



## Schedule of Condition

FOR Allied London - Campfield Developments Limited

BY OBI Property Ltd

DATE 29/07/2024

## Footways

Upper Campfield,  
Barton Street,  
Manchester  
M3 4NN

0161 237 1717  
WWW.OBIPROPERTY.CO.UK

OBI . 80 MOSLEY STREET  
MANCHESTER . M2 3FX



## **1.0 Introduction**

### **1.1 Generally**

This Schedule of Condition records the general state and condition of the 3<sup>rd</sup> Floor, St Ann's House, 2 St Ann's Place, Manchester, M2 7LP.

In this Schedule of Condition, where the terms "right hand" or "left hand" are used, they assume that the reader is facing directly the element being described.

### **1.2 Site inspection**

The inspection enabling preparation of this report was undertaken on 23<sup>rd</sup> July 2024 by Mr Daniel Horridge of OBI Property and checked by Mr James Cowan BSc (Hons) of OBI Property.

This schedule of condition is based on a non-invasive visual inspection only. No specialised optical equipment, other than a camera has been employed. In particular, concealed parts of the structure, fabric and services of the property have not been opened-up, or otherwise exposed, during the inspection.

### **1.3 Report**

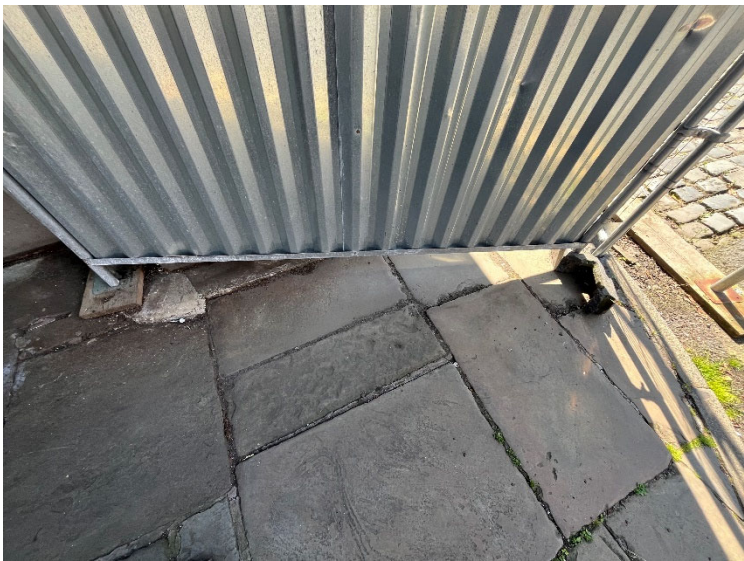
This schedule has been prepared to record the general state and condition of the internal premises and is to be annexed to the lease of the property in order to restrict the tenant's repairing obligations. The tenant shall not be obliged to put the property in any better date of repair than evidenced by this Schedule of Condition.

## 1.4 Definitions

The following definitions have been used to describe the condition of various elements of construction:

- 1 *Excellent:* used to describe an element, finish or material that has recently been fitted, applied or constructed, and is essentially as new.
- 2 *Good:* used to describe an element, finish or material that has recently been fitted, applied or constructed and shows no signs of damage, deterioration or wear and tear.
- 3 *Fair/reasonable:* used to describe an element, finish or material that has minor damage, ageing or where some wear and tear has occurred.
- 4 *Poor:* used to describe an element, finish or material where defects exist and remedial work is required to restore the integrity or appearance of the item.

