CERTIFICATE OF PRACTICAL COMPLETION

BEAUMONT LORD
The Royal Buildings
1A Cecil Road,
Hale,
Altrincham,
Cheshire
WA15 9NY

Tel: [redacted]
Mob [redacted]

EMPLOYER: PF Investments Limited
Address: 97 Alderley Road, Wilmslow, SK9 1PT

WORKS: Demolition of existing warehouses and construction of new self-store facility

Situated at: Ambrose Street, Manchester

CONTRACTOR: GK Construction and Project Management Ltd
Address: Suite S1 Fairclough House, Church Street, Adlington, PR7 4EX

Contract dated: 1 April 2025

Job Reference: 18.018

Certificate No: 1

Date: 19 March 2026

Under the terms of the JCT Design and Build Form of Building Contract 2016, we hereby certify that, in our opinion, Practical Completion of The Works was achieved on 18 March 2026, subject to completion of snagging items and document requirements as set out in the list attached (ref: “Snagging List – Ambrose Street - Rev B”), completion of the deferred top coat tarmac works and slot drain channel at the site entrance, disconnection of site temporary electrical supplies and formal discharge of the s.278 works.

[redacted]

SIGNED: _____ **FOR: BEAUMONT LORD LTD**

DISTRIBUTION:

[x] CONTRACTOR (Original Copy)	[ ] ARCHITECT	[ ] BUILDING SERVICES QS	[ ] SERVICES ENGINEER	[ ] PROJECT MONITOR
[x] EMPLOYER	[ ] QUANTITY SURVEYOR	[ ] STRUCTURAL ENGINEER	[ ] PRINCIPAL DESIGNER	[x] FILE