

Example survey

Dilapidations Schedule

Unit 7, Bermondsey Yard Business Centre, 14 Tanner Street, London

REFERENCE	CLIENT
EXAMPLE-DIL-001	Example Client
INSPECTION DATE	SURVEYOR
14 May 2026	A. Surveyor MRICS
COMPANY	
SurveyorSuite Example Reports	

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A Parties & Lease Details

REPORT REFERENCE (OPTIONAL)	EXAMPLE-DIL-001
REPORT VERSION (OPTIONAL)	v1.0
DATE OF REPORT	22 May 2026
LANDLORD NAME	Bermondsey Yard Estates Limited
LANDLORD ADDRESS	12 Tooley Street London SE1 2QH
LANDLORD'S SOLICITOR (OPTIONAL)	Carstairs & Pugh LLP, London EC4
TENANT NAME	Halford Consulting Limited
TENANT ADDRESS	Unit 7, Bermondsey Yard Business Centre 14 Tanner Street London SE1 3PL
TENANT'S SOLICITOR (OPTIONAL)	Gladstone Howe LLP, London E1
DATE OF LEASE	1 June 2016
LEASE COMMENCEMENT DATE (OPTIONAL)	1 June 2016
LEASE TERM	10 years
LEASE EXPIRY DATE	31 May 2026
RENT REVIEW DATES (OPTIONAL)	5-yearly upward only — first review 1 June 2021
PERMITTED USE UNDER LEASE (OPTIONAL)	Class E(g)(i) office use only
LEASE TYPE	FRI — Full Repairing and Insuring
SCHEDULE OF CONDITION APPENDED TO LEASE?	No — none appended
PROPERTY ADDRESS	Unit 7, Bermondsey Yard Business Centre 14 Tanner Street London SE1 3PL
SURVEYOR NAME	A. Surveyor MRICS
QUALIFICATIONS	BSc (Hons) MRICS, RICS Accredited Dilapidations Surveyor

COMPANY	SurveyorSuite Example Reports
ACTING FOR	Landlord
SCHEDULE TYPE	Terminal Schedule
DATE OF INSPECTION	14 May 2026
TIME OF INSPECTION (OPTIONAL)	10:00
LEASEHOLD PROPERTY (REPAIRS) ACT 1938 APPLIES?	N/A — terminal schedule / post-termination
LIMITATION ACT 1980 POSITION (OPTIONAL)	Lease was executed as a deed under seal — 12-year limitation period applies under s.8 Limitation Act 1980. All items in this schedule were first observed during the inspection of 14 May 2026 and are within the limitation window.

B Scope of Instructions

INSTRUCTIONS	Instructed by Bermondsey Yard Estates Limited (the landlord) by email of 28 April 2026 to prepare a terminal schedule of dilapidations and a Quantified Demand in respect of the lease of Unit 7, Bermondsey Yard Business Centre, expiring on 31 May 2026. Instructions extend to attendance at a without-prejudice meeting with the tenant's surveyor if requested.
DOCUMENTS REVIEWED	Lease dated 1 June 2016 between Bermondsey Yard Estates Limited (1) and Halford Consulting Limited (2); Land Registry Title Plan TGL123456; landlord's building insurance schedule current to renewal 1 March 2026; rent statements for the term; landlord's file of correspondence with the tenant including the s.146 notice of 14 March 2024 served in respect of internal redecoration; photographs from the landlord's building manager dated October 2025; planning consent reference LBS/16/02384 for the demised premises.
INSPECTION BASIS	Visual non-invasive inspection only

AREAS NOT INSPECTED (OPTIONAL)	The suspended ceiling void was not opened up. Plant in the riser cupboard was not energised or tested. The roof of the building (which serves the demised premises) is in common parts and was not inspected as part of this schedule.
LIMITATIONS & ASSUMPTIONS	This schedule has been prepared on the assumption that the copy of the lease provided is complete and that no further Licences for Alterations have been granted. Cost estimates are the surveyor's indicative figures based on prevailing South-East London 2026 commercial-fit-out rates; they are not contractor tenders. Where the tenant disputes any item or its costing, the landlord reserves the right to commission a contractor tender.
WEATHER CONDITIONS (OPTIONAL)	Clear / Dry
PROPERTY OCCUPIED AT INSPECTION?	Yes — partial occupation / sub-let
PERSONS PRESENT AT INSPECTION (OPTIONAL)	A. Surveyor MRICS (landlord's surveyor); J. Halford (director, Halford Consulting Limited); P. Patel (building manager, Bermondsey Yard Estates).

