

WALKER PARK
INDUSTRIAL ESTATE.
WALKER PARK
IND EST,
BLACKBURN.

CASE STUDY.

Walker Park Ind Est

Blackburn

Project Overview

Client

Walker Park Industrial Estate

Location

Blackburn, Lancashire

Market Sector

Industrial

Anderton Gables Roles

Phased Schedules of Condition /
Pre-Lease Assessment / Roof
Inspection

Project Value

N/A

Project Commencement Date

N/A

Project Duration

N/A

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Project Brief

To prepare phased Schedules of Condition over a period occurring when the client was to take additional floor space within the unit.

Anderton Gables scope of services included a Pre-Lease Assessment, Check Measured and a Roof Inspection in connection with service charge.

CASE STUDY.

Summary

As part of the Schedule, AG undertook a measured check survey of the property to confirm the floor area as per the Lease. During our inspections, we noted the Landlords Agents floor areas were incorrect to the tune of approximately 4000 ft². Discovery of this error equated to a saving of approximately £80,000 for our Client.

AG also prepared a Pre-Lease Assessment which assesses potential future significant repairs, reinstatement & redecoration liabilities and could be used as a huge negotiation tool to gain rent-free periods and reduce liability for expensive items by having them removed from the lease for example: redecoration of steelwork, replacement of carpets, and future cut edge corrosion (common in buildings of this type); all of which were removed from the Clients obligations in the lease, potentially saving a number of hundreds of thousands of pounds.

Once the Client had assumed a lease over a larger portion of the building, Anderton Gables undertook a roof inspection with a view to limiting the service charge applicable to the Clients portion of the unit.

Roof Inspection.

