

Commercial Building Survey of a Manchester Office Block

Allcott Commercial's team includes experienced chartered RICS surveyors with extensive knowledge across all sectors of Manchester commercial property.

Brief: Structural survey of an office unit that was being purchased by our client.

Property: A row of self-contained offices, in a converted building dating back to c1900.

Instructed by: Events company.

Project specification

- The property consisted of a row of self-contained offices, built c1900 and refurbished c2000.
- It was a mid-terraced, 3-storey office unit, constructed from a steel frame with masonry elevations and party walls.
- All three floors were used as offices, with WCs, an entrance lobby and kitchen unit also present.
- We were asked to carry out a structural pre-acquisition building survey to get a thorough understanding of the condition of the property, and what costs need to be budgeted for in terms of repairs and maintenance.



Key survey findings

- Overall, the property was found to be structurally sound and maintained to an acceptable standard.
- However, several defects were noted, and our surveyor provided detail on the issues, the repairs required to rectify them and estimated costs. These included:
 - replacement of damaged slates on the roof, along with repointing of damaged areas of the ridge (~£500)
 - minor repointing works and brick replacements to prevent water ingress (~£350)
 - repairs to timberwork (~£900).

- In addition, the fire detection system and disabled access were identified as being inadequate for modern day standards.
- We estimated that maintaining the property and its finishes in the medium to long term would cost in the region of £2500 every 5–7 years.
- We also recommended that the quantity of WC accommodation should be reviewed as part of any future refurbishment.



Read more about our pre-acquisition surveys [here](#), or find out more about our [Manchester commercial surveyors](#).