C Property Description

PROPERTY DESCRIPTION	A self-contained ground- and first-floor office unit of approximately 245 m² (NIA) within Bermondsey Yard Business Centre — a late-1980s conversion of a former warehouse to twelve self-contained office units. The demised premises sit at the south-east corner of the building, with its own entrance directly from Tanner Street.
CONSTRUCTION	Original loadbearing London-stock brick walls; reinforced-concrete intermediate floor; steel-framed roof structure (in common parts, not demised). Internal partitions are predominantly demountable plasterboard partitions installed by the tenant in 2017 under Licence for Alterations dated 12 September 2017. Suspended ceilings throughout with recessed LED fittings; bonded carpet tiles over screed.

ACCOMMODATION	Ground floor: reception (4.5m × 3.8m), open-plan workstation area (12.0m × 8.5m), single WC. First floor: two meeting rooms (4.0m × 3.5m and 5.5m × 4.0m), open-plan workstation area (12.0m × 8.0m), tea-point, two WCs and one accessible WC.
CURRENT USE	Class E(g)(i) office — used as the tenant's head office throughout the term.

D Lease Obligations

REPAIR CLAUSE	Clause 4.1 — "The Tenant covenants with the Landlord throughout the Term to keep the Demised Premises and all parts thereof in good and substantial repair and condition (damage caused by Insured Risks excepted) and to make good all defects therein."
DECORATION CLAUSE	Clause 4.4 — "The Tenant covenants with the Landlord in each fifth year of the Term and also in the last six months of the Term to redecorate the interior of the Demised Premises in a proper and workmanlike manner with appropriate materials of good quality."
REINSTATEMENT CLAUSE	Clause 4.6 — "If required by notice in writing from the Landlord given not later than three months before the expiration of the Term the Tenant shall at its own cost remove all alterations additions or improvements made to the Demised Premises during the Term and shall make good any damage thereby caused and reinstate the Demised Premises to the layout and specification shown on the plan annexed to this Lease."
YIELDING UP CLAUSE (OPTIONAL)	Clause 4.9 — "At the determination of the Term the Tenant shall peaceably yield up the Demised Premises with vacant possession in such state of repair and condition as is consistent with the proper performance of the covenants on the part of the Tenant herein contained."
ALTERATIONS CLAUSE (OPTIONAL)	Clause 5.2 — Tenant's alterations subject to Landlord's prior written consent (qualified consent, not to be unreasonably withheld). One Licence for Alterations granted 12 September 2017 for the installation of the

	internal partitions referenced above. Reinstatement notice under Clause 4.6 was served on the tenant on 28 February 2026 requiring removal of those alterations.
INSURANCE CLAUSE (OPTIONAL)	Clause 6 — Landlord insures the building and the demised premises against the Insured Risks (full list at Schedule 3). Tenant pays the insurance rent. Damage caused by Insured Risks is excepted from the tenant's repair covenant per Clause 4.1.
OTHER RELEVANT CLAUSES	Clause 5.5 — Statutory compliance: tenant to comply with all statutes, regulations and bye-laws applicable to its use of the demised premises. Engaged for the fire-detection / emergency-lighting items in Section E. Clause 7 — Service charge clause: tenant pays a proportionate share of the costs of maintaining the common parts; not engaged by this schedule (which concerns only the demised premises).

E Schedule of Dilapidations

Record each item of disrepair, referencing the relevant lease clause and categorising the breach. Include proposed remedial works and estimated costs. For Scott Schedule mode, complete tenant_liability and tenant_cost columns.

