
4.32	Ceilings	Suspended acoustic tiles	33
4.33	Fittings	2 Urinals – Dirty and stained 2 W.C - Dirty and stained 2 Basins - Dirty and stained 1 Sink - Dirty and stained	35,36
5.0	UNITS 26/27	WAREHOUSE AREA	
5.1	Floor	Solid concrete floor slab laid in bays with expansion joints - Poor	17,18,19 27,28
5.2		Scuffed and marked.	27
5.3		Cracks on surface.	55,56
5.4		Sheared bolt holes not made good.	45,46
5.5		Water staining around column bases.	59
5.6		Exposed aggregate bays where made good.	91
5.7		Uneven surfaces due to making good.	55,56
5.8	Walls Left Hand Flank	Half brick skin walls with intermediate piers finished fair faced with painted finish – Poor	96

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	Units 26/27 (cont)	Warehouse Area (cont)	
5.9	Left Hand Flank Walls (cont)	Holes in surface of bricks.	90
5.10		Worn and pitted surface.	90
5.11		Old fixing holes.	87
5.12		Water staining from gutter leakages.	92
5.13	End Wall	Solid brickwork finished fair faced with a painted finish - Poor	88,89
5.14		Paintwork peeling off surface of brickwork.	89
5.15		Pitted surface with holes.	85
5.16		Horizontal cracking around door opening.	10,11
5.17		Damp evident in bottom five courses of brickwork.	89,90
5.18		Sliding shutter doors - Dirty	91
5.19	Right Hand Flank	Concrete blockwork finished fair faced with brick column facings and painted finish	95
5.20		Paintwork peeling off surface of brickwork.	95
5.21		Damp stains due to gutter leakage.	66,67,68 69
5.22		Pitted surface with holes.	83
5.23	Front Wall	Solid brickwork finished fair faced with painted finish.	61,62
5.24		Paintwork peeling off surface.	63,65
5.25		Plaster finish lower ground – pitted and cracked.	
5.26		Water staining due to leakages.	61,62,63
5.27	Floor	Solid concrete floor slab laid in bays with expansion joints - Poor	70,94
5.28		Cracking in surface.	94
5.29		Sheared bolt holes not made good.	87

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	Units 26/27 (cont)	Warehouse Area (cont)	
5.30	Floor (cont)	Water staining around column bases.	59
5.31		Surface scuffed and marked.	70
5.32		Areas of concrete made good.	94
5.33	Roof	Steel frame northern light designed roof incorporates glass lights, corrugated asbestos sheeting lined with insulation boarding.	58,76,77 78,82
5.34		Insulated panelling – missing exposing underside of profiled metal roof.	77,78,80
5.35		7 no Glass panels cracked and broken.	79,86
5.36		Damp patches on floor	75
6.0	Unit 9	FRONT EXTERNAL ELEVATIONS	
6.1		Solid brickwork finished fair faced with a painted finish.	127,128 129
6.2		Paintwork flaking.	129
6.3		Vertical crack in brickwork above beam over timber entrance doors.	131
6.4		Timber doors – Blemished paintwork finish.	130
6.5	Units 10 & 11	Solid brickwork finished fair faced with painted finish - Poor	132,133
6.6		Timber vent grill – Rotted	138
6.7		Rendering in door surround broken away.	133
6.8		Brickwork around hopper head eroded due to damp penetration.	134
6.9		Horizontal cracking under door beam.	136
6.10		Roller shutter door – Paintwork peeling.	136

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	Units 10 & 11 (cont)	External Elevations (cont)	
6.11	Units 21/25	Timber casement window – Poor paintwork.	137
6.12		Solid brickwork finished fair faced with painted finish - Poor.	136,138 139
6.13		Damp staining next to entrance doors.	139
6.14		Vertical cracking in brickwork below gutter down to window.	135,136 143
6.15		Vertical cracking in brickwork under window to ground level.	142
6.16		Metal door frame corroded.	140
6.17		Front timber double doors poor painted finish with exposed timbers.	140
6.18		Metal casement window corroded.	148
6.19		Staggered cracking in brickwork from hopper head to metal window.	143 149
6.20		Damp patch behind rainwater downpipe.	149
	Units 26/27		
6.21		Solid brickwork finished fair faced with a painted finish - Poor	150,152
6.22		Damp staining behind rainwater hopper.	149
6.23		Vegetation growing up wall.	153,156 157
6.24		Vertical cracking below rainwater hopper.	149
7.0		REAR ELEVATIONS Solid brickwork finished fair faced.	111-119 121-126
7.1		Vertical cracking over roller shutter doors.	96,97

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7.2		Rear Elevations (cont)	
		Cracking between lintel and rainwater hopper.	98
7.3		Damaged reveals around door openings.	99
8.0	Services Not Tested	SERVICES Electrical and Gas Installations Heating Systems Surface Water Drainage Foul Water Drainage	
9.0		EXTERNAL ROOFS Roofs external condition do not form part of this Schedule of Condition	

