



## INDUSTRIAL UNIT REFURBISHMENT PROJECT

### PROJECT SUMMARY

End of Lease Industrial Unit Refurbishment Project

**TEAM**  
Building Surveying

**CLIENT**  
Commercial Landlord

**LOCATION**  
Bristol

**DATES**  
March 2024

### INSTRUCTION

Graham + Sibbald (G+S) were instructed to undertake both pre-contract and post-contract services for various roles on this industrial unit refurbishment project on behalf of the landlord, including;

- Producing a Terminal Schedule of Dilapidations at lease expiry.
- Successfully negotiating a settlement with the outgoing tenant.
- Undertaking a Measured Survey to produce layout drawings.
- Producing the Specification of Works and Tender Package.
- Overseeing the Tender Process and producing a Tender Report.
- Acting as Principal Designer for the project under CDM Regs 2015.
- Acting as Contractor Administrator for the works.
- Project Management services to monitor quality/progress of work.
- Producing a Schedule of Condition report on completion of the works.

### THE PROJECT

The refurbishment project involved restoring all external and internal elements of the property to a high standard of repair and condition. Warranties were obtained for key elements of the work to give the landlord peace of mind of the future performance of the building. G+S provided clear communication to all stakeholders throughout and ensured that the project was delivered within the client's budget.

### WHY G+S

If you are looking for a Building Surveying team who can help you with advice at lease expiry and refurbishment projects, or for any other Building Surveying services, we would be more than happy to assist.

We work with a broad spectrum of clients, including leading names in the public and private sectors. Thanks to our expertise, experience and nationwide network of local offices we are able to deliver a professional, cost-effective service with a real personal touch. We place a high priority on expertise, good communications and building long-term client relationships based on trust.

### KEY CONTACT



**Billy Overton**  
Chartered Surveyor  
billy.overton@g-s.co.uk  
07826 229 532



**BEFORE**

**AFTER**





BEFORE

AFTER

