

CASE STUDY

Schedule of Dilapidations (acting for Landlord)

Property:

Large office building

Location:

High Street, Maidstone, Kent.

Client:

Company pension/investment fund

Services Provided:

Preparation of Schedule of Dilapidations
Negotiation of financial settlement



Summary:

Following the vacation of this 23,000 Sq ft office building by a leading high street bank, AH PBC were appointed by the Landlord to prepare a fully priced terminal schedule of dilapidations.

Having first reviewed the lease documents, together with the multiple licenses for alteration granted over the 25 year terms, AH PBC inspected the property and identified numerous breaches of tenants covenants relating to their repairing, reinstatement and redecorating obligations. Following the preparation of the schedule AH PBC subsequently instructed to negotiate a financial settlement with the outgoing tenant in respect of their liabilities.

Having successfully negotiated a financial settlement, AH PBC have been appointed to provide design, contract administration and project management services in relation to the building refurbishment.

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