END OF REPORT

M L Brown FRICS IRRV (Hons)
Thameside Surveying Ltd

03rd August 2015

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Part 2 – Record Photographs

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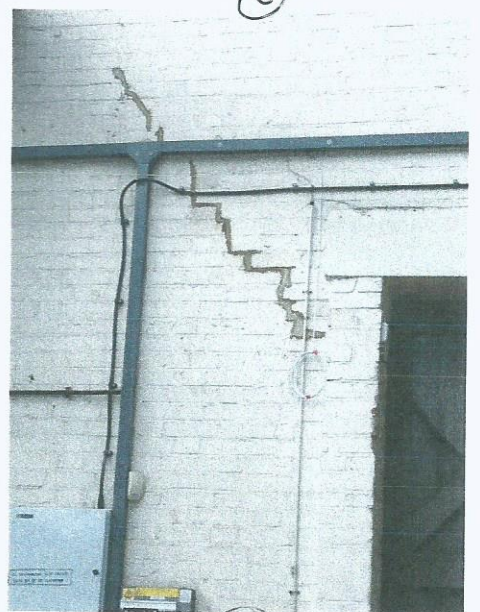
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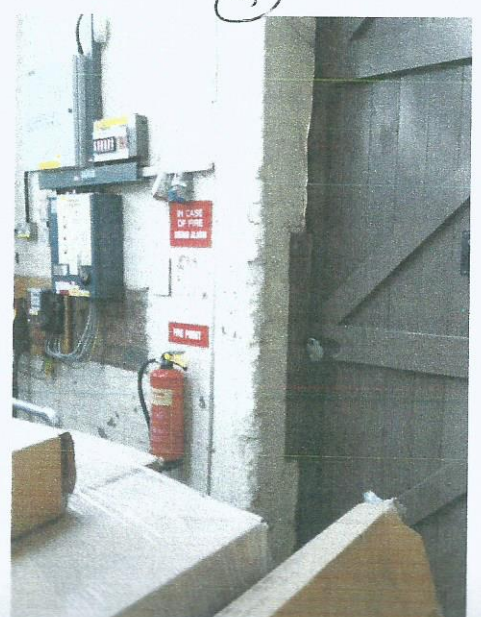
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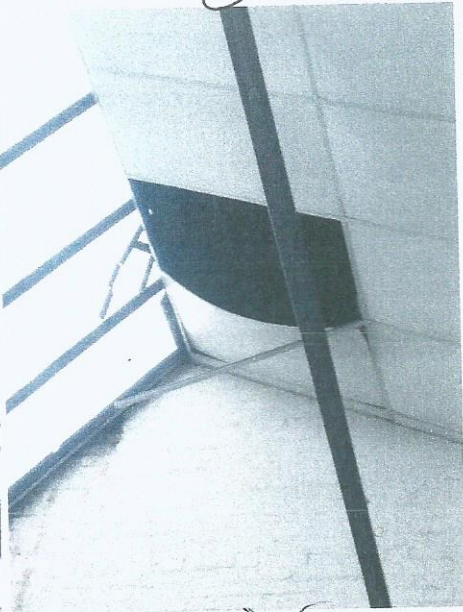
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11-06 10/12/15

