

## St Andrews Way, Newton Aycliffe, DL5

Base Building Consultancy were instructed to act on behalf of the Landlord in preparing an estimated dilapidations claim one year prior to the end of the lease term.

The property comprised approximately 80,000 ft<sup>2</sup> of warehouse premises, with over 10,000 pallet spaces, together with ancillary office accommodation. The tenant, a leading tea supplier, occupied under a full repairing and insuring term for 20 years

The Landlord was provided with an estimated assessment of the likely level of dilapidations claim at the end of the lease claim.



Base Building Consultancy has vast experience in dealing with dilapidation scheduling and serving final, terminal and interim schedule of dilapidations. All dilapidation matters are dealt with under the Civil Procedure Protocols. We can act on behalf a landlord in order to prepare a dilapidations claim at the end of a lease term or alternatively help fight a dilapidations claim on behalf of a tenant.

Lease clauses will be carefully examined and assessed prior to any inspection, and the appointed surveyor will seek to obtain all necessary information, including any licence agreements, lease plans and schedule of conditions. Your chosen legal advisor will also be consulted on if any of the repair obligation clauses are weak.

Base Building reviewed the lease and licences to alter in relation to the demised premises in order to identify the relevant lease covenants and the Tenant's obligations under the lease.

BBC then visited the demised premises, taking notes and photographs of all defects and wants of repair in relation to the lease.

An assessment of the likely anticipated loss was prepared for the landlord and was used by the landlord to negotiate new lease terms with the tenant.

**“BBC  
responded  
very quickly  
and inspected  
within the  
same week”**

Tom Kinlock, Kemsley

**Property**  
Distribution Centre  
St Andrews way  
Newton Aycliffe  
DL5

**Our Role**  
Dilapidations

**Value of Work**  
£930k



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