
SCHEDULE OF CONDITION

Sample Industrial Estate
Units 2F, 2G & 2H
1 Sample Way, Sampleton, Essex XX1 1XX



Client: Sample Trading Limited (Mr A Sample)
Surveyor: Dennis Brett MCIQB FFPWS LCGI MPTS
Date of Inspection: 16 January 2026
Time: 10:30am

1. Instructions

I have been instructed by **Mr A Sample of Sample Trading Limited** to carry out a **Schedule of Condition** of the above-mentioned commercial premises.

This report has been prepared in accordance with the agreed **Terms of Engagement** and **Fee Agreement** and records the condition of the property at the time of inspection.

2. Purpose of the Schedule of Condition

This Schedule of Condition has been prepared for the purpose of being **appended to a new lease** to be granted by the freeholder to an incoming purchaser of the business.

The Schedule provides a factual record of the condition of the premises at the date of inspection and is intended to protect the interests of both landlord and tenant.

3. Property Description

The property comprises a **two-storey industrial unit** of steel frame construction, with **brickwork to lower elevations** and **metal cladding above**, beneath a **metal profiled roof**.

The premises provide **warehouse, office and storage accommodation** and are currently used by a drainage company. The property was **occupied and furnished** at the time of inspection.

The building is understood to have been constructed **circa 1992**.

4. Scope of Inspection

The inspection was **visual and non-intrusive only**.

No opening up of the structure or finishes was undertaken and no services were tested.

The inspection included internal and external areas of the main building only. **Rear containers and sheds were observed externally only** and are not included within this Schedule of Condition.



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5. Limitations

- No opening up works were carried out
 - No testing of services was undertaken
 - No measurements were taken
 - No opinion is expressed on statutory or regulatory compliance
 - This report is a factual record only
-

6. Inspection Conditions

The inspection was carried out on **16 January 2026 at 10:30am.**

Weather conditions at the time of inspection were **partly cloudy with light rain**, with an approximate temperature of **9°C**.

Access was unrestricted and all areas were accessible at the time of inspection.

7. Construction and Services

Construction:

- Steel frame structure
- Brickwork to lower elevations
- Metal cladding to upper elevations
- Metal profiled roof
- Internal blockwork walls
- Suspended ceilings to office areas

Services observed:

- Electricity
- Mains water
- Drainage

No gas supply was present.



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8. General Condition Summary

At the time of inspection, the property appeared to be **structurally sound** and generally in **functional condition**, with **localised wear and tear** consistent with age and use.

No widespread defects affecting the building as a whole were observed.

9. Schedule of Condition

External – Front Elevation

Element

Condition / Description

Walls / Cladding

Brickwork to lower level with metal cladding above. General wear and tear noted with localised discolouration and paint loss.

Brickwork

Redundant fixing holes noted. Diagonal crack through approximately five courses of brickwork to brick pier dividing Unit G.

Roller Shutter Doors

Generally serviceable. Localised paint loss and wear consistent with use.

Parking

Forecourt parking to the front of the building providing approximately 12 spaces.

External – Side Elevation

Element

Condition / Description

Cladding

Metal cladding in fair condition with general weathering.

Access Gate

Vehicle access gate present and operational with minor resistance noted.



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Hardstanding

Concrete surfacing showing general wear and isolated hairline cracking.

External – Rear Elevation

Element

Condition / Description

Cladding

Localised damage approximately 75mm wide beneath rear window adjacent to staircase.

Staircase

External metal staircase to first floor. Appeared secure and serviceable.

Rear Doors

Staff-only rear access doors present to the left-hand side when viewed from the rear.

Rear Yard

Used for staff parking and storage of drainage materials. Observed only and not scheduled separately.

Reception Area (Ground Floor)

Element

Condition / Description

Ceiling

Plastered and painted with evidence of historic water staining and flaking paint.

Walls

Heavily marked and stained. Structurally sound.



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Floor

Painted concrete floor with areas of paint loss and wear.

Reception Desk

Wear and chipping to front edge.

Office Behind Reception Area

Element

Condition / Description

Ceiling

Poor decorative finish with patching from previous fittings.