- 2015 CLIFFMONT ROAD

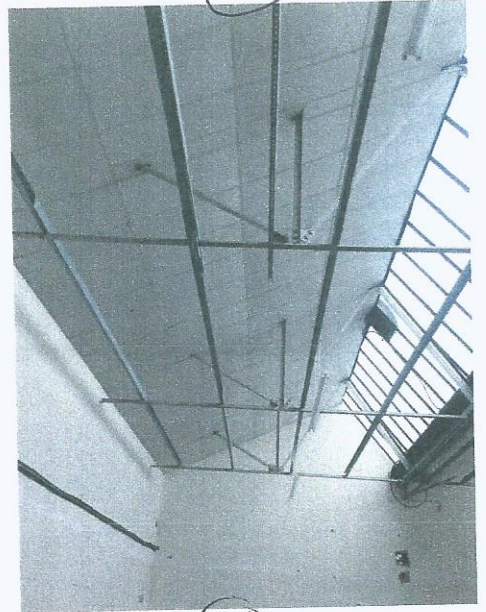
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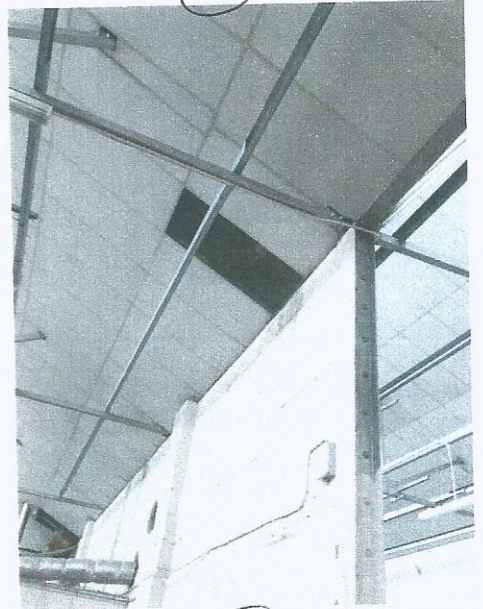
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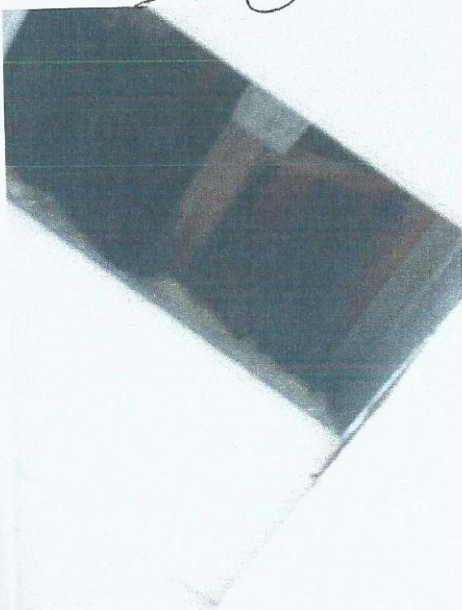
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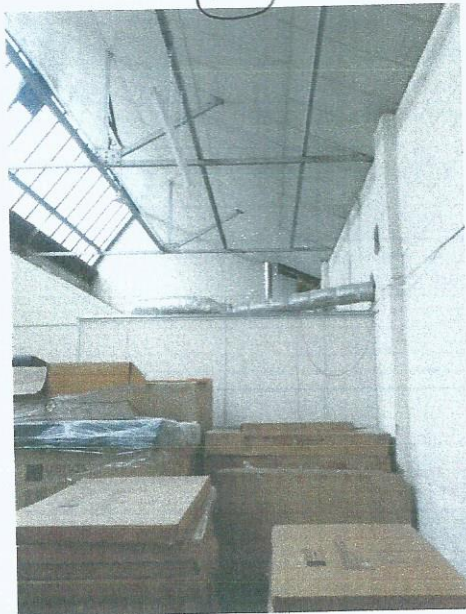
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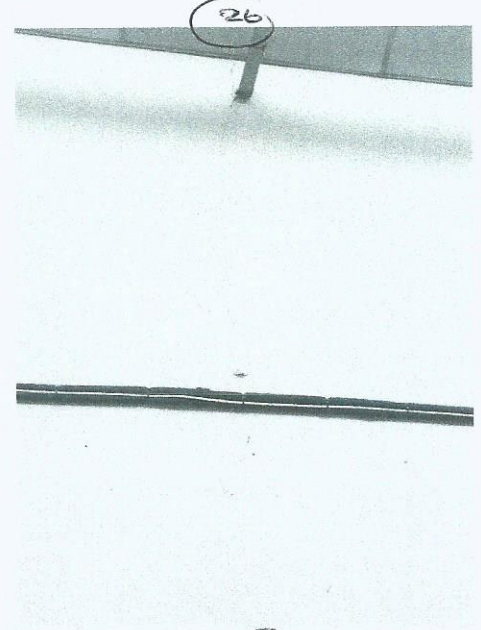
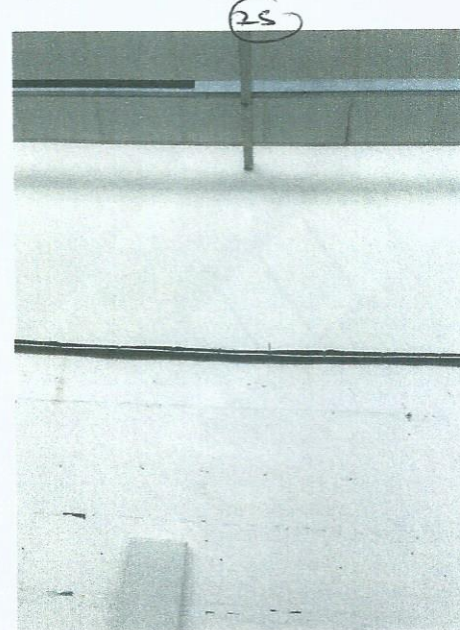
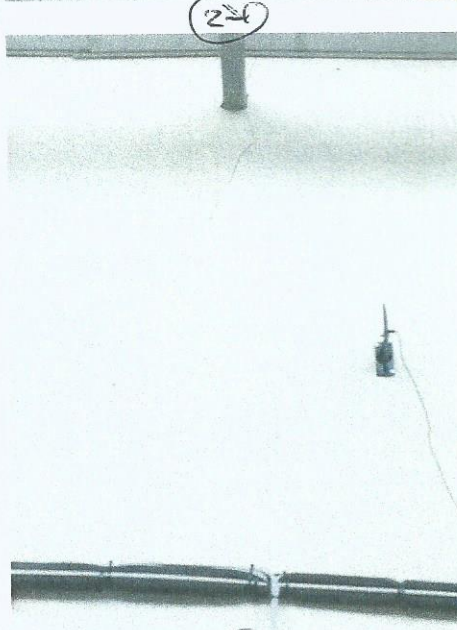


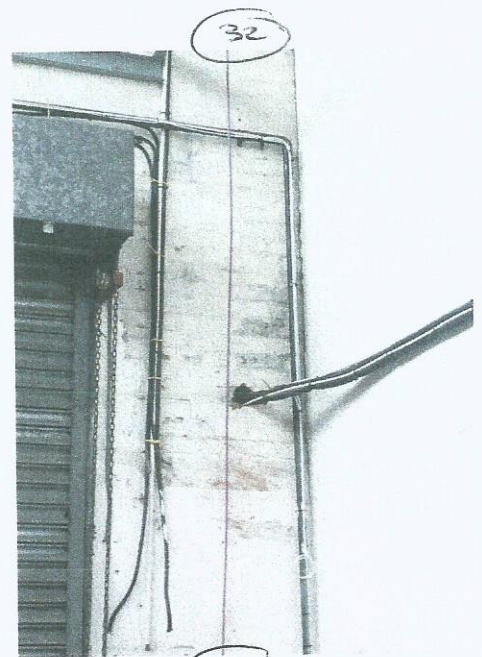
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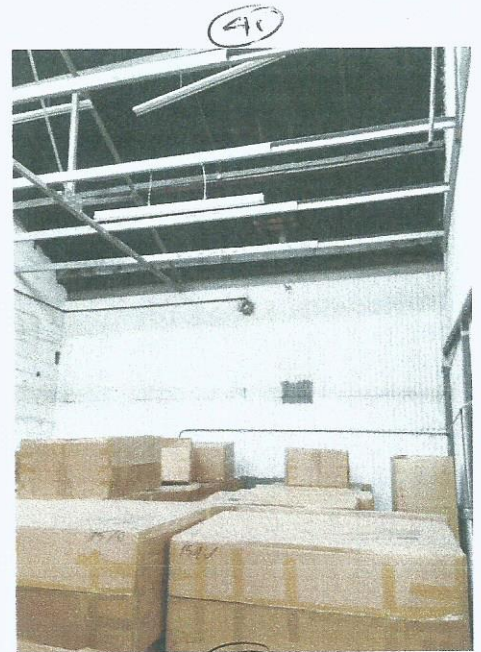


