

Photographic Schedule of Condition



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Property inspected by Sam Eslinger

Reference: HC1636

Address

Unit 23, Apex
Business Park
Queens Farm Road,
Shorne
Gravesend
Kent
DA12 3HU



Carried Out

**January
5th 2024**

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Notes

Extent of Inspection

Louise Hall of Hireheat Ltd has asked us to visually inspect the condition of Unit 23 Apex Business Park, Queens Farm Road, Shorne, Gravesend, Kent DA12 3HU and to prepare a Photographic Schedule of Condition detailing our findings. The weather during our inspection was mostly dry and clear. Any visible mechanical and electrical elements have been inspected from a building surveyor's viewpoint only. Should a more detailed record of the condition of mechanical and electrical items be required, we would be able to recommend a suitable consultant to do so.

This Photographic Schedule of Condition is prepared for the benefit of Hireheat Limited and no responsibility is accepted to any third party for its contents in whole or in part. While our inspection has been carried out in accordance with the RICS Surveying Safely Guide, this report in no way constitutes a formal building survey.

General Description of Property

The premises comprises of gravelled yard area with some areas of hardstanding and perimeter fencing.

Definitions

For the purpose of this report, the front gate of the premises is deemed to face approximately south west.

Words identifying the condition of elements within this report are defined as:

Good = Fulfilling its purpose with no visible deterioration or defects.

Fair = Fulfilling its purpose with some wear and tear.

Poor = Extensive wear and tear, or apparent defects, or extensive deterioration.

Very poor = No longer fulfilling its purpose due to damage or excessive deterioration, or in an unsafe condition.

Schedule

The schedule is split into two sections. The first section details the element concerned, its description and condition, and identifies photograph references as set out in the second section. The second section is made up of photographs relating to the descriptive schedule to further expand on the written definition and condition report.

Declaration

The text and photographs contained within this document accurately represent Unit 23 Apex Business Park, Queens Farm Road, Shorne, Gravesend, Kent DA12 3HU as seen on 4 January 2024.

1. SOUTH WEST QUADRANT			
Ref	Name	Description	Condition
1.1	Grounds	Grounds are laid with gravel.	Grounds are largely in fair condition with the following notable defects: - In the south west corner to the right of the electrical box there is a large hole in the ground (approx. 2sq.m), partially obscured with vegetation growth; - Gravel is sparse at the entrance gate; - Some unevenness to the grounds throughout; - Heaped gravel near the west boundary; - Significant vegetation growth to the perimeters; - Minor occasional vegetation growth more centrally within the gravel; - Occasional litter and debris.
1.2	Boundaries	The south and west boundaries are of palisade fencing. There is also a palisade entrance gate in the south corner.	Fencing is in fair condition overall save for the following defects: - Numerous isolated areas impact damage; - Particularly notable impact damage to the south boundary of the 6th and 7th fence panels from the entrance gate. A large vehicle in the neighbouring yard was parked against the fence, causing the fence to lean inwards towards the site during the inspection; - Several fence pales are bent/deformed at the top and bottom; - Occasional vegetation growth through the fencing. The gate is in fair condition save for: - Occasional areas of rust (particularly to the lock area and hinges); - 1 no. gate binds on the ground. There is minor bending to the base of the gate where it binds.
1.3	Miscellaneous	South west corner: - Metal pole/column with audio and security camera fit out items; - Metal electrical box. - Telephone pole approximately central near the west boundary; - Drainage pipe protruding the ground (south end of west boundary); - Previous tenant chattels.	The metal pole/column (with fitout) and electrical box appear to be in fair condition overall. A large electrical cable protrudes from the box and wraps around the perimeter fence loosely before going into the ground near the pole. No electrical items were tested as part of this inspection. No notable defects to the telephone pole save for age related weathering. The piping is in poor condition. It appears to be disconnected and is loosely fitted near the ground. The previous tenant's chattels remain including a rack of canisters and several large cement blocks/ barricades.

