

# CASE STUDY

## BUILDING SURVEYING



## GREAT SUTTON STREET, LONDON

### PROJECT SUMMARY

Pre-acquisition Building Survey in popular London district

**TEAM**  
Building Surveying

**CLIENT**  
G+S Investment Client

**LOCATION**  
Great Sutton Street, London

**DATES**  
April 2022

### SUBHEADER

Graham + Sibbald (G+S) were instructed to carry out a Pre-Acquisition Building Survey and report in Great Sutton Street which lies within the popular London district known as Clerkenwell. The area is the home to Clerkenwell Design Week (the UK's leading independent design festival) with several key architectural and creative firms residing in the area.





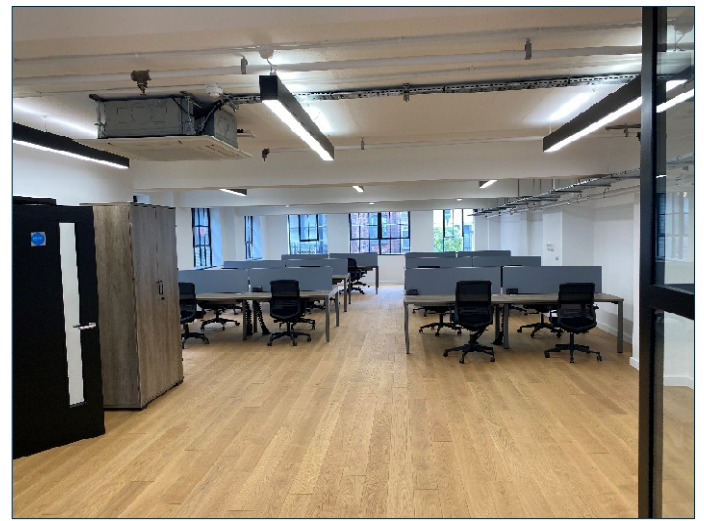
report outlined likely shortfalls in dilapidation monies and likely CAPEX costs to put the floor in a marketable condition.

## RESULTS

This project resulted in the property being purchased shortly after issue of the G+S report. G+S are now assisting the client in reviewing refurbishment and façade enhancement options.

## KEY MESSAGE

Graham + Sibbald has the knowledge and understanding to provide technically accurate and commercial advice when seeking to acquire commercial property for investment purposes. G+S also have a pool of third-party specialist consultants to call upon to ensure clients are fully advised of all potential risks and/or costs.



## WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

Thanks to our expertise, experience and nationwide network of local offices we are able to deliver a professional, cost-effective with a real personal touch. We place a high priority on expertise, good communications and building long-term client relationships based on trust.

## APPROACH

The instruction was on behalf of a G+S investment client who were seeking advice on the forms of construction, current state of repair and asset management considerations. G+S also arranged for a Phase 1 Environmental, Mechanical + Electrical and lift condition reports (by third parties) to accompany their report.

## KEY CHALLENGES

G+S established that one of the existing tenants were holding over and there were limitations on their dilapidation liability. As result our

*"Graham + Sibbald were able to work to incredibly short time scales to complete a detailed acquisition survey for our acquisition of Great Sutton Street. Since then, we have instructed G+S on the project management for the refurbishment scheme we are undertaking across the asset."*

Caleb Stewart, Bedrock Group

## Key contacts:



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