

Long Acre, Convent Garden, London EC2

Base Building Consultancy were instructed to carry out a building survey and schedule of condition prior to the client taking on a new lease

Base Building Consultancy were appointed to act on behalf of the Tenant intending to occupation of all 5 floors being approximately 30,000 ft² of office space situated in a prime Central London location.

The schedule of condition that Base Building provided is an extensive document attached to the new lease which will make it difficult for the Landlord to pursue any dilapidations claim when the new lease expires



Our understanding of commercial buildings allowed us to focus on the likely key issues symptomatic of the building's construction. Subsequently, we identified several ongoing building defects during the survey. Equipped with this information, our Client could fully appraise the associated risk of taking a long FRI lease on the building

The tailored reporting process used by Base Building Consultancy allows the reader to identify the key issues and recommendations. This process allows informed decisions to be made based on the cost to remediate any issues identified and the party responsible.

The Schedule of Condition which Base Building Consultancy provided to the client accurately reflected the condition of the building on the day of inspection. This can be incorporated into the new lease, prior to the lease starting, so that the tenant (or landlord) has a record of the condition of the property on the day the lease term was started.

Schedules of condition are used for describing the exact condition of the property without determining the cause of the defect. However, the building survey Base Building Consultancy carried out diagnosed any current defects along with recommending various remedies to solve the problems.

“Thank you for turning around the survey and schedule in such tight deadlines”

Michael Kingscott, SOG Ltd

Property

22 Long Acre
London EC2

Our Role

Schedule of Condition
Building Survey
External Repairs

Value of Work

£40,000



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