1. SOUTH WEST QUADRANT (CONT.)



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 1.1 - Front entrance area

1. SOUTH WEST QUADRANT (CONT.)	
 Ref # 1.1	 Ref # 1.1
 Ref # 1.1	 Ref # 1.1
 Ref # 1.1	 Ref # 1.1

1. SOUTH WEST QUADRANT (CONT.)



Ref # 1.1



Ref # 1.1



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2

1. SOUTH WEST QUADRANT (CONT.)



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2

1. SOUTH WEST QUADRANT (CONT.)



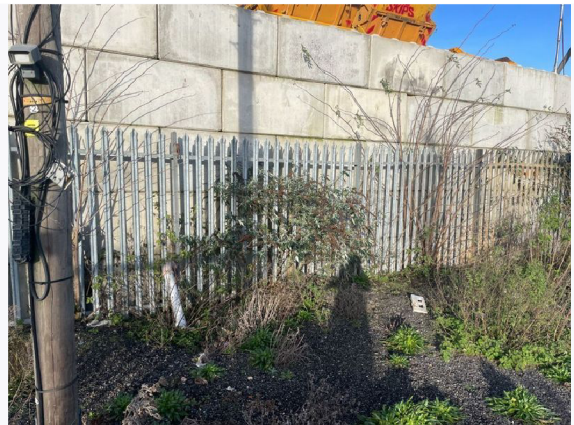
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Ref # 1.2



Ref # 1.2



Ref # 1.3

1. SOUTH WEST QUADRANT (CONT.)



Ref # 1.3



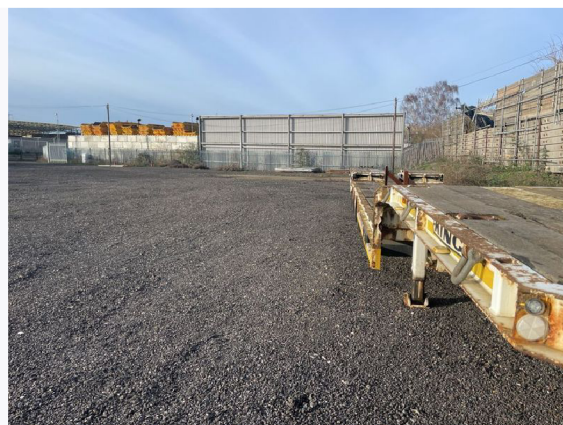
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2. NORTH WEST QUADRANT

Ref	Name	Description	Condition
2.1	Grounds	Grounds are mostly laid to gravel, save for an area of concrete hardstanding in the north west corner. Along the north boundary there is a mound of soil with vegetation.	Grounds are largely in fair condition with the following notable defects: - Some unevenness to the grounds throughout; - Significant vegetation growth to the perimeters; - Minor occasional vegetation growth more centrally within the gravel; - Occasional litter and debris. The concrete appears to be in fair condition, save for algae growth in some areas and some vegetation growth to the perimeters. The soil/ vegetation area near the north boundary is overgrown and untidy with litter and several parts of the broken boundary fence within the vegetation.
2.2	Boundaries	The west boundary is palisade fencing. The north boundary is constructed with a combination of scaffold poles and boards, cement blocks within steel beam fence posts and corrugated metal sheets.	The palisade fencing is in fair condition overall, save for the following defects: - Occasional impact damage; - Several fence pales are bent/deformed at the top and bottom; - 1 no. fence pale detached; - Occasional vegetation growth through the fencing. The north boundary fence is in poor condition overall with the following defects: - Several scaffold boards and poles are displaced, damaged or missing; - Scaffold fixings are heavily rusted; - Steel fence posts and fixings to concrete infills are heavily corroded; - Several concrete inserts are displaced or damaged; - Several of the metal corrugated sheets are damaged or corroded.
2.3	Miscellaneous	- Previous tenant chattels; - Telephone pole in the north west corner.	The previous tenant's chattels remain including a picnic table, truck trailer and pallets of materials. No notable defects to the telephone pole.