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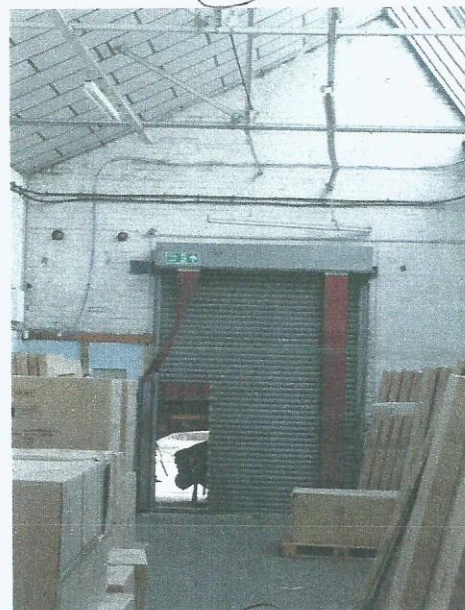
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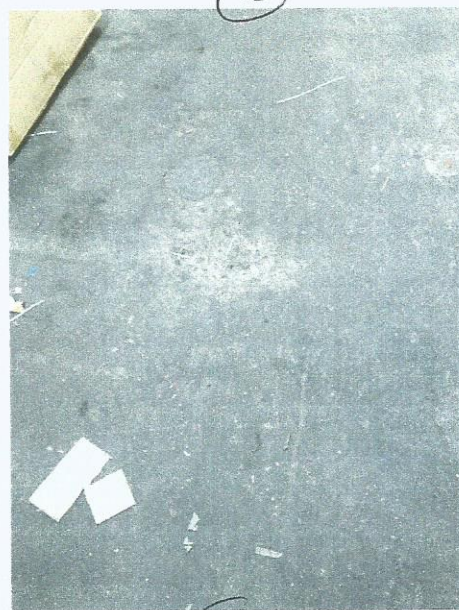
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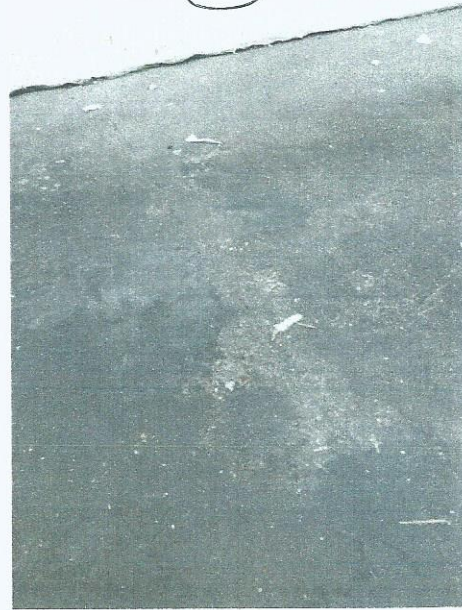
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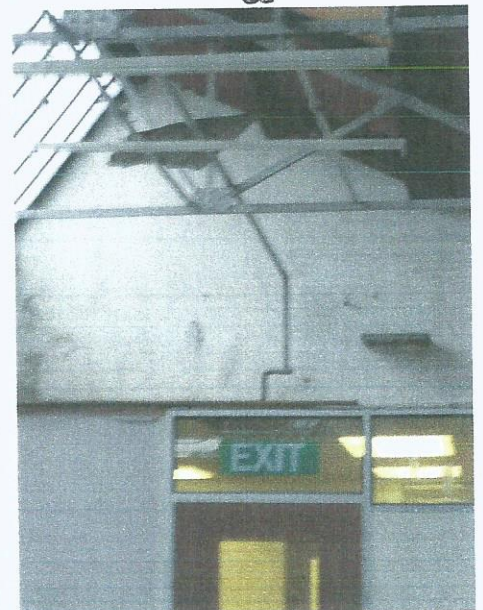
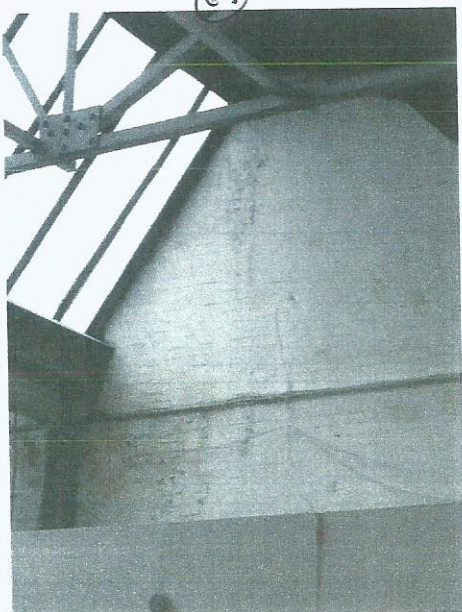
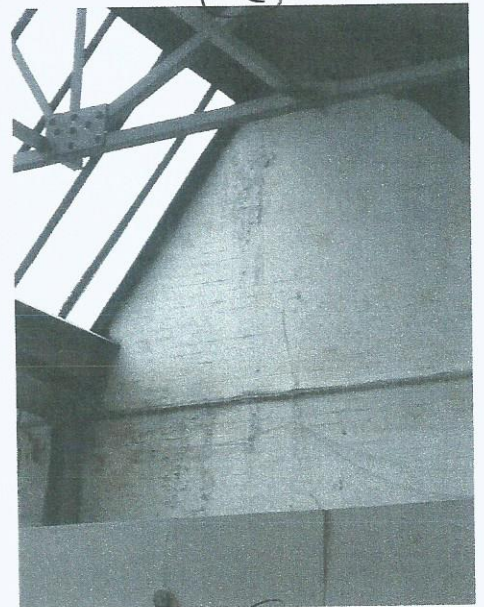
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-15
CLIFTON ROAD



