

**Prelease  
Schedule of Condition and Want of Repairs  
at  
Milton Keynes  
for  
May**

**Instruction**

To carry out Inspection of the Industrial Unit, to identify areas of repair to the Unit at commencement of the Lease.



Front Elevation



Rear Elevation

**Inspection.**

**General**

The Unit is of brick and block wall construction, with metal corrugated sheeting to the upper part of the wall, and roofed with asbestos 'big six' corrugated sheets, and under sheeting, which may include insulation, carried on a steel frame and trusses. The roof has glass fibre roof lights for natural light to the open area only. The concrete floor is general to the Unit but the Toilets and small Kitchen recess have quarry-tiled floor. There are a Entrance Foyer, two Offices, and two Toilet areas to the front with storage area over.

It is heated by two new Reznor Industrial heaters, to the Open area and a Unit heater with ducted heat into outlets in the Front Offices and Toilets, together with Fluorescent lighting to Offices and Open area and pendant light to the Toilets. Electric Power is supplied at 230 and 415 Volts.

As far as we can ascertain the Unit was constructed in 1973, and has an area of 700 sq. metres [ 7490 sq.feet].

## 1. Warehouse Open Area.

### Underside Roof.

The open area to the warehouse has been cleared out decorated

The roof over the whole area is asbestos 'Big Six' sheeting and flat sheet under, but we are not uncertain if there is any insulation between the two.

The area has natural light from 28 No.GRP roof lights, in four rows, to the warehouse area only. They are partly dirty, but we could find only two with the possibility of stress, as shown by a bright clear line, in the bottom of the curved sheet, Row 1 No. 7, this appears to have a stain under the stress line which may be a leak, and Row 2 No. 7, the right hand side corner near the Rolling shutters.

These appear to be weaknesses in the GRP roof light, which cause them to need replacement, you will have noticed that one roof light has already been replaced Row 4 No. 7, so we may expect more failure over the next five years.



GRP roof light – note bright line running in trough of light.

### External Roof surface

The internal gutters have had leaks from time to time, and the Landlord appears to clean them annually, consequently they may not be a problem if they leak after such a visit.

We viewed other Units and there have been problems with leaks from roof lights and minor leaks from the gutters.

We have not been able to see the roof surface, but the local Builder, MF Tofield & Sons, have offered to put up a ladder for a binocular inspection, free of charge, should you wish it.

No 'Asbestos Aware Notice' or 'Fragile roof' is displayed.

**Inspection** continued.



Open Area – Facing Roller shutter door.  
Note. Possible faulty lights - last two in above rows



Facing Emergency Exit door.  
Electric Power by Emergency Exit.



Open Area facing Offices [ view through to Foyer]



Office with metal windows & glazing to floor level.

Internal

2. Toilets

The two Toilet areas are in reasonable condition throughout with Quarry tiled floors, and suspended plaster ceiling, with access from the Warehouse and the Foyer, and the Warehouse included the small Kitchen space.

3. Services.

The electrical lighting to the areas is fluorescent fittings through out except for the Toilets and Kitchen. The water tank for the Unit is above the Toilet to the right hand end [facing the front elevation] but the supply is turned off.

#### 4. Offices

The Offices and Foyer, have a suspended ceiling over together with fluorescent fittings, and has plastered lately decorated walls and concrete floors.

The external wall is a metal window glazed curtain wall from floor to ceiling, single glazing, but is not safety glass, as required for glazed doors and side screens and up to 800 mm. from floor level.

#### 5. Access.

The Roller shutter door, was not operated but appears in good condition, and we would recommend that it is serviced prior to your occupation.

The main pedestrian access is by the wide glazed door to the Front elevation, but this has a step, to provide a ramp to this door may be outside your demised area, and may require the Landlord to carry out this work, while the Emergency exit is within your demised area, should ramps be found to be necessary.



Under the Disabled Discrimination Act 1995, all properties must have, by 1<sup>st</sup> October 2004, reasonable adjustments including physical access, for all persons be they public or employees, as it is unlawful to treat them less favourably than other people. This may include Disabled toilets if such people are employed. We can advise further should you require additional information.