Walls

Numerous marks and heavy wear.

Floor

Carpet tiles heavily stained and worn.

Glazing

Glazed panels and door to front elevation. No obvious defects noted.

Stair Base / Ground Floor Access Area

Element

Condition / Description

Ceiling

Suspended ceiling in generally good condition.

Walls

Painted blockwork forming party wall.

Door

Door to warehouse shows wear and missing cover plate to handle.



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Ground Floor Lobby / Storage Area (Between Office and Rear Exit Door)

Element

Condition / Description

Floor

Painted red concrete floor showing heavy wear.

Walls

Painted surfaces with scuffing consistent with storage use.

Ceiling

Plasterboard ceiling with unfinished decorative finish and wear.

Use

Circulation area with storage racking and rear staff exit door.

Boardroom / Conference Room (Ground Floor)

Element

Condition / Description

Ceiling

Suspended ceiling with air-conditioning unit. One water-stained tile noted.

Walls

Stone-effect cladding. Good condition.

Floor

Carpet tiles with staining and wear.

Welfare / Canteen Area (Ground Floor)

Element

Condition / Description

Kitchen Units

Wall-mounted unit to the right-hand side when viewed from the entrance door is coming away from the wall. Fixings appear loose or failed. **Health and safety hazard** with risk of detachment and injury.



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Floor

Carpet tiles heavily stained.

Ceiling

Plastered and painted with localised flaking.

9A. Statement and Signature

This Schedule of Condition is a **factual record** of the condition of the property known as **Units 2F, 2G and 2H, Sample Industrial Estate, 1 Sample Way, Sampleton, Essex XX1 1XX**, as observed at the time of inspection.

The Schedule has been prepared following a **visual inspection only**, in accordance with the scope and limitations set out within this report. No opening up of the structure or finishes was undertaken and no services were tested.

The descriptions and photographic records contained within this report are intended to fairly and accurately reflect the condition of the premises at the date of inspection and should be read in conjunction with the appended photographic record.

This Schedule of Condition is prepared for the purpose stated within this report and should not be relied upon for any other purpose without the express written consent of the undersigned.

Signed:

Dennis Brett

MCIQB FFPWS LCGI MPTS
Chartered Building Consultant
Site Sage Chartered Building Consultancy

Signature: _____

Date: 28th January 2026



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10. Appendices

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Appendix A – Drawings / Plans

