LeaseSOC

COMMERCIAL SCHEDULE OF CONDITION SPECIALISTS

SCHEDULE OF CONDITION REPORT

Commercial property condition recording

Independent written observations supported by photographs

A clear baseline record of condition

Prepared for commercial lease documentation, asset protection and future reference.



Commercial Schedule of Condition Specialists

Independent | Detailed | Lease-ready | Nationwide

Prepared by

Tony Neilson MRPSA MFPWS

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020 3727 5195

Professionally insured | Christopher Anthony Surveyors Ltd

Schedule of Condition Report

CLIENT *[client name withheld]*

PROPERTY

Address withheld
for client privacy



SURVEY DATE 21 Jan 2026

REF 56212

LeaseSOC

Commercial Schedule of Condition Specialists

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About the survey and the report

Introduction

This report is for your private and confidential use, for use by your professional advisers, and for any others uses specifically identified.

You should refer to the Terms and Conditions agreed upon prior to the inspection for a full description of the service being provided and the purpose for which the report is produced.

This report has been prepared by an accredited inspector/surveyor who will provide an opinion about the condition of those parts of the property included within the agreed scope of the inspection.

This report:-

This report:-
- Is a photographic and written record of the condition of the property on the day of inspection.
- Is an inspection of those parts of the property agreed to be within the scope (see Preliminary Information)
- Is a non-invasive and visual inspection (unless agreed otherwise in advance).
- Is not the result of any intrusive or specialist testing.
- Identifies any limitations to the inspection that were encountered.

This report does not:-

- Include any indication of market value, rebuild or repair costs unless identified and agreed in advance.
- Impart any form of warranty or guarantee.
- Identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

This report is not:-

- A Japanese Knotweed, or other invasive plant species, survey, unless identified and agreed in advance.
- An asbestos survey (unless agreed otherwise in advance).
- A schedule or description of works and does not advise on remedial works.
- An investigation or assessment of conformity to Building Regulations (unless agreed otherwise in advance).
- A description of the cause or causes of any defect or deficiency identified.
- A structural report or assessment.
- An assessment of the condition of the services (heating, plumbing, electrics, drains etc) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.
- Any form of legal advice in respect of documents, restrictions, covenants or responsibilities associated with the property.

About the survey and the report (contd)

How the inspection was conducted;

The Surveyor carries out a thorough visual and non-invasive inspection of the inside and outside of the areas of the property included within the scope, recording the construction and defects (both major and minor) that are evident.

This inspection is intended to cover as much of the included property as reasonably physically accessible.

Where this is not possible an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of valuable or delicate objects, etc., operating old, damaged, corroded or delicate fixtures and fittings, removing secured panels and/or hatches or undoing electrical fittings.

The under-floor areas are inspected only where there is safe and clear access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The Surveyor uses equipment such as a moisture meter, binoculars and a torch, and may use a ladder or extended camera pole to obtain views of flat roofs, and to access hatches or obtain views no more than 3m above ground (outside) or above floor surfaces (inside) if it is safe to do so.

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following
Our inability to inspect an area of the property;
or
Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable.
Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.

Report Contents

1. General Property

A description of the property's configuration and general comments.

2. General Photos

Photos of the property, grounds, internal rooms and services for background information only.

PLEASE NOTE : Sections 3,4 and 5 have been sorted by location (elevation / room) first then building element.

3. External Observations

Observations with descriptions and pictures - external to the property.

4. Grounds Observations

Observations with descriptions and pictures - within the grounds of the property - including outbuildings and the drainage system.

5. Internal Observations

Observations with descriptions and pictures - internal to the property - including the roof space, all rooms, internal services and all fixtures and fittings.

6. Plans and Diagrams

Additonal images presented full screen to display plans or diagrams.

7. About your surveyor

Contact details of your surveyor.

8. Customer Care

Details about the surveyor's customer care process.

