

PROPERTY REPORT

A Warehouse in
West Molesey,
Surrey KT8



FOR

Mr X

C/o YYY Limited

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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0800 298 5424

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INTRODUCTION

We have been instructed to inspect and prepare a Report and Schedule of Condition for a warehouse in West Molesey, Surrey KT8

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

We assume the property is being let on a standard Full Repairing and Insuring Lease. We recommend that you read the report in full, making notes and then contact us to discuss further.

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

SYNOPSIS

SITUATION AND DESCRIPTION

These are single storey older style warehouse units with facilities, access areas and parking (your legal adviser to check and confirm the exact details). They are located at the end of a cul-de-sac.

Whilst the Units are in an industrial estate we did note residential properties to the rear.

We believe this property was built in the 1950s to 1960s. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Location Plan



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**Two 1950's/1960's
single storey
warehouse units**

This is a detailed street map of the Molesey area in Surrey. A red circle highlights a specific plot of land located between Molesey Avenue and Monks Avenue, near the intersection with Pool Road. The map shows various streets including Cambridge Road, Molesey Avenue, Monks Avenue, Pool Road, and Fleet Road. The text 'Two 1950's/1960's single storey warehouse units' is overlaid in large, bold, purple letters with a white outline.



**Two 1950's/1960's
single storey
warehouse units**

This is a detailed street map of the Sunbury area in Surrey. A red circle highlights a specific plot of land located near the intersection of Sunbury Road and Molesey Avenue. The map shows various streets including Sunbury Road, Molesey Avenue, and the River Embley. The text 'Two 1950's/1960's single storey warehouse units' is overlaid in large, bold, purple letters with a white outline.

SUMMARY OF CONSTRUCTION

(all directions given as you face the property)

External

Main Roof:	Double shallow pitched roof, clad with asbestos sheets one valley gutter Small parapet wall to front left hand side (Unit Y)
Gutters and Downpipes:	Asbestos and plastic
Soil and Vent Pipe:	Internal (assumed)
Walls:	Flemish Bond and Stretcher Bond brickwork externally (assumed) and painted render
Structural Frame:	Metal (assumed), partly encased in brickwork
External Joinery:	Single glazed metal windows Unit X - Wooden folding sliding door Unit Y - Roller shutter door Timber person access doors

Internal

Ceilings:	Underclad of asbestos roof (assumed)
Walls	Blockwork
Floors:	Solid concrete (assumed)

Services

The agent details advise there is a mains water supply, drainage and electricity. One fire exit to each Unit.

ACTION REQUIRED: Your legal adviser needs to confirm the above.

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

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

EXTERNAL PHOTOGRAPHS

Unit X



Front Elevation



Rear Elevation



Right Hand Elevation



Delivery area/car park RH Unit X

Unit Y



Front Elevation



Rear Elevation

EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 250 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

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

The Business

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

The Lease

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

The Property

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

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

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Plus Points

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

To summarise these into plus points:

- 1.0) Both Units are in above average condition presentation wise internally, compared with what we typically see for this age, type and style of building.
- 2.0) Relatively good access and parking areas.

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

Medium Priority

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

1.0) Asbestos Roof

A test and report is recommended for the asbestos. The present owners should have an asbestos report, however you should note that fairly recently asbestos regulation requirements have changed so it does need to be an up to date report that includes testing.



Asbestos roof on Unit X and Y

Other asbestos elements

Asbestos gutters and asbestos downpipes and also commonly asbestos fascia boards. Asbestos was also used for cladding and ducting and forming partitions, etc, in this era of property.

ACTION REQUIRED: Obtain an up to date asbestos report and include this as part of the lease/schedule of condition.

Please note we are not asbestos surveyors.