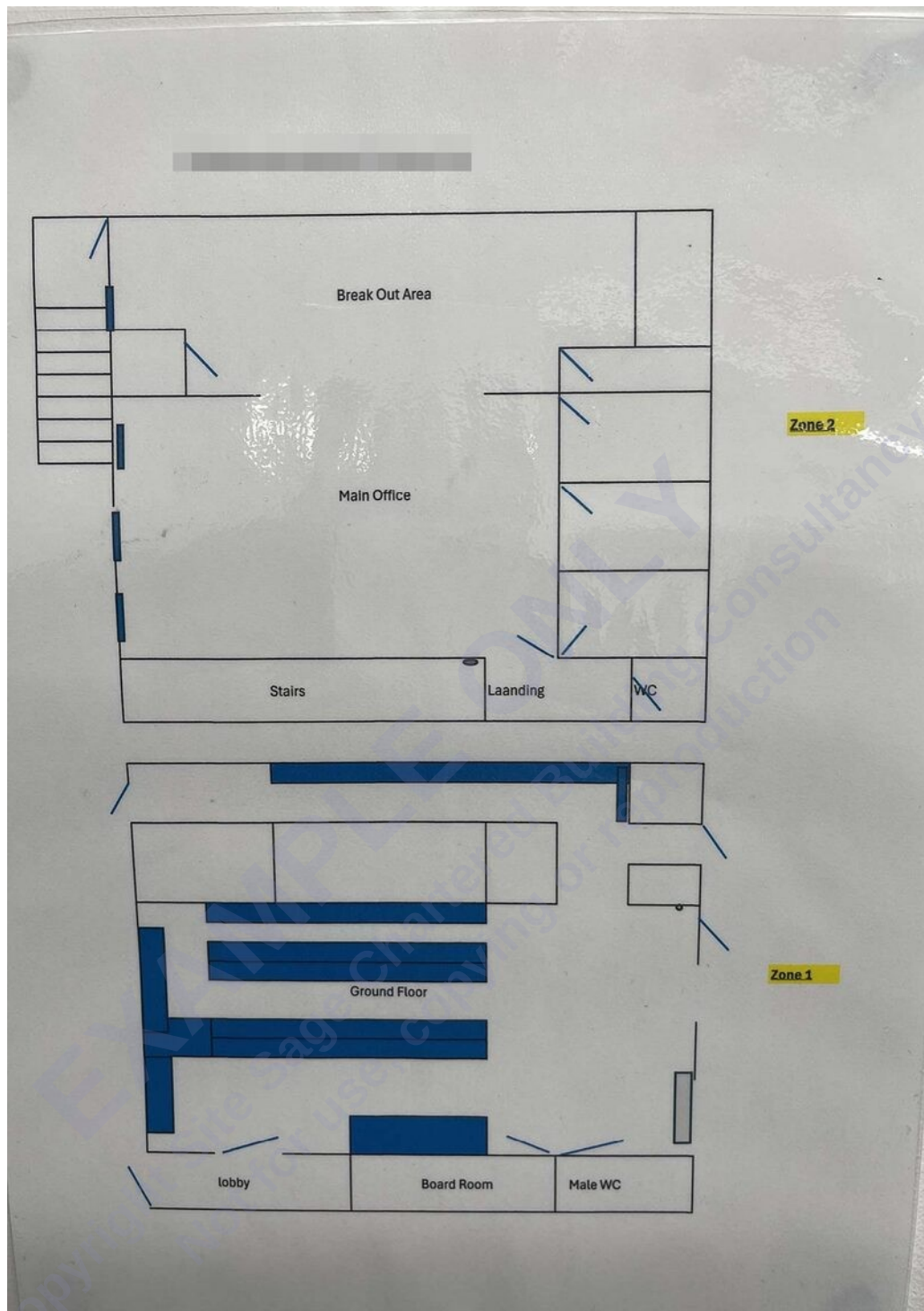
Fire escape and layout plan provided for orientation purposes only. Not to scale.

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Appendix B – External Front Elevation

Photographs showing front elevation including brickwork, metal cladding, roller shutter doors, signage, and forecourt parking.

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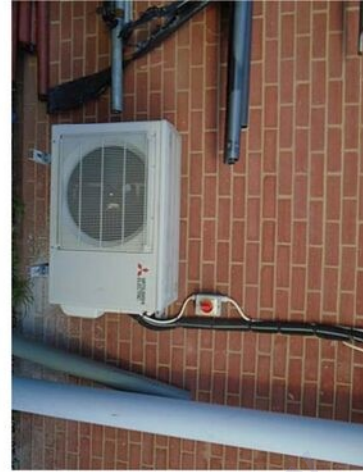
Appendix C – External Side Elevation

Photographs showing side elevation including metal cladding, vehicle access gate, concrete hardstanding, and external services.

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Appendix D – External Rear Elevation

Photographs showing rear elevation including brickwork, metal cladding, external staircase, staff-only rear access doors, lighting, and rear yard.

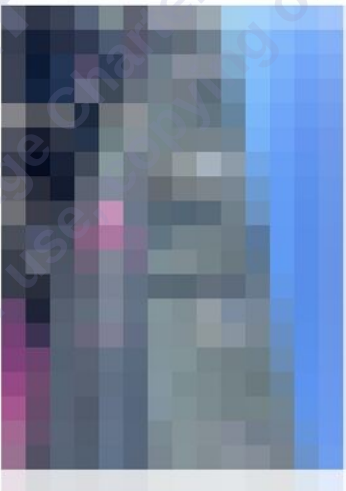
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Appendix E – Reception Area

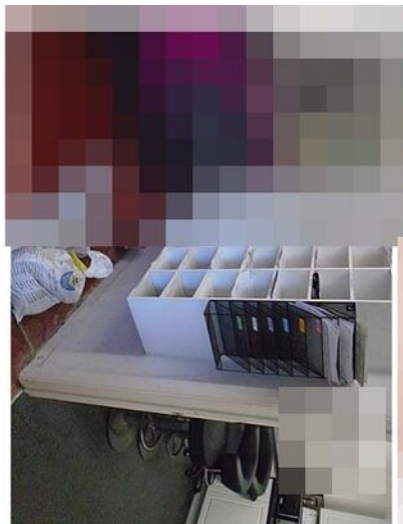
Photographs showing reception area finishes, ceiling condition, floor wear, and reception desk.