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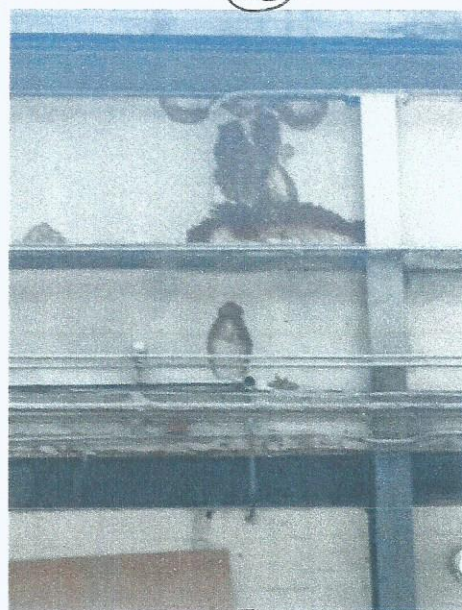
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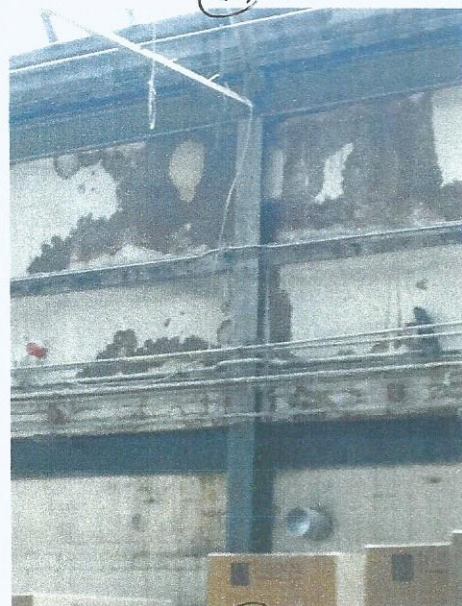
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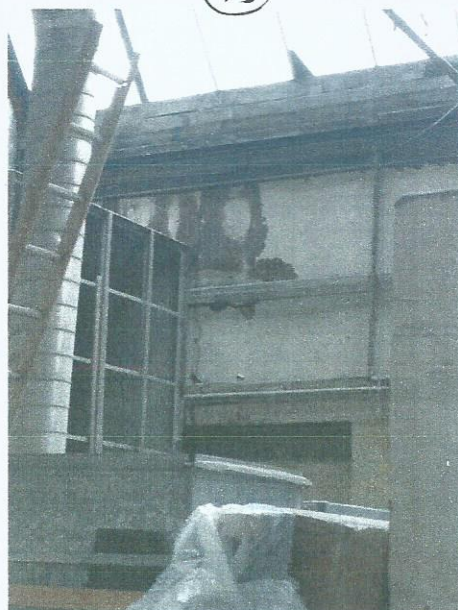
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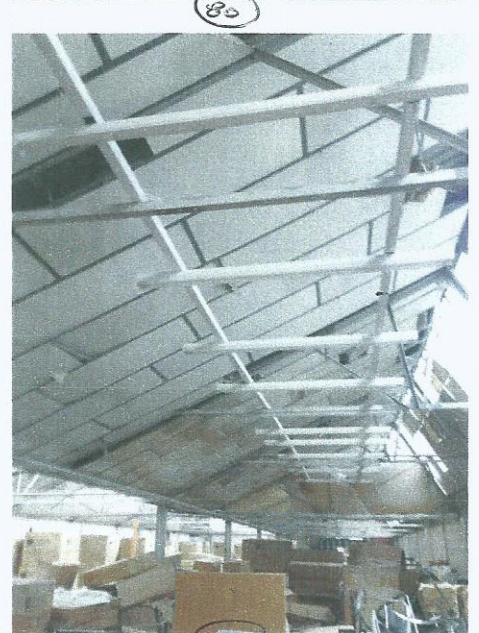
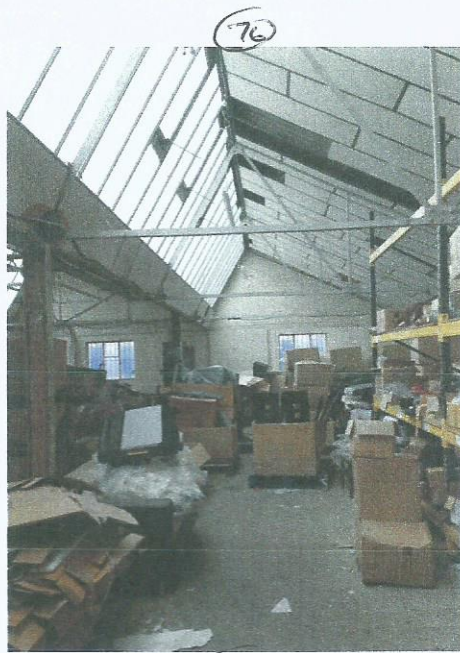
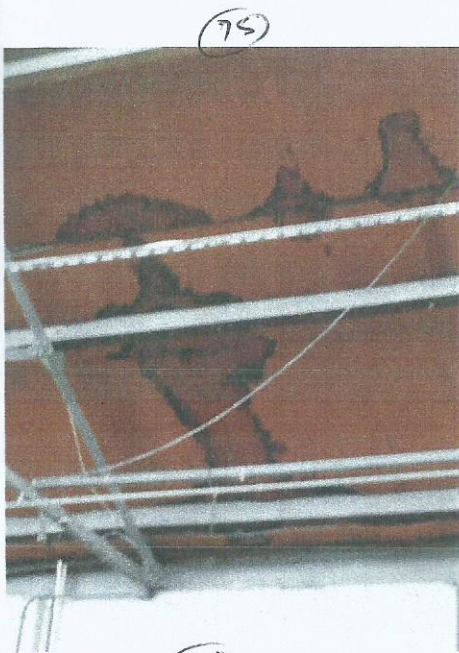
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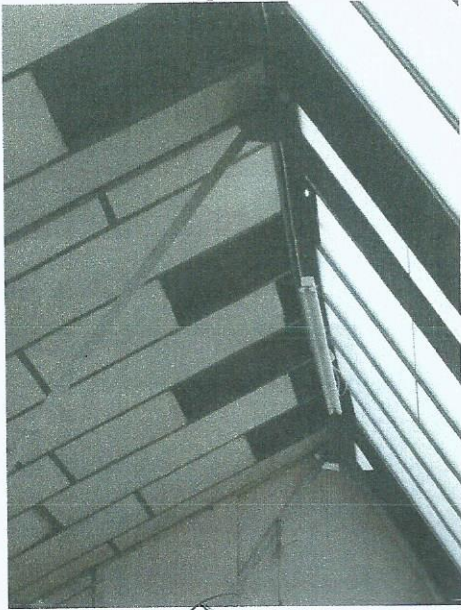
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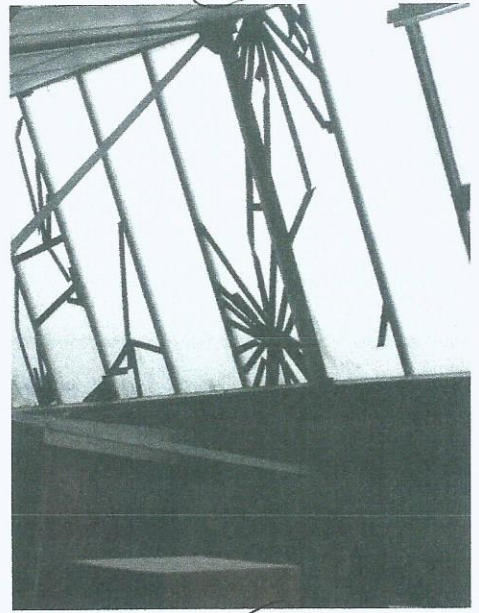