#### 6. Conclusion.

We wish to make the following points, which should be kept in mind, regarding taking on the Lease of this Unit.

The Unit is approximately thirty years old and as such elements of the Unit are becoming close to the end of their average component life, {HAPM Component Manual], namely,

- Asbestos roofing - 40 years
- Glass fibre sheets - 25 years
- Metal gutters - 25 years especially the joints/seals.

These are the greatest area of costs of maintenance and repair, should they become your responsibility in the lease.

Conclusion continued

The window glazing to the Front door, screen and the Office windows will need to be replaced with safety glass, filmed, or be altered as is the case with the Offices of the local Builders, MF Tofield & Sons , who have had their Unit upgraded with new windows and brickwork below them.



Altered Office windows with brickwork below

The Unit is not up to the current standards of insulation and will have relatively high heating costs.

The responsibility for carrying out any work under the DDA legislation will be your responsibility, in the light of your use, but all Leased properties must receive Landlord's consent, prior to commencement, and this must not be unreasonably withheld.

We have prepared this Report, without having the benefit of seeing the lease and its covenants.

*J E Maguire*

for  
1<sup>st</sup> Associated.co.uk

May 2003.

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Milton Keynes**

Addendum to original Report with photographs

Photograph No 1.



Row 1 Roof lights No 1 – 7 Replaced asbestos sheets by No 2 and No 7.  
Note. Flash band repair by No 4.

Photograph No 2.



Close up of No 1. Note Possible flash band to replacement asbestos sheet.

Addendum to original Report with photographs. continued

Photograph No 3



Hip to Row 1 [ over Toilets] Lead Hip has split on top of the ridge.  
[1/3rds up from bottom corner]

Photograph No 4.



Top of Hip showing poorly dressed lead – could cause splitting.

Addendum to original Report with photographs. continued

Photograph No 5.



Hip to Row 2. [over Foyer/Toilets] Lead hip with split on ridge.  
[ approximately  $\frac{1}{4}$  up from left hand side]

Photograph No 6.





Row 3 Junction of Hips by front Elevation – shows replacement asbestos sheet and redressed hip lead to ridge.

Addendum to original Report with photographs. continued

Photograph No 7.



Row No 4. shows replacement asbestos sheet between Roof light No 1 and Front elevation. Note. Chimney to Heater loose [blown off] and vent top to asbestos pipe not fitted [needs new top]

Photograph No 8.



Row 3 Roof light No 2. Flashb and repair to asbestos sheet.

Addendum to original Report with photographs. continued.

Addendum to original Report with photographs



Row No 3. Roof lights 6 and 7. Approximately 5 No replacement asbestos sheets around and under roof lights. Flash band repair by valley gutter.

Photograph No 10.



Row No 4. Roof light No 7. New clear Roof light, with adjacent replacement asbestos sheet.

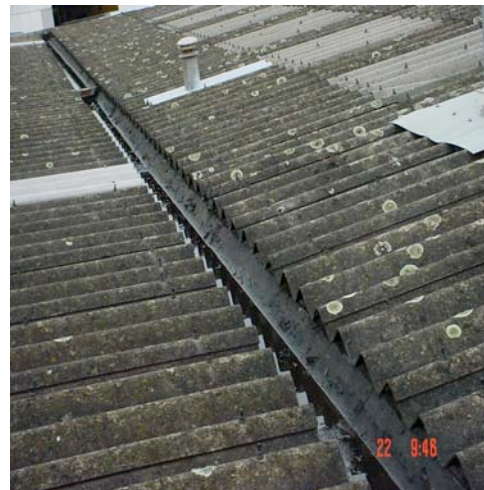
Addendum to original Report with photographs continued

Photograph No 11.



Gutter to Front elevation

Photograph No 12



Gutter between Unit No 10 and 11.

Gutters have been cleared but rain water holding in most areas.

The above Photographs have been taken on Wednesday 22<sup>nd</sup> May 2003 and show the condition and repairs that have been carried out.

*1st Associated*