



CUBED



Schedule of Condition For

Wellington House,
39 — 41 Piccadilly,
Manchester
M1 4AJ

On behalf of

JPM Real Estate Management Limited
Northspring,
70 Spring Gardens,
Manchester,
M2 2BQ



Prepared By

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Cubed Property Advisors Limited
145 Chorley Road
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Dated: 22nd March 2022

Ref: D:/Cubed Property Advisors/jobs/CPA0920 report March 2022



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Section B	Schedule of Condition





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Section A Property Description and Introduction

Executive Summary Condition and Details

We understand that you require a schedule of photographic condition of the property known as:

Wellington House,
39 – 41 Piccadilly,
Manchester
M1 4AJ

to enable you to assess the works required to make the property wind and weather tight, and to complete normal and cyclical maintenance works including some upgrading and decoration,

You are aware the property had fallen into a condition of some disrepair as it is currently under let and little used, and you intend to complete repairs to remedy this. You will be re-marketing the property to let or for sale very soon and the property needs to be tidied and repair to enable this to proceed.

In the main you have concerns about the condition of the roof covering, the parapets, the masonry frame, the façade curtain walling and some of the feature stone/ stucco facades and there has been some deterioration in the window systems which is in need of repair now to forestall further more serious dis-repair and deterioration.

You believe the property is in need of good normal maintenance to protect the structure but also to ensure the property remains wind and watertight initially with some repair and general maintenance where there are water ingress problems from facade leaks and roof leaks where there is a deterioration of the fabric of the building. You are proposing to complete good and sound building maintenance and wind and water tighter works and items as part of your good property management and repair strategy for the building.

The property is of some historical context and architecturally is important and you wish to maintain the standard of this historical context with some heritage repair works.

The proposals are also to consider complete routine and normal cyclical maintenance including decoration works.



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The works proposed we understand at this stage include:

- Parapet and roof capping repairs;
- Roof asphalt and felt covering repairs;
- Masonry and block repointing;
- Capping repairs and repointing;
- Light stone cleaning;
- Window repair;
- Some joinery repair;
- Decoration;

The property is a five storey, (there is most likely to be also a basement but we could not access this at the time of the survey), retail betting shop, (operated on the ground and basement floor) and administration office and commercial office lets to the first, second, third and fourth floors. The property is located in the Piccadilly Plaza area with the city of Manchester and close to commercial centres, within a mixed business, shopping and residential district. The property is on a prominent site road junction property located on the corner of and bounded by Piccadilly Plaza to the south and, Lever Street to the east. The property is an end of terrace purpose built modern 1980's or early or thereabouts commercial office and retail building.

There are three main front elevations onto Piccadilly Plaza, Lever Street and Back of Piccadilly to the rear. The retail space facing the main road junction South and East. There is a rear elevation to the north and a very limited rear access to it other than a pedestrian door. There are no external areas generally and the building is set road side South and East, with an elevation to the North on a back road. There are no off street areas or yards/ service areas and all access is off the main pathway.

The access to the building is off the main pedestrian pathway.



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Location Image

The property is in *fair condition* generally but is in need of some external fabric repair.

With regards to the repairs. The parapets, stone masonry blocks and copings/ stone facades are soiled with aged and washed out pointing that is in need of repointing. The aluminium window system is distressed with some leaks and these need to be overhauled. There have been some asphalt flat roof and flashing leaks and it is your intention to investigate these further and complete necessary repairs.



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There is some distress to the masonry leadwork to the high level roof abutments and parapets to the front and side elevations these are in need of repointing and some repair.

There are some loose and ill fitted lead flashings and the lead lined parapet claddings are stressed. There are leaks internally below these.

External decorations are poor and need to be undated.

The stone block features to the main facades would also benefit from some repointing.

- We understand that you intend to complete masonry block repairs;
- We understand that you intent to renew defective capping's and parapet tops;
- We understand that you plan to repoint the property including all the main facades together with the parapets.
- We understand that you intend to repair lead flashing leaks;
- We understand you wish to consider some repairs or recovery of the asphalt to the roofs;
- The masonry infill facades are in need of a cleaning, repointing and redecoration;
- We understand there is a need to decorate external elements, including the, security grilles, metal work, window systems and all joinery. As part of your normal cyclical maintenance.



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Property Description and introduction

This report has been written to provide a schedule of photographic condition, and therefore defects, found to the external elevations and roof at the property.

The report has been provided to enable you to review the condition of the external façade with a view to formulating repair needs and a repair programme.

The survey has been conducted and report written assuming the front elevation faces onto Piccadilly Plaza. All locations are taken assuming that the reader is stood at the front elevation looking back toward the property.