1 : Background Information

Preliminary Information	This Schedule of Condition report has been prepared following a visual inspection of the subject property on 21st January. The report provides a written and photographic record of the condition of the property at the time of inspection and is intended to assist in recording the existing condition prior to occupation, alteration or other proposed works.
Purpose of Survey	The purpose of this survey is to record the condition of the property at the date of inspection. The report is intended to provide an objective baseline record to help identify any changes to condition that may occur in the future. It is not a valuation, structural survey, or building survey
Scope	The inspection comprised a visual, non-invasive inspection of the accessible internal areas of the property. The condition of visible elements including floors, walls, ceilings, joinery and fixed fittings was recorded. No intrusive investigations were undertaken, and services were not tested other than by visual inspection where accessible.
General description of property	The property comprises a industrial/warehouse unit arranged over ground and first floor levels, located within an established commercial estate. Accommodation includes a main warehouse with roller shutter access, production and quality control areas, ground and first floor office accommodation, meeting rooms, kitchenette facilities, WC facilities, boiler and services rooms. The structure is of steel portal frame construction with profiled metal cladding externally, concrete ground floors to industrial areas, and suspended ceilings and floor finishes to office and ancillary spaces. External areas include a block-paved forecourt providing vehicular access and parking
Limitations encountered	The inspection was limited to areas that were accessible and visible at the time of inspection. Some areas were partially obscured by furniture, storage units, office equipment and fixtures, which restricted full inspection of certain walls and floor finishes. No floor coverings were lifted, and no ceiling voids, concealed services or inaccessible areas were inspected.
Weather Conditions	The weather conditions at the time of inspection was heavy rain. Weather conditions did not materially restrict the internal inspection undertaken.
Listing / Conservation / National Park or other known statutory restrictions	No enquiries were made with the local authority regarding listing status, conservation area designation, or other statutory restrictions. No evidence of statutory listing or conservation designation was apparent from a visual inspection.

Summary of Observations	Overall, the property was found to be in a generally functional and serviceable condition consistent with its age and industrial use. Observed defects were predominantly localised and non-structural in nature, including areas of cosmetic wear, surface staining, minor water ingress indicators, and isolated service and joinery issues. Notable observations include evidence of moisture penetration at external cladding junctions correlating with internal staining, historic water staining to ceilings in several internal areas, minor plumbing leakage within kitchenette and boiler areas, and localised deterioration to floor finishes and fittings in high-use zones. No significant structural defects were identified during the visual inspection