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Appendix F – Office Behind Reception Area

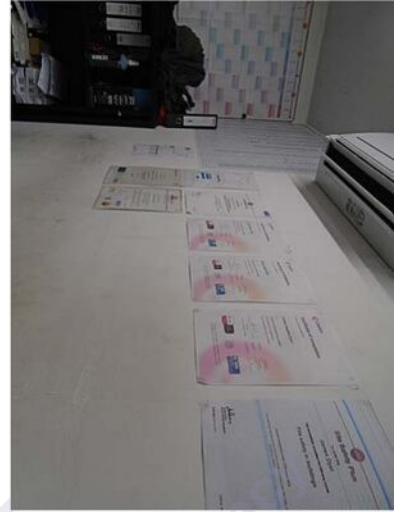
Photographs showing carpet tiles, wall finishes, ceiling condition, and glazed panels.

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Appendix G – Stair Base / Ground Floor Access Area

Photographs showing stair base, suspended ceiling, walls, and access doors.

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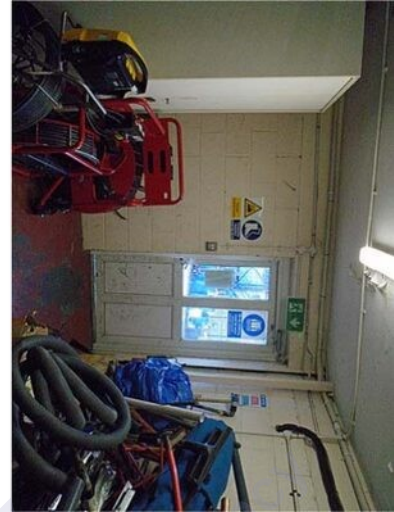
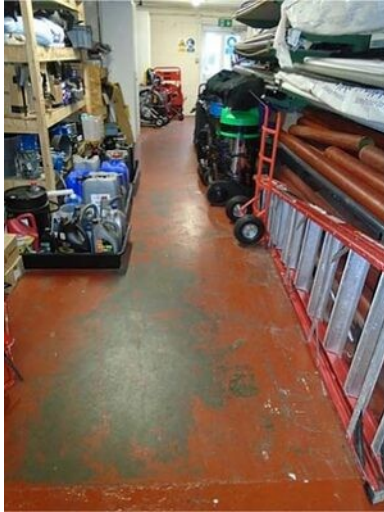
Appendix H – Ground Floor Lobby / Storage Area (Between Office and Rear Exit Door)

Photographs showing red painted concrete floor with heavy wear, storage racking, unfinished ceiling, and rear staff exit door.

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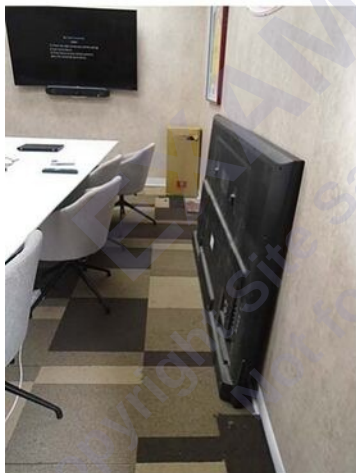
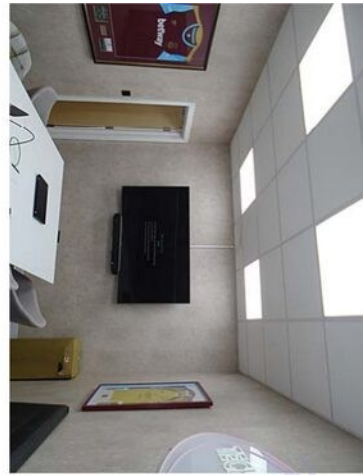
Appendix I – Boardroom / Conference Room (Ground Floor)

Photographs showing ceiling condition, wall finishes, floor coverings, and fittings.