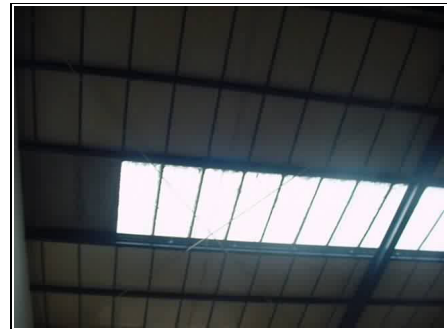
2.0) Roof lights leaking and dated

The roof lights/windows consist of two types; the corrugated roof light that is glass reinforced plastic (often known as GRP glass) and flat roof lights that are Georgian wire polished plate glass (often known as GWPP glass).

At the time of the survey there was water staining in the vicinity of some of these roof lights (on the floor and at roof level) indicating that rain is getting in. We would also comment that they need a clean.



Corrugated roof light



Georgian wire polished plated glass roof light

ACTION REQUIRED: Make roof lights watertight and clean. We would add that some of the roof lights had cracks in them and need replacing.

3.0) Leaking roof / valley gutter

There are visible signs that the roof is leaking. We noted in some areas the under cladding has been replaced and in other areas the other cladding has literally come away and was hanging in position. We also noticed rusting to the metal roof structure, all indicating that the roof is leaking.



Rusting, indicating dampness getting in



Under cladding coming down

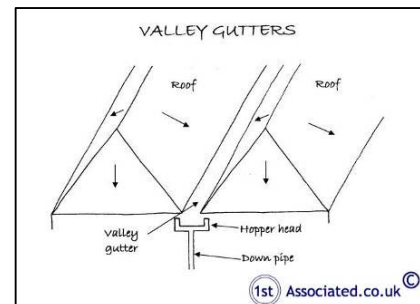


Different colour under cladding where it has been changed

ACTION REQUIRED: We recommend that the roofs are excluded from the lease.

Access to the roof or roof level viewing of the roof

We have not had access to the roof at roof level, but we are aware from this type of design that there may also design defects with regard to the valley gutters as this is a relatively common issue. Please note these roofs are often considered dangerous to access.



ACTION REQUIRED: We will be more than happy to jointly view the roofs from a tower scaffold or equivalent for the landlord to agree its condition, otherwise we believe you will have to exclude all cracks from the lease.

**4.0) Vertical crack to front right hand corner
(all directions given as you face the property)
- cracks noted in Unit Z**

We noted a vertical crack to the front right hand corner which is in line with what we typically find where there has been movement to the front wall. We also entered Unit Z and noted there was extensive cracking in this property as well.



We also briefly entered Unit Z and noted there was extensive diagonal cracking within the plasterwork.

Cracking in Unit Z

ACTION REQUIRED: Exclude any cracks to the walls from the Lease. The Landlord to make an insurance claim with regard to the cracking.

5.0) Trees

To the back of the property the trees are overgrown and would benefit from being cut back so they do not cause accelerated deterioration to the roof.



Tree to rear



Tree to side – check whether it has a Tree Preservation Order on it

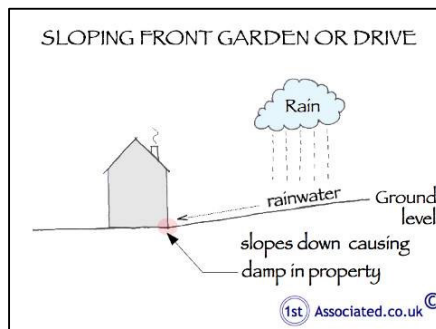
ACTION REQUIRED: Cut back trees to the rear. Note, from what we can see some of them are in neighbouring properties.

6.0 Energy Efficiency

We would make the general comment that this type of older building does not meet the energy efficiency requirements required by many companies and as such are generally harder to rent.

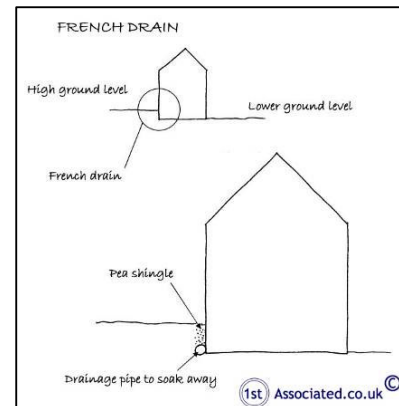
7.0 Rainwater runs towards the property

Due to the way the tarmacking is externally it discharges the rainwater against the property. We carried out damp meter readings and found dampness around the perimeter. The ground level is also slightly high when compared to the damp proof courses in many areas.