The survey was carried out by Mr Jason Parkin BSc MRICS TechIOSH on 14th March 2022. At the time of the inspection the weather was cool and dry.

The survey has been written assuming the front elevation is the main road elevation and other elevations are marked as Left hand side elevation, right hand side elevation and rear if stood at the front door looking at the building.

The property is a five storey, (there is most likely to be also a basement but we could not access this at the time of the survey), retail betting shop, (operated on the ground and basement floor) and administration office and commercial office lets to the first, second, third and fourth floors. The property is located in the Piccadilly Plaza area with the city of Manchester and close to commercial centres, within a mixed business, shopping and residential district. The property is on a prominent site road junction property located on the corner of and bounded by Piccadilly Plaza to the south and, Lever Street to the east. The property is an end of terrace purpose built modern 1980's or early or thereabouts commercial office and retail building.

There are three main front elevations onto Piccadilly Plaza, Lever Street and Back of Piccadilly to the rear. The retail space facing the main road junction South and East. There is a rear elevation to the north and a very limited rear access to it other than a pedestrian door. There are no external areas generally and the building is set road side South and East, with an elevation to the North on a back road. There are no off street areas or yards/ service areas and all access is off the main pathway.

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The property is purpose built as a commercial office and retail building which appears to have been constructed around the 1980's approximately.

The main structure of the building is load bearing steel structural frame and concrete prestressed concrete beam floors as a structural frame. The property is then clad with an arrangement of feature aluminium framing curtain walling, windows and concrete or stone blocks as infills. The stone, concrete and marble blocks are load bearing and also provide the Architectural feature to the building.

The window systems are mainly of a curtain wall or rainscreen cladding systems in aluminium and double glazed.

The shop windows are new aluminium window infills.

Pedestrian access doors are aluminium, metal and timber.

The roof is flat and is mastic asphalt. There are numerous items of air handling, air conditioning and plant to the roof areas. The roof deck appears to be concrete.

There is a central lift and a central shaft terminating on the roof with a lift shaft plant room.

There is a brick and masonry stair core internally for foot traffic and a lift to the upper floors.

The property is set over basement and ground retail, first, second, third and fourth floors of office and service accommodation.

The property is in fair condition but with some deteriorating fabric generally including some leaking to the parapets, gutters and roof trims. The leaking roofs are accelerating damage to the masonry and internal areas, and the fabric of the roof and frame. Repairs are needed urgently to protect the deteriorating fabric of the building. The feature concrete and stone blocks are in need of repointing.

Externally to the front elevation the building is presentable but some masonry, roof repairs and decoration is required.



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Limitations



The Surveyor has inspected the outside of the main building generally and some limited areas of the internals where these were affected by or potentially affected by roof leaks. We did not survey the interior of the property.

The Surveyor carried out a non-invasive inspection of all the parts of the property they could not see without causing damage.

They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Surveyor did not stand on walls or enter neighbouring private property. They examined roofs, walls and other external surfaces of the building from the ground generally but roof access was possible internally and the roof was accessed only where it was safe to access and no exposed edges were viewed.

The Surveyor looked at the overall condition of the outside parts of the elevations to the property.

The report is for your use only and cannot be relied upon by third parties.



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Section B Schedule of Condition

We set out below a schedule of condition with photographs as appropriate.

<i>comments</i>	<i>photograph</i>	<i>comments</i>	<i>photograph</i>
PICCADILLY PLAZA FRONT ELEVATION Front elevation corner. Steel frame building with stone or concrete block façade infills to curtain wall and rainscreen aluminium cladding systems.		Marble block feature facades. Washed out and aged pointing between blocks.	



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Main entrance doors in structural glass.



Main entrance doors in structural glass.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.

Concrete stone block infills soiled with washed out and eroded jointing.





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Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.

Concrete stone block infills soiled with washed out and eroded jointing.



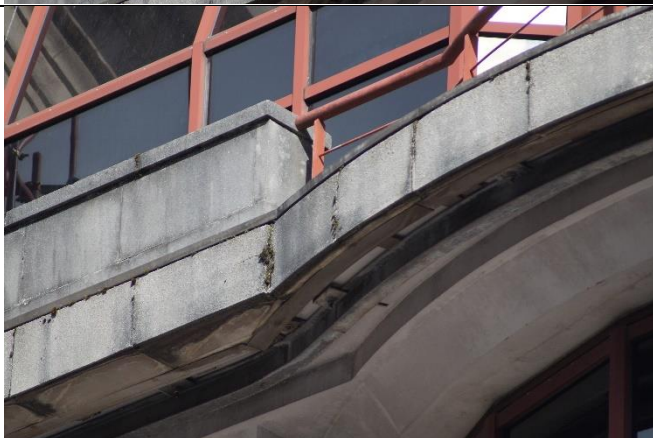
Concrete stone block infills soiled with washed out and eroded jointing.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.