Ref # 2.1



Ref # 2.1

2. NORTH WEST QUADRANT (CONT.)	
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2. NORTH WEST QUADRANT (CONT.)



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2

2. NORTH WEST QUADRANT (CONT.)



Ref # 2.2



Ref # 2.3

3. NORTH EAST QUADRANT			
Ref	Name	Description	Condition
3.1	Grounds	Grounds are laid with gravel.	Grounds are largely in fair condition with the following notable defects: - Some unevenness to the grounds; - Some areas of significant vegetation growth near the east boundary; - Minor occasional vegetation growth more centrally within the gravel; - Occasional litter and debris; - Occasional minor pitting towards the east end.
3.2	Boundaries	The north and east boundaries are constructed with a combination of scaffold poles and corrugated metal sheets above cement blocks and railway sleepers within steel beam fence posts.	The boundary fencing is in poor condition overall with the following defects: - Scaffold fixings are heavily rusted; - Steel fence posts and fixings to concrete infills are heavily corroded; - Several concrete inserts are displaced or damaged; - Several of the metal corrugated sheets are damaged or corroded. Several have also become displaced, particularly to the east boundary.
3.3	Misc	Previous tenant chattels.	The previous tenant's chattels (a wheeling ladder) remains.



Ref # 3.1



Ref # 3.1



Ref # 3.1



Ref # 3.1

3. NORTH EAST QUADRANT (CONT.)



Ref # 3.1



Ref # 3.1



Ref # 3.1



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3. NORTH EAST QUADRANT (CONT.)



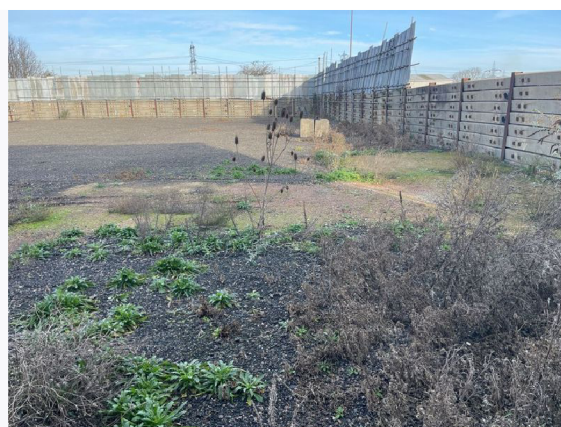
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4. SOUTH EAST QUADRANT

Ref	Name	Description	Condition
4.1	Grounds	Grounds are mostly laid to gravel, save for an area of concrete hardstanding in the south east corner.	Grounds are largely in fair condition with the following notable defects: - Some unevenness to the grounds; - Significant vegetation growth to the perimeters, particularly in the south east corner; - Minor occasional vegetation growth more centrally within the gravel; - Occasional litter and debris; - Significant tire track grooves leading up to the hardstanding as well as several large pitted areas nearby; - Occasional minor pitting; Hardstanding is in poor condition with gravel, overlaying large sections, occasional patch repairs and heavy vegetation growth.
4.2	Boundaries	The south boundary is of palisade fencing. East boundary is constructed with a combination of scaffold poles and corrugated metal sheets above cement blocks and railway sleepers within steel beam fence posts.	The palisade fencing is a fair condition overall, save for the following defects: - Occasional minor impact damage; - Several fence pales are bent/deformed at the top and bottom; The east boundary fencing is in poor condition overall with the following defects: - Scaffold fixings are heavily rusted; - Steel fence posts and fixings to concrete infills are heavily corroded; - Several concrete inserts are displaced or damaged; - Several of the metal corrugated sheets are damaged or corroded. Most are also leaning significantly.
4.3	Miscellaneous	Previous tenant chattels.	The previous tenant's chattels (a large cement block/ barricade) remains.



Ref # 4.1



Ref # 4.1

4. SOUTH EAST QUADRANT (CONT.)



Ref # 4.1



Ref # 4.1



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4. SOUTH EAST QUADRANT (CONT.)



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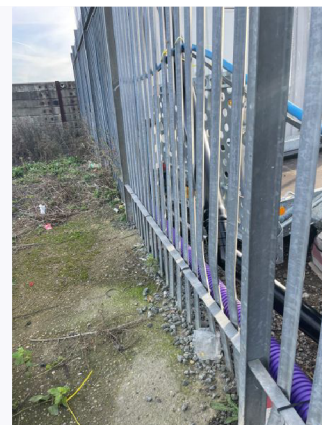
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4. SOUTH EAST QUADRANT (CONT.)



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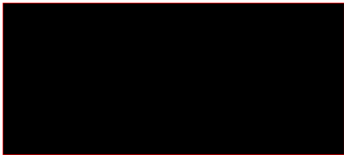
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Ref # 4.2

Declaration

Signed by the Assistant Surveyor



SAM ESLINGER