2 : General Photographic Schedule

A:Elevations



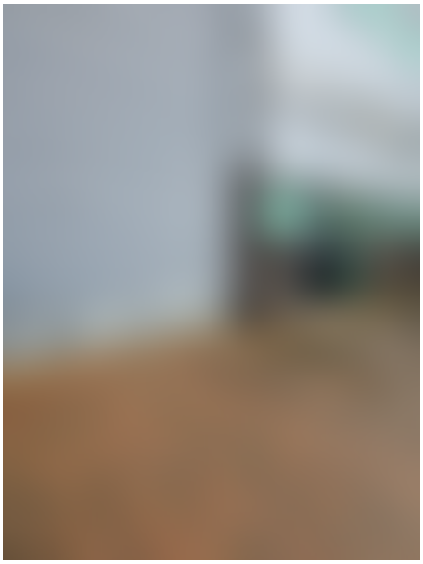
1. Front elevation

B:Grounds



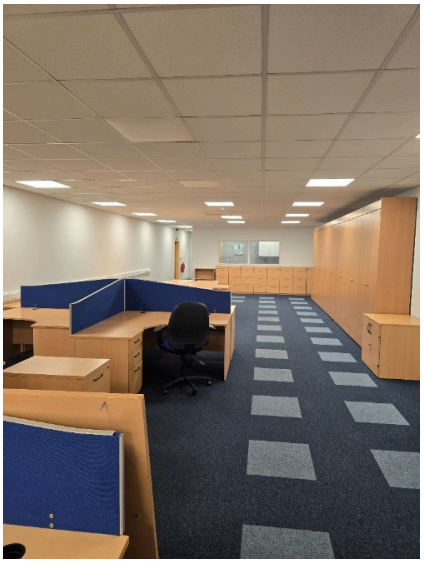
2. Roller Shutter and drvie

B:Grounds



3. The forecourt/drive is finished with block paving

C:Internal Rooms



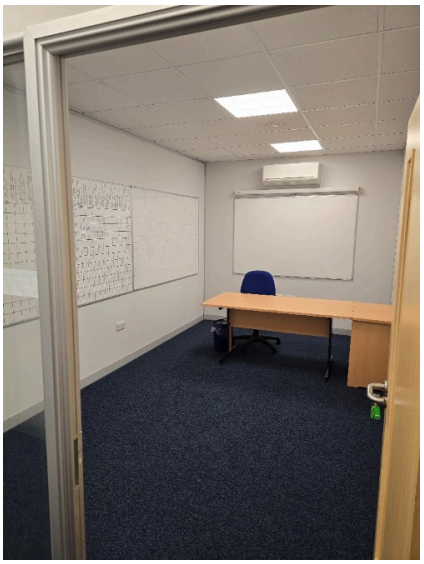
4. 1st Floor Open Plan office

C:Internal Rooms



5. 1st Floor Kitchen

C:Internal Rooms



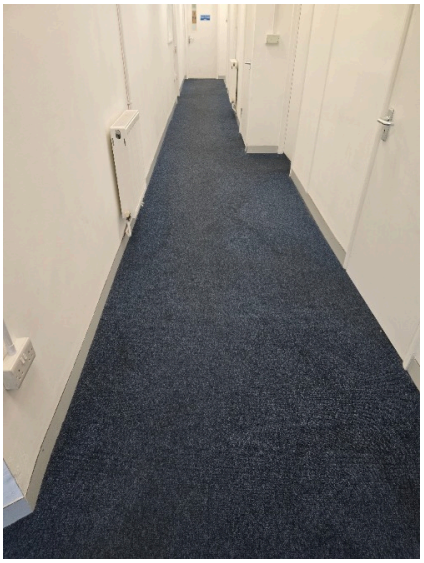
6. 1st Floor Office

C:Internal Rooms



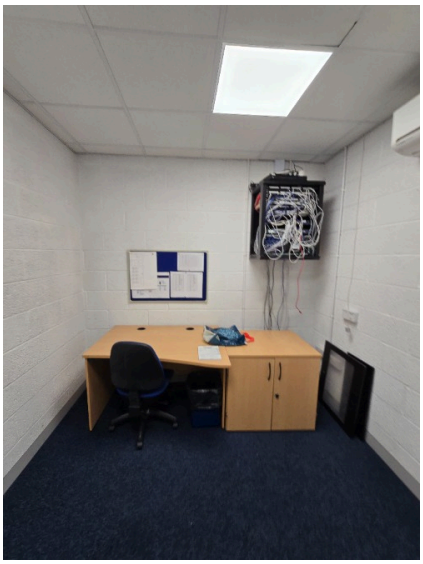
7. 1st Floor Meeting Room

C:Internal Rooms



8. Entrance Hall

C:Internal Rooms



9. Services Room

C:Internal Rooms



10. Boiler Cupboard

C:Internal Rooms



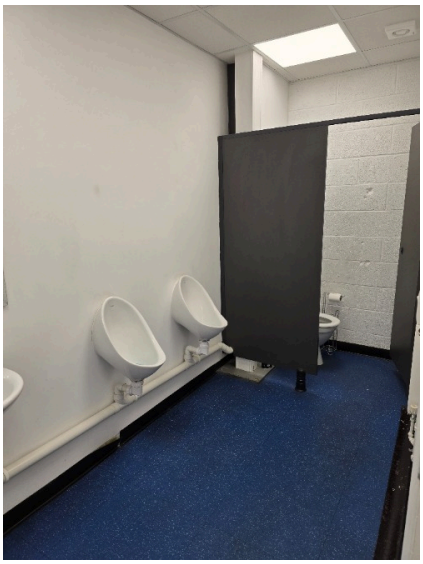
11. WC

C:Internal Rooms



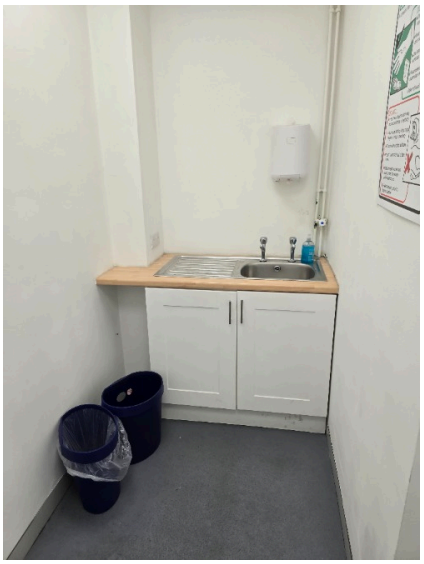
12. Ladies WC

C:Internal Rooms



13. Mens WC

C:Internal Rooms



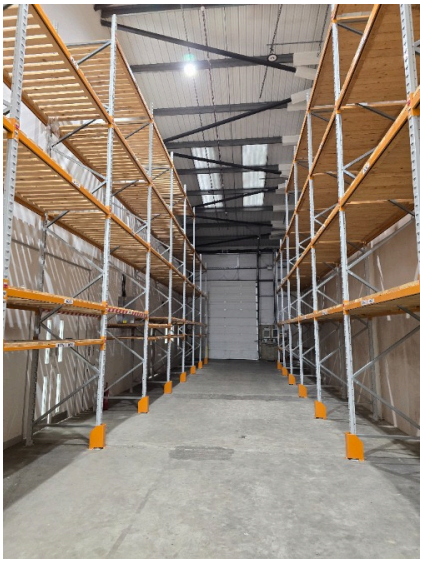
14. Kitchenette

C:Internal Rooms



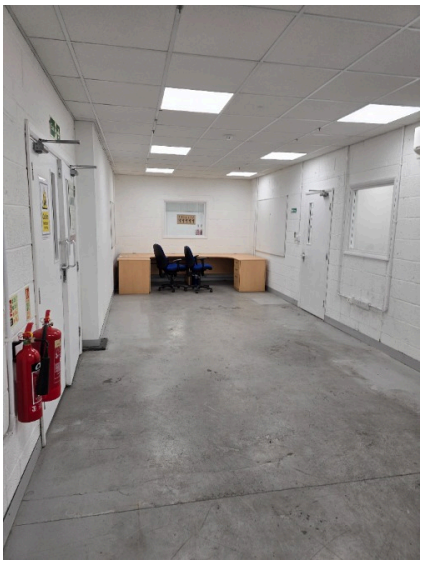
15. Production and Manufacturing Area

C:Internal Rooms



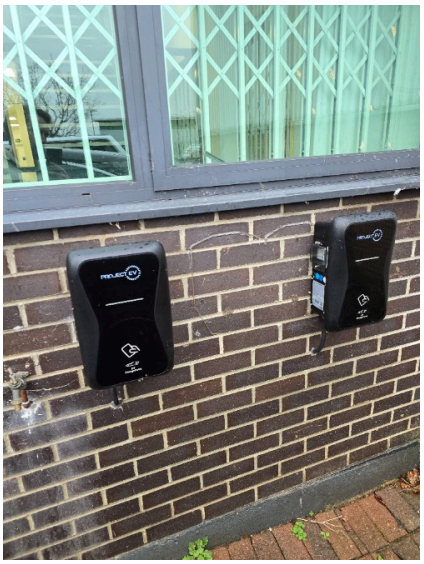
16. Main Warehouse

C:Internal Rooms



17. Quality Control Room

D:Services



18. EV Charging

D:Services



19. Fuse Board

D:Services

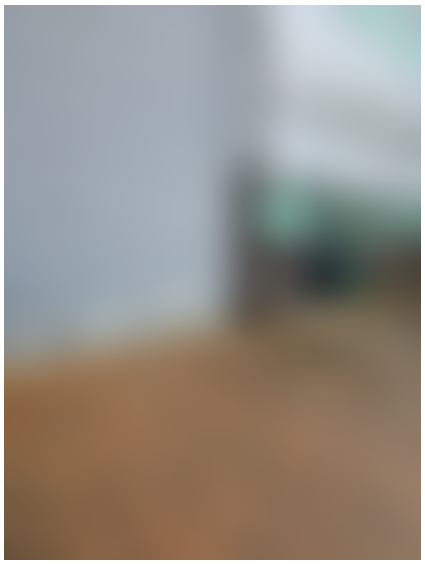


20. Electric meter and consumer unit

3 : External Condition

Location / Element	Picture	Comments
Front Elevation Walls		At the external corner junction, evidence of water run-off and moisture tracking is visible to the cladding panels and associated metal trim. Localised water droplets and staining are present beneath the horizontal flashing and along the vertical corner detail. The observed moisture patterns suggest that rainwater is penetrating or tracking through the cladding joint or associated flashings at this location. This correlates with areas of internal staining and dampness noted internally, indicating that water ingress may be occurring through the external envelope at this junction.