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Appendix J – Male WC – Ground Floor (Reception Area)

Photographs showing sanitary fittings, wall finishes, flooring, and door condition.

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Appendix K – Male WC – Ground Floor (Adjacent to Boardroom)

Photographs showing sanitary fittings, wall finishes, flooring, and door condition.

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Appendix L – Welfare Store

Photographs showing storage of welfare and health and safety equipment, floor and ceiling condition.

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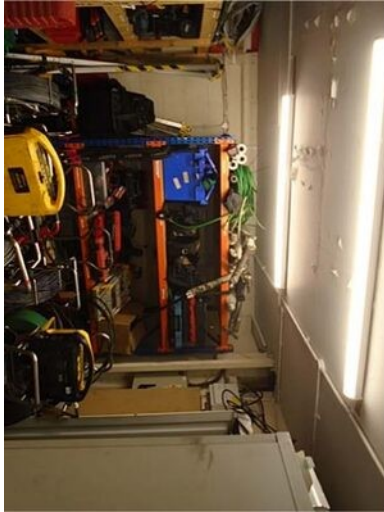
Appendix M – Plant & Machinery Store

Photographs showing storage racking, plant and machinery, concrete floor, and electrical intake equipment.

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Appendix N – Welfare / Canteen Area

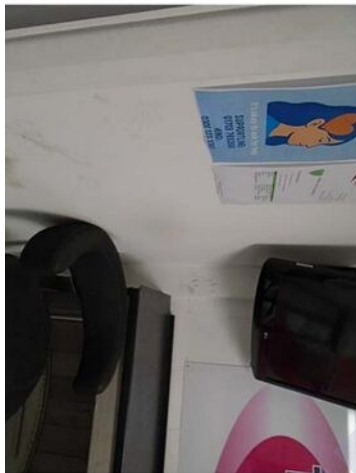
Photographs showing fitted kitchen units, floor finishes, ceiling condition, and unsafe wall-mounted unit.

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Appendix O – Open-Plan Warehouse

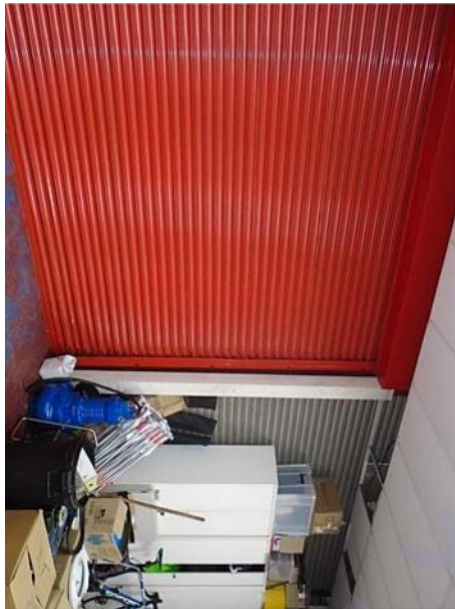
Photographs showing warehouse space including ceiling tiles, blockwork walls, roller shutter doors, and worn painted concrete floor.

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Appendix P – Staircase (First Floor to Ground Floor)