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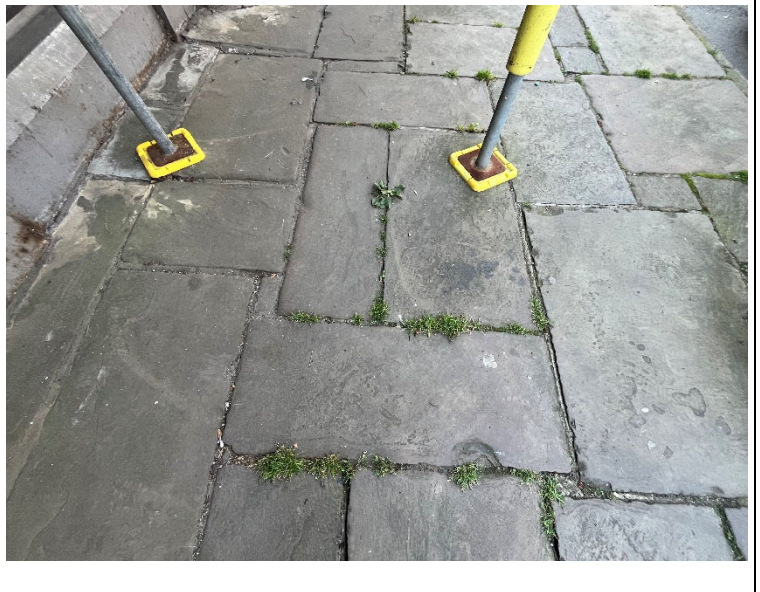
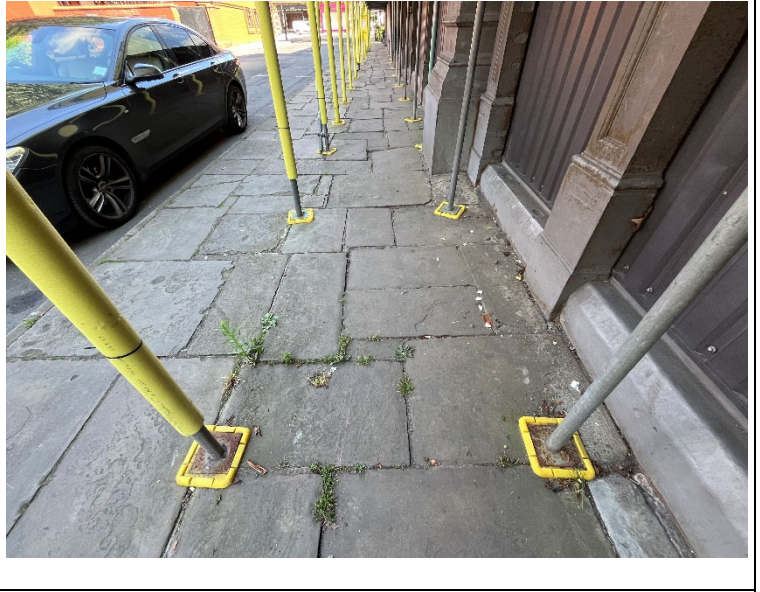
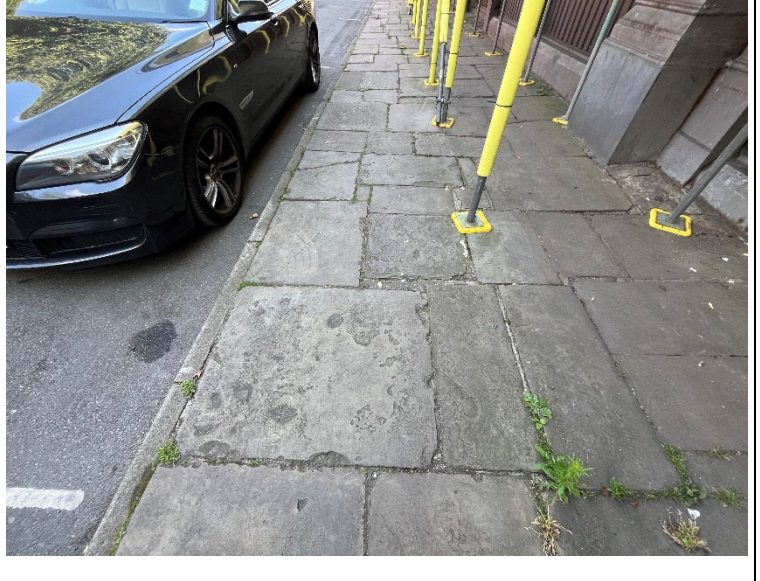
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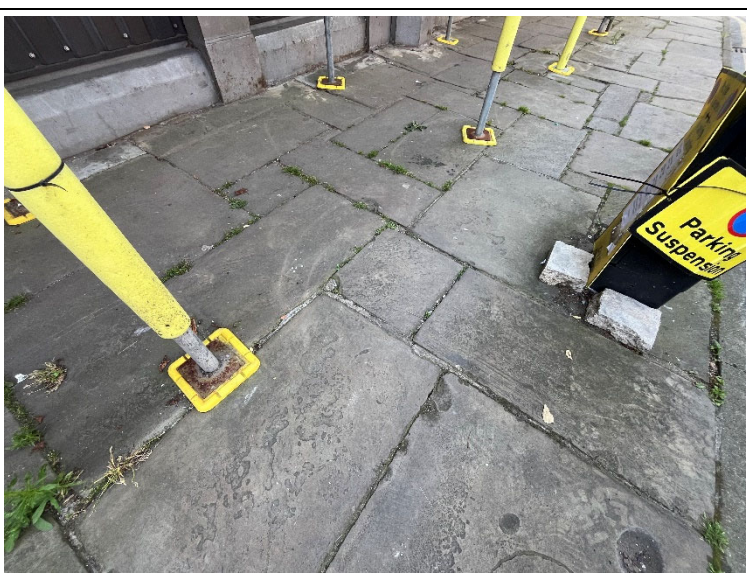
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