Front Elevation Windows and External Doors		A full-height metal roller shutter door is installed centrally to the elevation, providing vehicular access to the unit. The shutter appears intact and securely fixed, with general surface soiling and weathering consistent with normal use and exposure.

4 : Grounds Condition

Location / Element	Picture	Comments
Front of Property Pavings and Surfaces		Localised staining and mineral residue are present to the brickwork below the external pipework and service penetration, consistent with past moisture exposure.
Front of Property Pavings and Surfaces		The forecourt/drive is finished with block paving laid to falls. The surface appears generally level and serviceable, with localised surface staining and damp patches visible at the time of inspection, consistent with recent rainfall and vehicular use. No significant settlement, heave, or trip hazards were observed at the time of inspection.

5 : Internal Condition

Location / Element	Picture	Comments
1st F Kitchen Ceilings		The ceiling comprises suspended polystyrene ceiling tiles. All light fittings were operational at the time of inspection. An extract fan is installed and was operating.
1st F Kitchen Floors		The floor is finished with a laminate covering. General wear marks are present, particularly surrounding the table location. Localised lifting is present, with evidence of historic repairs to a joint. Staining is present adjacent to an area where a fridge appears to have been previously located.

1st F Kitchen Services		The tap was operated; however, hot water was not obtained at the time of inspection. When running water, leakage was observed from the u-bend beneath the sink, resulting in water overflowing into the base unit.
1st F Kitchen Walls		The walls are plastered with a painted finish. Minor indentations are present consistent with the removal of wall-mounted items, together with localised areas of flaking paint.