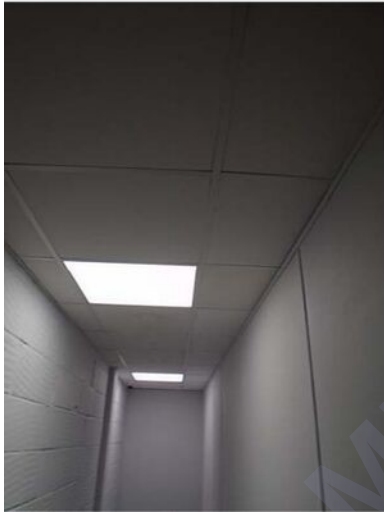
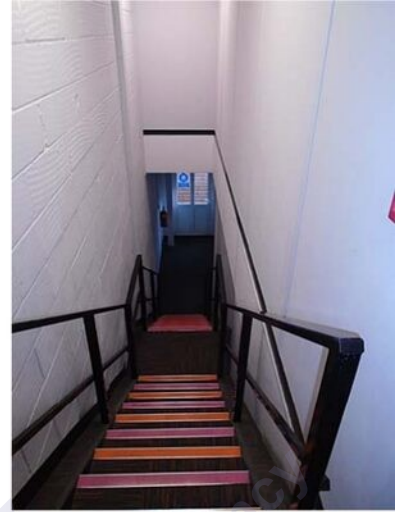
Photographs showing staircase, carpeted treads, handrails, and surrounding finishes.

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Appendix Q – First Floor Landing

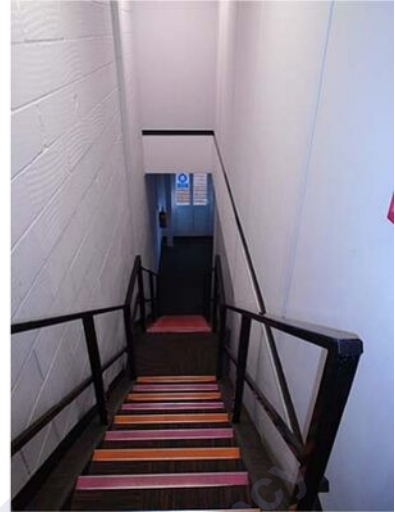
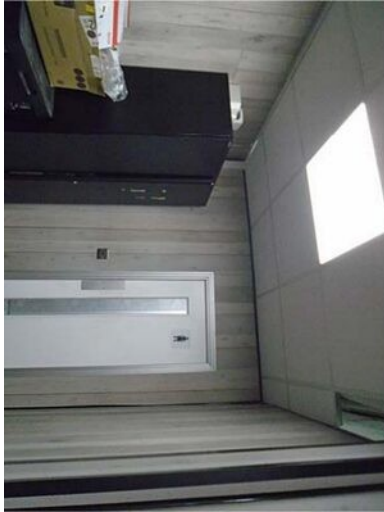
Photographs showing landing area, ceiling condition, floor finishes, and fire safety equipment.

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Appendix R – Female WC – First Floor

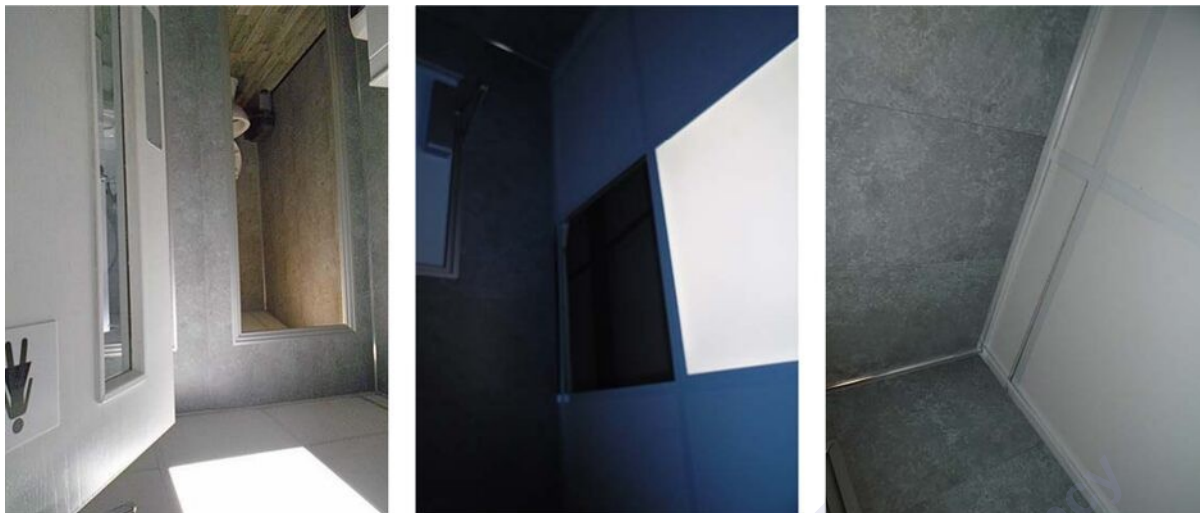
Photographs showing sanitary fittings, wall finishes, floor coverings, and ceiling condition.