Concrete stone block infills soiled with washed out and eroded jointing.



Concrete stone block infills soiled with washed out and eroded jointing.





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Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally. Concrete stone block infills soiled with washed out and eroded jointing.		Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally. Concrete stone block infills soiled with washed out and eroded jointing.	
Generally.		Generally.	



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Generally.		Generally.	
<i>SIDE STREET ELEVATION</i> <i>LEVER EAST</i>			
Side elevation. Steel frame building with stone or concrete block façade infills to curtain wall and rainscreen aluminium cladding systems.		Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally. Concrete stone block infills soiled with washed out and eroded jointing.	



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Generally.		Generally.	
Concrete stone block infills soiled with washed out and eroded jointing.		Concrete stone block infills soiled with washed out and eroded jointing.	



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Generally.		Generally.	
Generally.		Concrete stone block infills soiled with washed out and eroded jointing.	

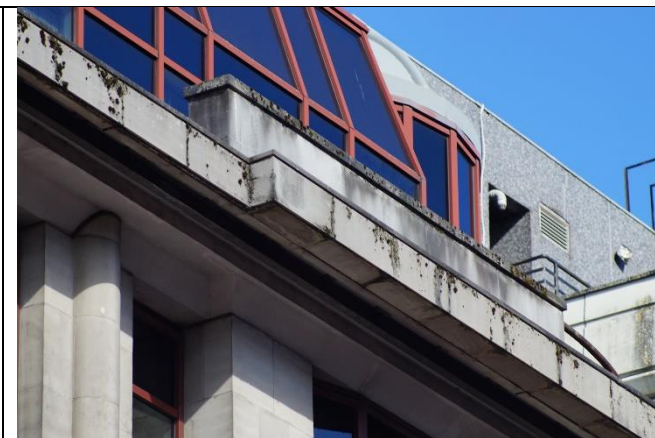


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Concrete stone block infills soiled with washed out and eroded jointing.



Generally.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.





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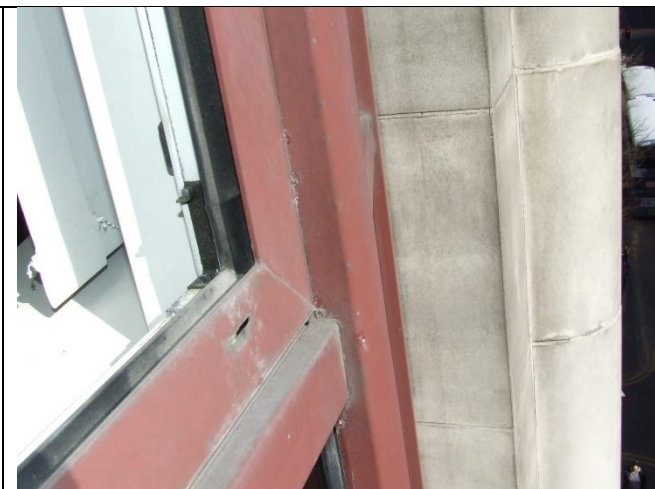
Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.



Aluminium double glazed rainscreen claddings and curtain walling windows systems.

Soiled frame and leaking rubber sealed to the windows generally.



Generally.

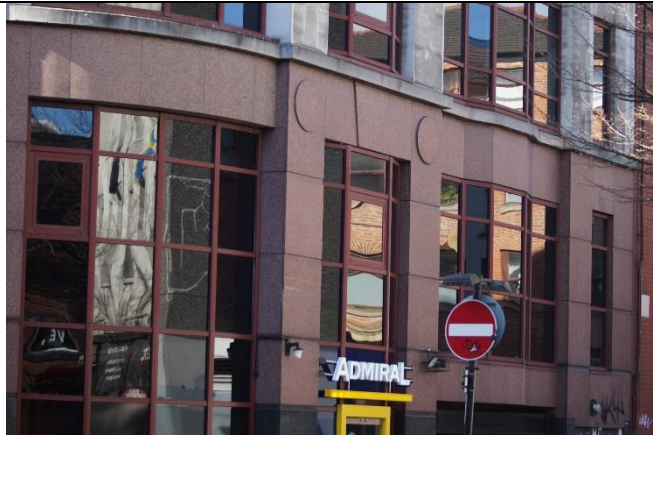


Generally.





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REAR ELEVATION NORTH			
Rear elevation. Steel frame building with stone or concrete block façade infills to curtain wall and rainscreen aluminium cladding systems.		Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally.	
Concrete stone block infills soiled with washed out and eroded jointing.		Concrete stone block infills soiled with washed out and eroded jointing.	