1st F Main Office Ceilings		The ceiling comprises a suspended grid system with mineral fibre ceiling tiles and integrated light panels. The majority of ceiling tiles appear intact and evenly set within the grid. Two light fittings not in operation.

1st F Main Office Floors		The floor is finished with carpet tiles throughout. The majority of the carpet tiles appear intact and serviceable. The pattern and location of staining are consistent with past moisture exposure or spillage; however, the precise cause could not be confirmed at the time of inspection.
1st F Main Office Services		uPVC surface-mounted trunking is installed at desk height for services. The trunking appears intact and securely fixed.
1st F Main Office Walls		Localised water staining is present to the plasterboard bulkhead and wall area above the window head. The staining extends horizontally along the underside of the bulkhead and is accompanied by minor cracking at the junction, consistent with moisture exposure.

1st F Main Office Walls		Minor scuffing is present at low level in areas of higher foot traffic. Overall, the walls are generally in satisfactory condition with no significant defects noted beyond those described.
1st F Main Office Windows		The windows are aluminium-framed, double-glazed units. All windows open freely without obstruction. No safety restrictors are installed. A tinted film has been applied to the glazing and is peeling locally at the corners in places.
1st F Office 1 Ceilings		The ceiling comprises polystyrene ceiling tiles with three light fittings. All light fittings were operational at the time of inspection. Minor discolouration is present to the ceiling tile surrounding the extract fan.

This is a shortened sample

The full report continues in this same room-by-room format for every space inspected.

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