

Schedule of Condition of Industrial Units in Runcorn: Case Study

We produced a comprehensive photographic schedule of condition for a client leasing two warehouse units in Runcorn, near Liverpool

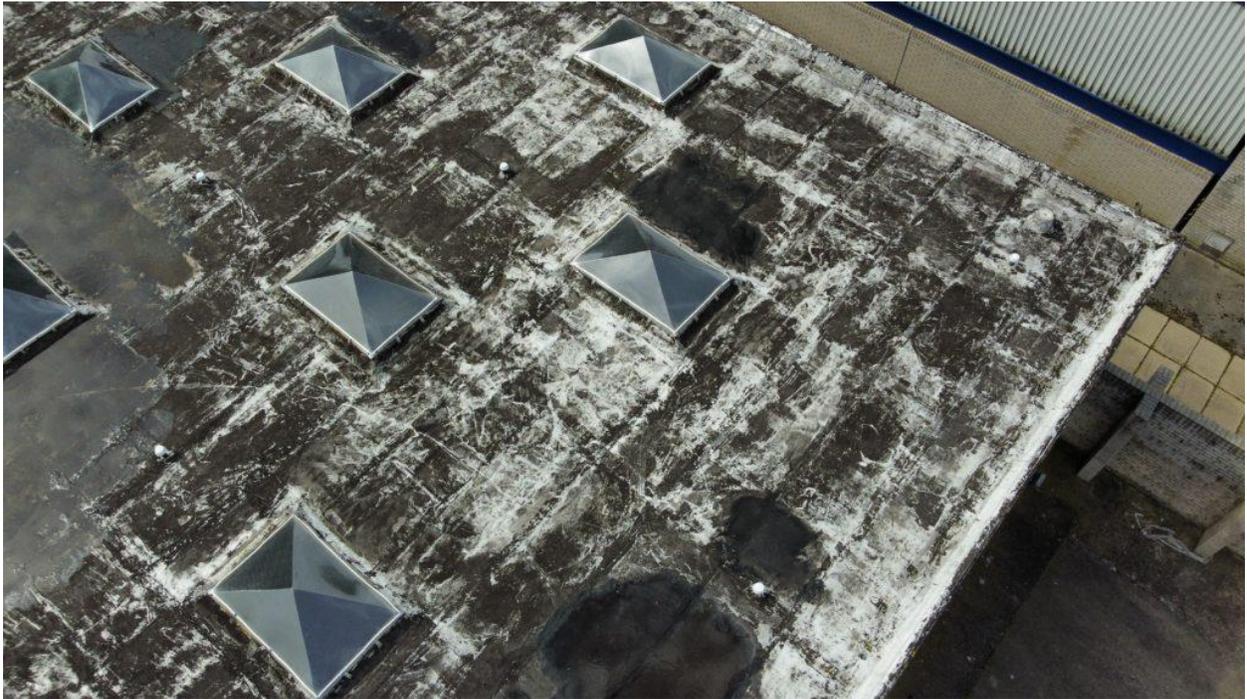
Brief: Provide a schedule of condition for a client taking on a new lease for two units on an industrial estate near [Liverpool](#).

Property: Two adjacent commercial industrial units, approx. 6800 sq.ft in total.

Instructed by: International energy company.

Project specification

- We were asked to prepare a [photographic schedule of condition](#) for two commercial industrial units in Runcorn.
- Our client wanted the schedule of condition to [protect their interests](#) regarding dilapidations liabilities.
 - Our schedule of condition could be appended to the lease contract, to provide formal documentation of the condition of the property at the start of the lease.
 - The report would also give the tenant an overview of the current condition of the property they were taking on.
- The properties were commercial warehouse units, comprising solid masonry construction to the elevations, with upper cladded sections.
 - Structural steels were utilised as structural support for the roof.
 - The roof consisted of felt, covering metal profile corrugated sheets; these incorporated domed GRP rooflights.
 - Internally, walls were mainly solid masonry, with a floor of concrete *in situ* slab.
- The two interconnecting units had been knocked through to form one open area.
- The property was unoccupied at the time of the survey.



Key survey findings

- Our 360-page report included over 550 photos detailing the condition of the industrial units.
- Observations on the external condition of the property included:
 - the felt roof covering was in a poor state of condition, with water pooling in several areas
 - previous localised repairs to the roof
 - soiling and vegetation growth to the hard standings
 - surface staining to window frames
 - previous masonry repairs
 - blemishes and deterioration to the metal gate posts.
- Internal observations included:
 - liquid applied coating had been used around rooflights, suggesting historic or live water ingress
 - evidence of damp on lower levels of the main walls
 - debonded seals around an escape door
 - surface cracks and water blemishes on some ceilings
 - minor blemishes and signs of wear were noted and documented throughout.





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