Vegetation around building

ACTION REQUIRED: Add a running gully or a French drain around the property or angle the tarmac away from the property.



8.0 **Unit X car park right hand side starting to deteriorate?**

The car park on the right hand side looks like it is starting to deteriorate and also has an electric sub-station in it, which some concern has been expressed, although we believe the jury is still out as to the effects of sub-stations.



Car park deteriorating

ACTION REQUIRED: General weed killer and repairs to the car park. We would also recommend adding drainage.

High Priority

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

Please see our comments in the Summary Upon Reflection.

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Other Items

SERVICES

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

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

The owner should provide you with tests and reports in relation to:

1. Electrics
2. Fuel / Gas
3. Asbestos including tests and reports on the asbestos
4. Anything specific to this particular unit

Services - Electrical

The NICEIC recommends a test and inspection whenever change of ownership occurs.

ACTION REQUIRED: To have a full NICEIC test and inspection and work to be carried out to this standard.

Services – Heating

Heating is via an old heating unit in Unit Y and what looks to be a newer Vaillant boiler in Unit X. We have not checked they work and this needs to be confirmed via the agent/landlord.

Services – Water Supply and Drainage

In older properties such as this water supply may be via lead pipes or other pipework which will be your responsibility when it is on private land. Note, we have not opened up the drains and we would recommend a closed circuit TV camera report on all drainage.

Rainwater Drainage

We have not identified the rainwater drainage. We noted that some discharge directly onto the ground, often these discharge into a combined drain in this age of property, which can cause problems during heavy periods of rain.

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SUMMARY UPON REFLECTION

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

We would suggest you focus on:

1. The asbestos
2. The leaking roofs
3. The cracking in the structure
4. Water discharging towards the property

Although we would add that we feel that all the points in the Medium Priority Section are important and the combined affect of so many issues is that we consider this a high risk property to lease/purchase unless matters are resolved.

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

REPORT FORMAT AND INFORMATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

EVERY BUSINESS TRANSACTION HAS A RISK

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

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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

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APPENDICES

1. Facilities
2. Photographic record
3. Limitations

FACILITIES

(All directions given as you face the property)

We have included a list of the facilities that we have viewed. The following gives a general overview of the property.

Warehouse area Unit Y

- 1.0) One male WC
- 2.0) One female WC / shower area
- 3.0) Wash up area

Warehouse area Unit X

- 4.0) One male, one female WC
- 5.0) Kitchenette

Link between Units X and Y

Boundaries

- 1.0) The front is open.
- 2.0) The left hand side is open
- 3.0) The right hand side is fenced with a concrete fence and a concrete post and chain link fence
- 4.0) The rear is fenced with a concrete fence and a concrete post and chain link fence

Note, we have not seen a copy of the Deeds and assume the boundary is to be as visually set out noted below. Your Legal Advisor to check and confirm this and to check and confirm what your legal rights are with regard to access and parking and permitted hours of work.

PHOTOGRAPHIC RECORD

External



Asbestos roof



Asbestos roof



Unit Y



Wall Unit X

Internal Unit X



Under cladding



Damaged walls



Staining on concrete floor



Windows

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Internal Unit Y



Under cladding



GWPP roof light



Corrugated roof light



Concrete floor



Windows

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LIMITATIONS

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

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

NOT LOCAL

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

EMPTY PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to:

not having the benefit of opening up the floors and having a visual only test.

not having the visibility of the roof level

not having the benefit of talking to the existing owners / last leaseholders, nor have we been shown around by the agents

not having the benefit of talking to you our client

Note, we have not carried out tests to the services or been provided with any information in relation to them.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the

property. Please be aware the fact a building is currently insured does not mean it can be re insured.

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

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

TERMS AND CONDITIONS

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