

Building Surveys

Fairweathers undertakes pre-acquisition and pre-lease surveys on a range of commercial buildings, primarily office, industrial and retail units.

Our depth of experience and knowledge in undertaking building surveys is paramount in determining the condition of the property that a potential purchaser is seeking to acquire the freehold or leasehold. Our extensive experience of undertaking building surveys ensures that every survey report considers the client's specific requirements and needs relating to the property under consideration.

Typical building surveys undertaken include :-

London City Office

Our Client was seeking a proposed leasehold acquisition for part of the office space. The building is a framed, high rise office building having benefitted from refurbishment / improvement works undertaken by the landlord (nearing completion at the time of our inspection). The office accommodation comprised floor-to-ceiling glazed curtain walling, modern perforated metal ceiling tiles, raised floors, spatially serviced by air conditioning, sprinkler systems and intelligent lighting. Since the building was multi-tenanted, our survey included a high level review of the common parts as this would be relevant to future service charge liability and the overall amenity and facilities available.



Head Quarters Office Acquisition in Berkshire for International Client

This high-profile headquarters building was acquired by a major telecommunications Client. The building is a purpose-built office block constructed in 2000/2001 with subsequent fit-out works by the original tenant. Due diligence was required to review the base build, tenant's alterations and fit-out works (notwithstanding any reinstatement matters). We also checked the extent and relevance of warranties for both the base-build and tenant's works. The building survey included obtaining and coordinating specialist inspections and reports, including building service engineers and lift engineers.



Industrial Unit in Hertfordshire

This was a building survey of a relatively small warehouse unit with ancillary offices of circa 2,500 sq ft. The client was seeking to acquire a long leasehold on the premises and urgently required a building survey report for advise on current condition, site management issues and budget costings for remedial works required.

The premises was constructed circa 1950s and comprised concrete portal frame structure with brickwork infill walls, a solid concrete ground slab and a cementitious fibre corrugated roof covering.

The survey report identified all pertinent defects relating to the premises and given the age of the unit and general poor condition, identified a significant cost for remedial works. The client was then able to make an informed decision on whether to proceed with the acquisition of the long leasehold / consideration to re-negotiate.



Period Properties in Wokingham

Fairweathers have undertaken building surveys on a number of period properties including a Listed Georgian building and Listed timber-framed Tudor building both in Wokingham. Whilst these properties often have masses of character, a number of inherent defects are often apparent from the use of none modern construction techniques and degree of maintenance, adaptation and utilisation of the building over time. Our building survey seeks to highlight all such aspects so that the potential purchaser can make an informed decision. Well maintain period properties that have incorporated sympathetic modernisation can serve well for many business needs.