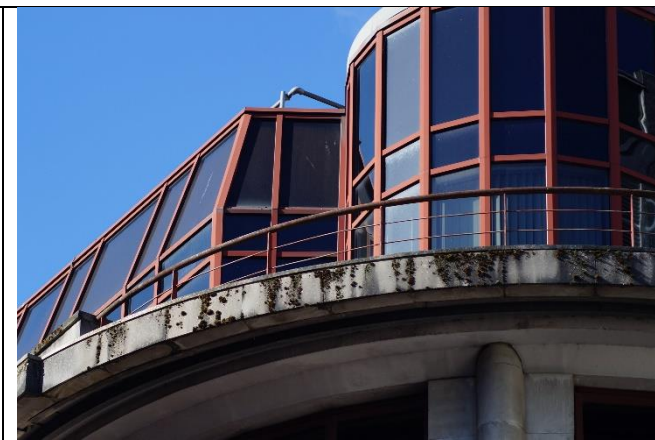


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Concrete stone block
infills soiled with
washed out and
eroded jointing.



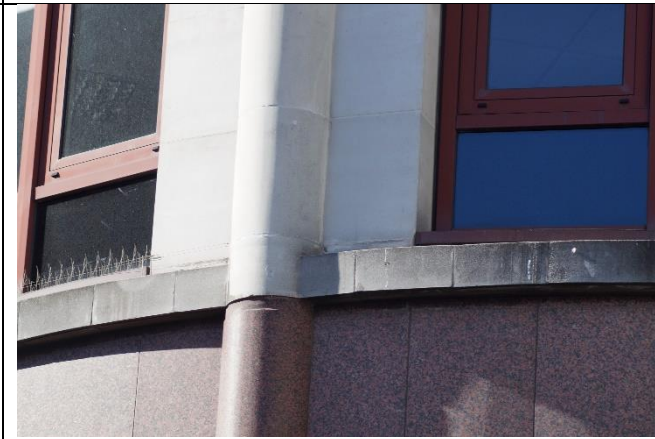
Generally.



Concrete stone block
infills soiled with
washed out and
eroded jointing.



Generally.





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Generally.		Concrete stone block infills soiled with washed out and eroded jointing.	
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Concrete stone block
infills soiled with
washed out and
eroded jointing.



Concrete stone block
infills soiled with washed
out and eroded jointing.



Concrete stone block
infills soiled with
washed out and
eroded jointing.



Concrete stone block
infills soiled with washed
out and eroded jointing.





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Generally.		Concrete stone block infills soiled with washed out and eroded jointing.	
Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally.		Aluminium double glazed rainscreen claddings and curtain walling windows systems. Soiled frame and leaking rubber sealed to the windows generally.	



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Generally.		Generally.	
<i>ROOF</i>			
Single ply rubber weathering to the air handling ducts is perished.		Single ply rubber weathering to the air handling ducts is perished.	



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Single ply rubber weathering to the air handling ducts is perished.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.





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Generally.		Generally.	
Asphalt roof deck coated with solar reflective treatments. Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.		Eroded and washed out pointing to the concrete coping joints. Lightening protection plastic coating is split and conductor exposed to the weather.	



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Eroded and washed out pointing to the concrete coping joints.

Lightening protection plastic coating is split and conductor exposed to the weather.



Light corrosion to the plant room colour coated cladding panels.

Heavy soiling.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.



Corrosion to the legs of the air handling ducts.





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Penetrations through asphalt deck for air handling plant possibly leaking into the structure.



Generally.



Generally.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.





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Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.



Open joints leaking to the capping's to the cupola.



Open joints leaking to the capping's to the cupola.



Open joints leaking to the capping's to the parapets.





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Light corrosion to the plant room colour coated cladding panels.

Heavy soiling.



Light corrosion to the plant room colour coated cladding panels.

Heavy soiling.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.



Generally.





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Eroded and washed out pointing to the concrete coping joints.



Asphalt roof deck coated with solar reflective treatments.

Some distress in the finish with crazed surfaces and peeling back of solar reflective treatments.



Generally.



Eroded and washed out pointing to the masonry joints.





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Eroded and washed out pointing to the masonry joints.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Eroded and washed out pointing to the concrete coping joints.





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Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.



Distressed render to the party walls and loose and ill fitting lead abutment flashings.





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Eroded and washed out pointing to the concrete coping joints.		Light corrosion to the plant room colour coated cladding panels. Heavy soiling.	
<i>INTERNAL GENERALLY</i>			
			



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This schedule of condition is a true reflection of the generally state and condition of the property.

This survey and report has been completed and compiled by

Jason S Parkin BSc MRICS Tech IOSH

Signed.....

Dated.....22nd March 2022



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CUBED Property Advisors Limited



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