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Appendix S – Open-Plan Office – First Floor

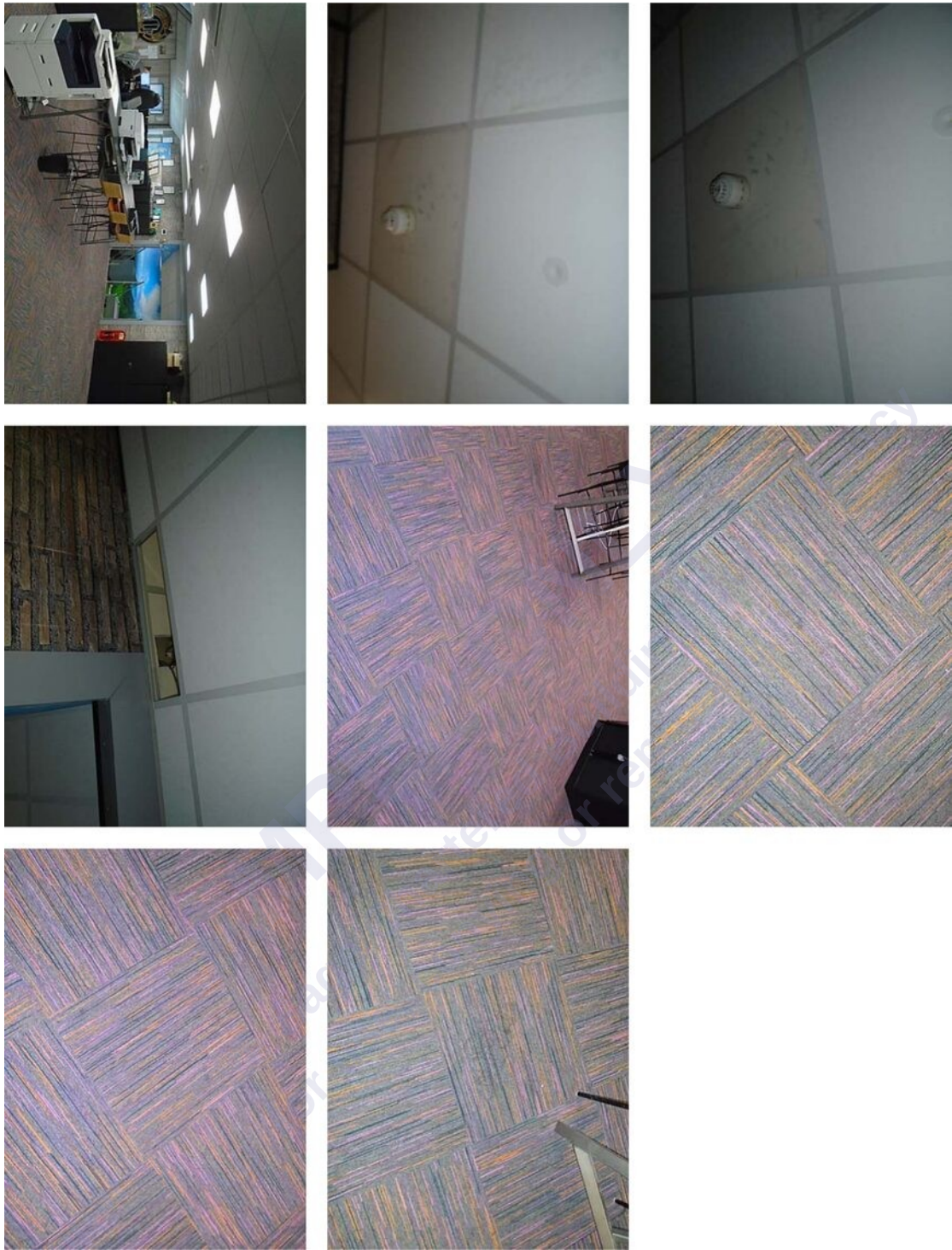
Photographs showing open-plan office including ceiling, lighting, air-conditioning units, and carpet tiles.

