

# **SCHEDULE OF CONDITION**

**Business Park  
Hertfordshire**



**Marketing by:**

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

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**Address:** Hertfordshire

**Prospective Tenant:**

**Photographs:** We typically take approximately 200 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

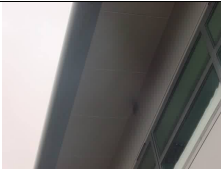



**Orientation:** All directions are taken as if viewing the property from the front.





The Schedule of Condition offers a detailed description of the condition of the property.

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

# **ELEVATIONS**

## **FRONT ELEVATION**

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b>  Not visible, assumed shallow profile metal	Roof leak noted.	Inspection using a cherry picker prior to purchase.
<b>Gutters and Downpipes:</b>  Not visible, curved fascia hiding guttering	 Fascia and soffit	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
<b>Walls:</b>  Structural frame – believed to be a metal structural frame  Grey horizontal panel	 Panels are marked and has old fixing points into bottom   Unsealed horizontal joint that will allow water into property and also gathers dirt   Impact damage to cladding panels	Request for information of copies of original drawings and any amended drawings.  Repair, prepare and redecorate.
Stretcher bond brickwork – approx 1m		Monitor

	 <p>Cracking to right hand corner</p>	
<p><b>External Detailing:</b></p> <p>Roller shutter door to right hand side</p> <p>Glazed door set within a glazed panel to the left hand side</p> <p>Letterbox and door entry system between</p>	 <p>Roller shutter door</p>	
<p><b>External Areas</b></p> <p>Brick pavers</p> <p>Brick boundary wall</p> <p>Car park spaces marked out in lighter brick pave</p> <p>Mercury Mast and Electric generator adjacent to the property</p>	<p>Moss in pavers, slight dip to front of property</p>  <p>Damaged, coping stone missing</p>  <p>Mercury mast and electric generator</p>	<p>General clean and extend brick boundary.</p> <p>Make good and repair</p> <p>The jury is still out as to whether they cause health issues</p>

## **RIGHT HAND ELEVATION**


<b>DESCRIPTION</b>	<b>CONDITION</b>	<b>ACTION REQUIRED</b>
<b>Roofs:</b>  Not visible, assumed shallow profile metal		Inspection using a cherry picker prior to purchase.
<b>Gutters and Downpipes:</b>  Not visible, curved fascia hiding guttering	Downpipe leaking	Repair leaking downpipe. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
<b>Walls:</b>  Structural frame – believed to be a metal structural frame  Grey vertical panels  Stretcher bond brickwork – approx 1m	Panels are marked and has old fixing points into bottom	Ensure watertight

**INTERNAL**




## **Ground Floor**

**Entrance lobby**

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Rectangular fibreboard ceiling tiles	Average	
<b>Walls:</b>  Painted plaster walls	Marked	Repair, prepare and redecorate.
<b>Floors:</b>  Carpet	Average	
<b>Detailing:</b>  Windows & Doors		Clean
<b>Staircase:</b>  Left hand side		
<b>Services:</b>  Santon Premier Plus Unvented Hot water system		Service record required

## **Workshop Area**



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Rectangular suspended grid system	 Damaged tiles	Replace.
<b>Walls:</b> White painted block work	Marked and old fixing points generally, specifically to mid right hand side and left corner	Repair, prepare and redecorate.
Insulated panel at high level to right hand side	Some marks	Difficult to repair.
<b>Floors:</b> Painted concrete floor	Some deterioration	Consider repaint with floor paint.
<b>Detailing:</b> Main door	Not tested and not opened	May require some easing and adjusting
<b>Services:</b> Heating		Test certificates required.
Alarm system		Test certificates required.

## **Internal Storage Room**




DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Exposed timber		Add ceiling
<b>Walls:</b> Painted block work	Marked	Repair, prepare and redecorate.
<b>Floors:</b> Concrete	Marked	Repair, prepare and redecorate.
<b>Detailing:</b> Doors		Repair, prepare and redecorate.

### **Internal Less Able/Disabled Toilets**



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted plaster	Marked	Repair, prepare and redecorate.
<b>Walls:</b> Painted plaster	Marked	Repair, prepare and redecorate.
<b>Floors:</b> Altro style flooring	Marked	Deep clean
<b>Sanitary Ware</b> WC, wash hand basin, shower and towel rail Internal extract fan	Wash hand basin coming off wall	Repair and clean
<b>Detailing:</b> Door		Clean and make good.
<b>Services:</b> See Services section		

## Stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Square suspended grid system	Damaged grids  Suspended ceiling above staircase area. To right is fire wall with adjacent building built in block work	Repair or replace
<b>Walls:</b>  Painted plaster	Old fixing points	Repair, prepare and redecorate
<b>Floors:</b>  Carpet	Ingrained dirt	Deep clean
<b>Joinery:</b>  Plastic nosing Two handrails		

## **FIRST FLOOR**

## Open Plan Office Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Square suspended ceiling system with lights (believed to be category two)  Air movement system	Some marks  Average	Replace.
<b>Walls:</b>  Painted	Marked	Repair, prepare and redecorate.
<b>Floors:</b> Carpets	Worn	Clean and/or replace
<b>Detailing:</b>  Conduit skirting board for data cables and electrics  Aluminium double glazed windows  Entrance door – small Georgian wire polished plate vision panel at high level	Average  Base of door heavily marked	Clean.  Clean and make good.
<b>Storage Cupboards:</b> Storage Cupboards for Files with Formica Front (right hand side as you face property)	Marked	General clean
<b>Services:</b>  Heating  Fire alarm system		Records required.  Records required.




## Kitchenette



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Square suspended ceiling system with lights (believed to be category two)		
<b>Walls:</b>  Painted	Marked	Repair, prepare and redecorate.
<b>Floors:</b>  Carpet	Worn	Clean and/or replace
<b>Detailing:</b>  Aluminium double glazed window  Door	Average  Marked	Clean.  Clean and make good.
<b>Kitchen Equipment:</b>  Kitchen units	Average	

## Internal Office



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Rectangular suspended grid system	 Marked	Repair, prepare and redecorate.
<b>Walls:</b> Painted plaster	Marked	Repair, prepare and redecorate.
<b>Floors:</b> Carpet tiles		Replace
<b>Detailing:</b> Door Small partition to rear left hand side with computer	Average	Clean

### **Internal WC**



DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Square suspended grid system with flush mounted lights	Average	
<b>Walls:</b>  Painted plaster	Average	Redecorate to freshen up.
<b>Floors:</b> Altro style flooring	Ingrained dirt	Deep clean
<b>Sanitary Ware:</b> WC and wash hand basin  Extract fan		Deep clean  Clean
<b>Joinery:</b>  Doors		Clean.
<b>Services:</b> See Services section		

## **SERVICES**

### **Electrics**

All electrics need to be tested and a report required to the Institute of Electrical Engineers standard.

### **Heating**

Test reports need to be provided.

## **OTHER MATTERS**

### **Fire Regulations**

Normally it is a requirement of the owner to check current fire regulation arrangements and to check that a service contract is in place.

**ACTION REQUIRED:** You should have a suitable Fire Certificate for the property when you purchase it.

## **LIMITATIONS**

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

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

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

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

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

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

This report does not constitute a Structural Survey (now known as a Building Survey).