

Badentoy Avenue, Portlethen

Aberdeenshire

Pre-Lease Survey

- FG Burnett's Building Consultancy team were instructed to undertake a Pre-Lease Survey of an industrial property on behalf of a company who were looking to agree a lease of the property.
- The aim of the survey was to identify any issues to be aware of prior to entering into the lease, including any the landlord should attend to prior to lease entry and any we recommend specific limitations against under the lease repairing obligations.
- Some of the main issues identified were:
 - Windows aged, blown and painted closed;
 - Fire alarm system not covering the warehouse portion of the building;
 - Newly replaced internal doors not to fire door standard;
 - Incomplete fall restraint system to roof;
 - Yard drains blocked.
- Following our report, the landlord rectified some of the issues and the remainder were covered by our client obtaining a Schedule of Condition (also undertaken by our department) to limit their repairing obligations and liability under the terms of the lease.