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Appendix T – Office 1 (Glazed Front Office)

Photographs showing glazing, door fittings, ceiling tiles, and internal finishes.

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Appendix U – Office 2 (Glazed Front Office)

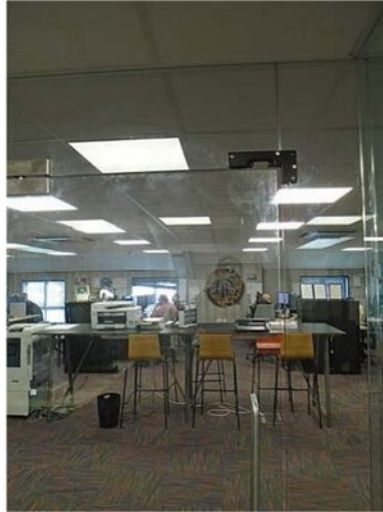
Photographs showing glazing panels, internal finishes, and minor defects.

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Appendix V – Office 3 (Glazed Front Office)

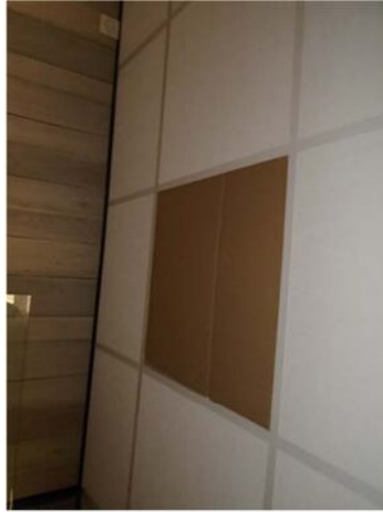
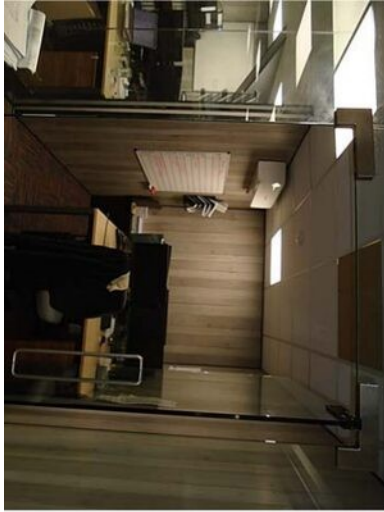
Photographs showing ceiling tiles, glazing, and general condition.

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Appendix W – Communications / IT Room

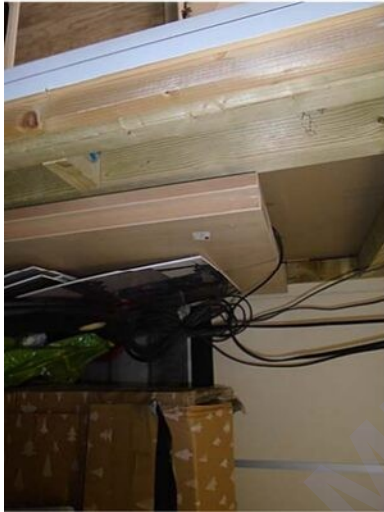
Photographs showing incomplete ceiling, exposed services, wall finishes, floor condition, and door clearance.

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Appendix X – Rest / Break Area / Tea Point (First Floor)

Photographs showing rest and break area forming part of the open-plan first floor accommodation, including laminate flooring, artificial grass feature flooring, decorative wall finishes, suspended ceiling, and tea point facilities. Photographic coverage is limited; description reflects the condition observed at the time of inspection.

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Appendix Y – Male WC – First Floor

Photographs showing sanitary fittings, wall finishes, floor coverings, and general condition.

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End of Schedule of Condition