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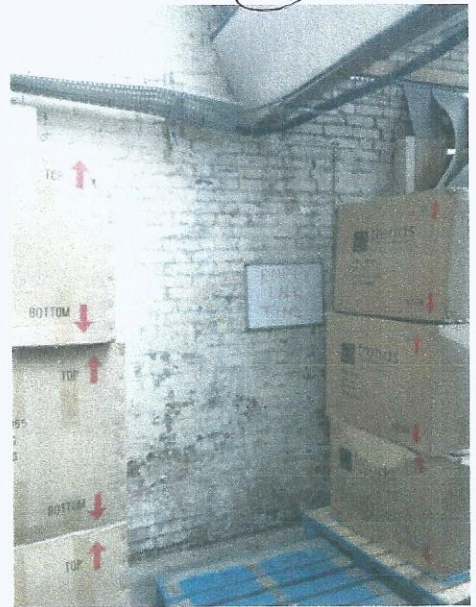
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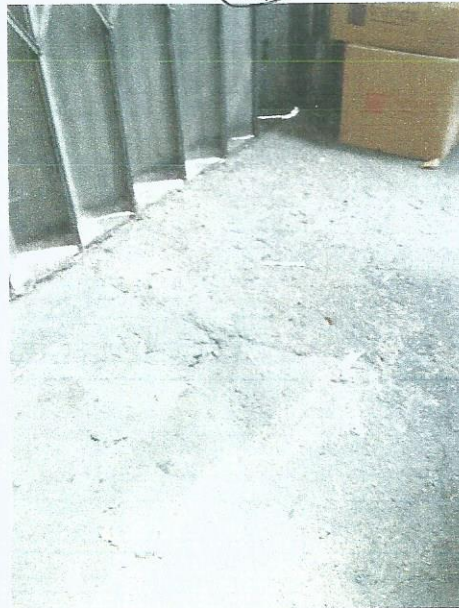
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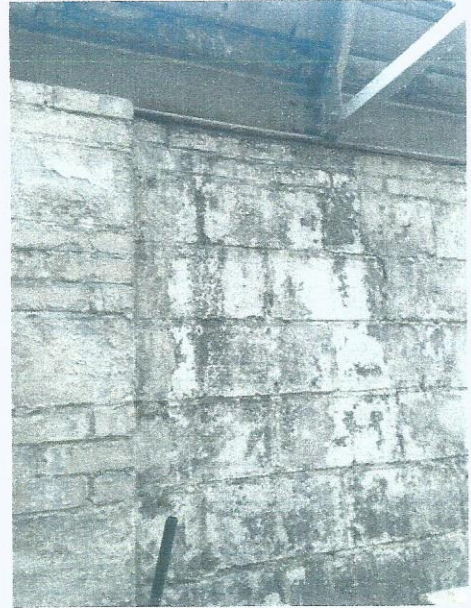
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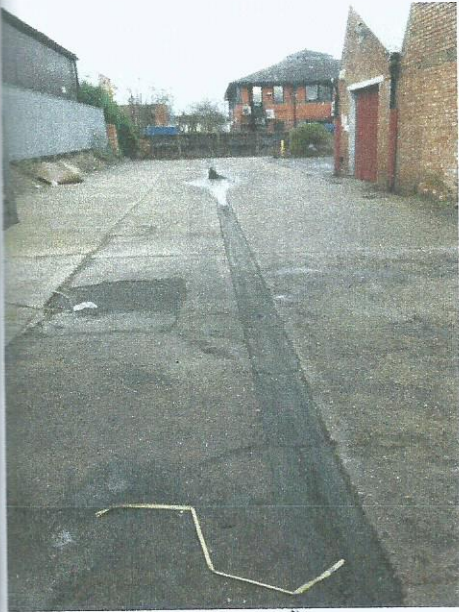
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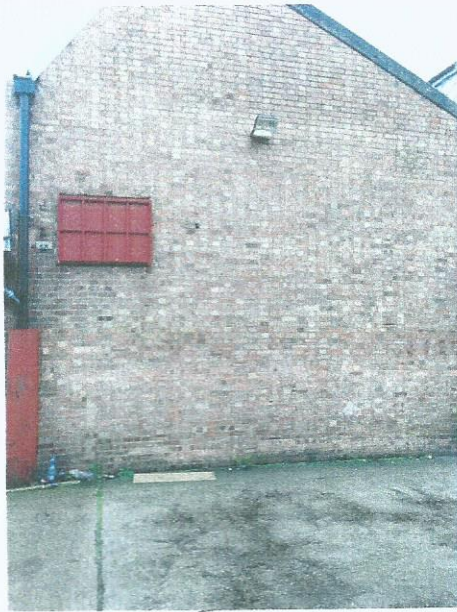
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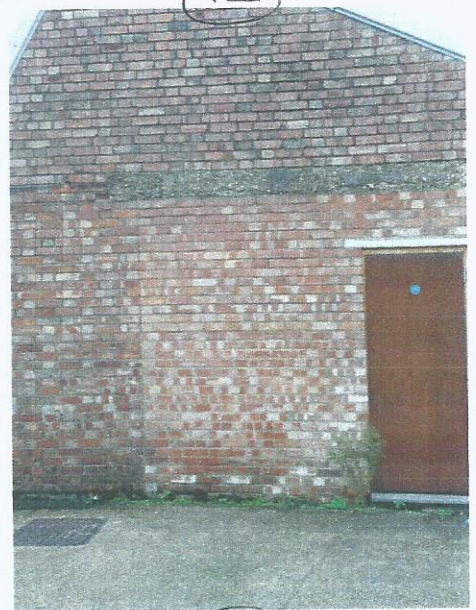
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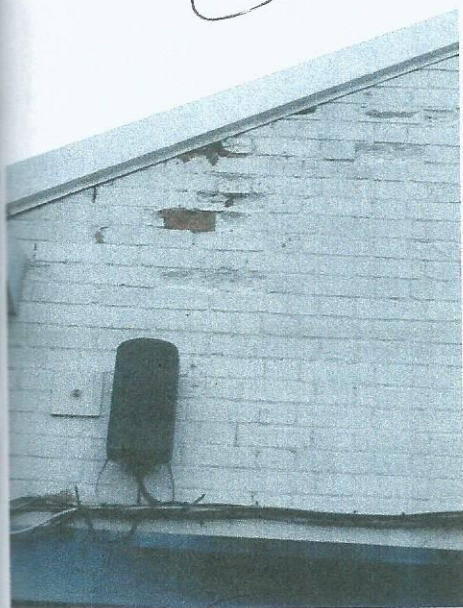


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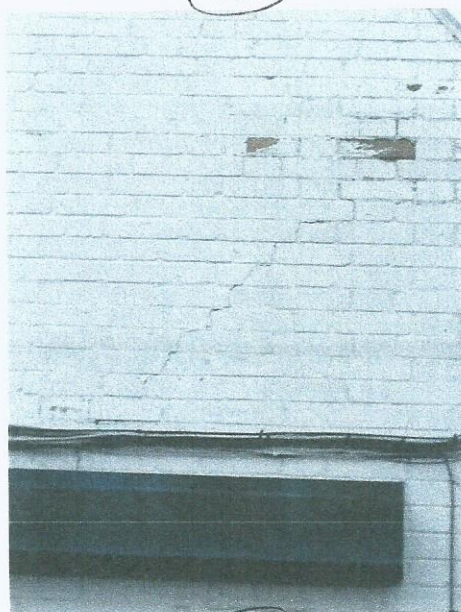
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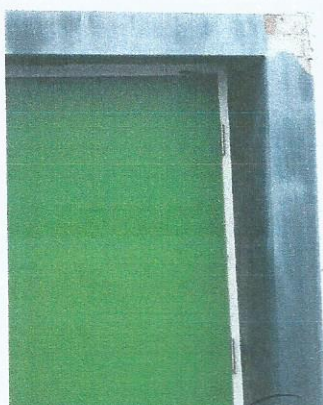
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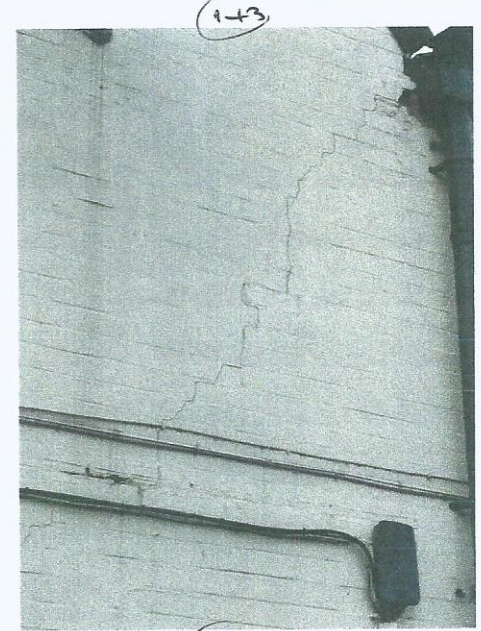
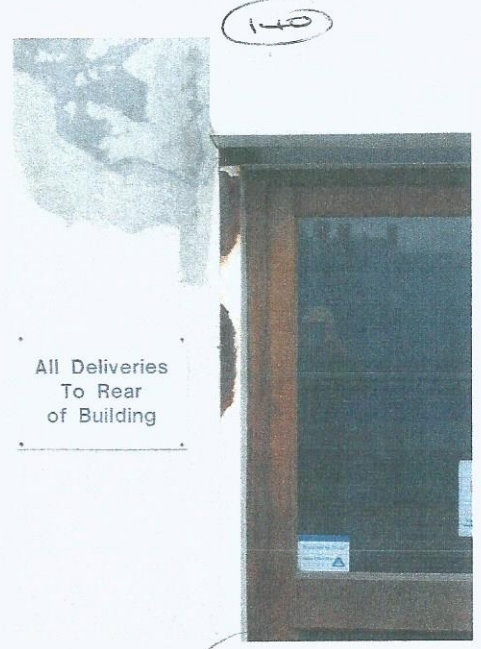


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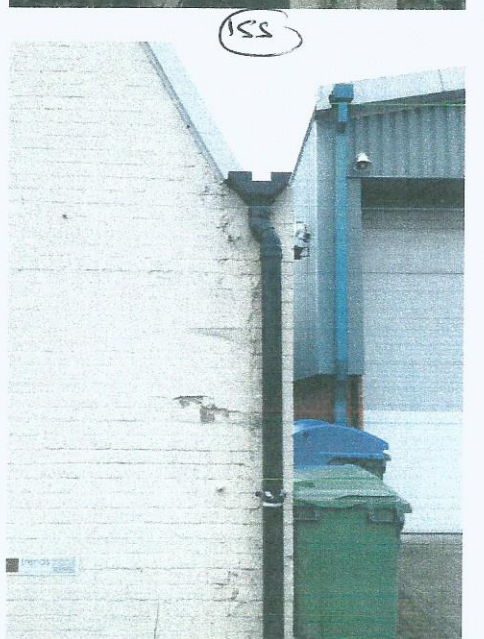
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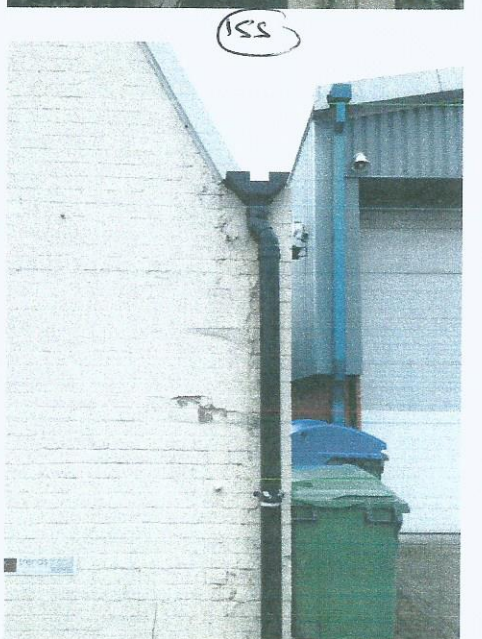
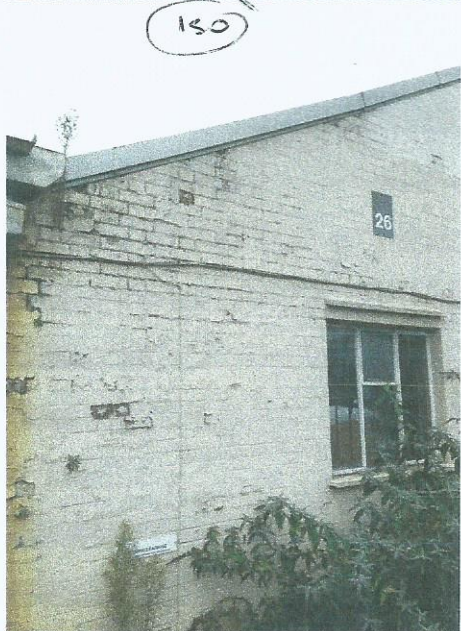


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Part 3 – Signature Page