ITEM 1 Throughout ground and first floor — all internally-facing walls, ceilings and joinery / Internal walls / partitions

ITEM NUMBER (OPTIONAL)	1
CATEGORY OF BREACH	Redecoration
BUILDING ELEMENT	Internal walls / partitions
LEASE CLAUSE REFERENCE	Clause 4.4
LEASE CLAUSE TEXT (OPTIONAL)	"…in each fifth year of the Term and also in the last six months of the Term to redecorate the interior of the Demised Premises…"
BREACH DESCRIPTION	No evidence of redecoration in the last six months of the Term as required by Clause 4.4. Surfaces show widespread marking, scuffing and abrasion consistent with normal commercial occupation but the redecoration covenant requires a fresh decorative finish at term end regardless of condition. A previous s.146 notice was served on 14 March 2024 in respect of the 5-yearly redecoration; the tenant carried out partial decoration in 2024 that did not extend to all elevations.
REMEDIAL WORKS	Prepare and apply two coats of breathable contract emulsion to all wall and ceiling surfaces; one coat undercoat and one coat gloss / eggshell to all paint-finished joinery, doors, frames and skirtings. Approximate decorated area 1,200 m².
ESTIMATED COST (£)	£7,800
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Short Term (3 months)
PHOTO REFERENCE (OPTIONAL)	Photographs 1-4

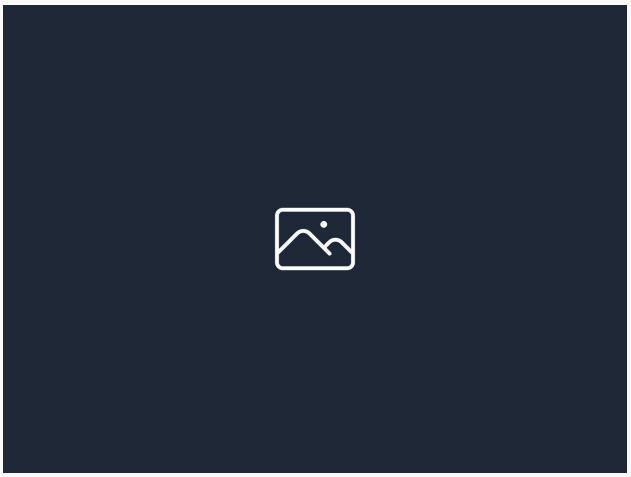


Fig. 1 — Ground floor reception — wall scuffing and abrasion

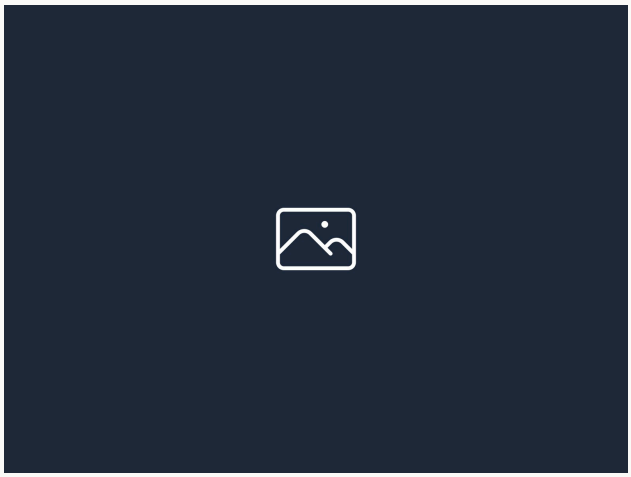


Fig. 2 — First floor open-plan area — typical wall condition

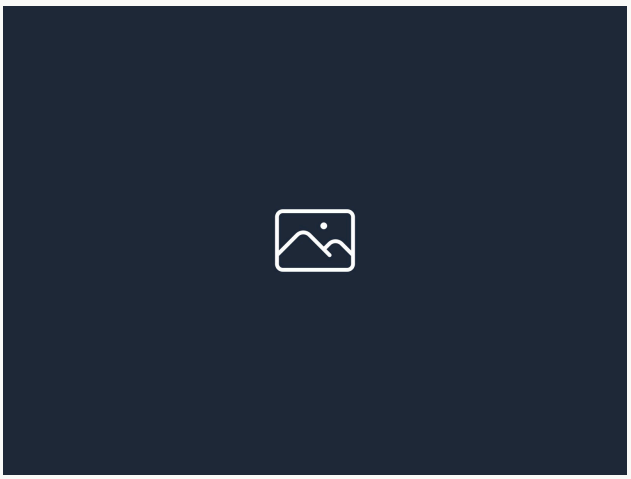


Fig. 3 — First floor — paint-finished joinery wear

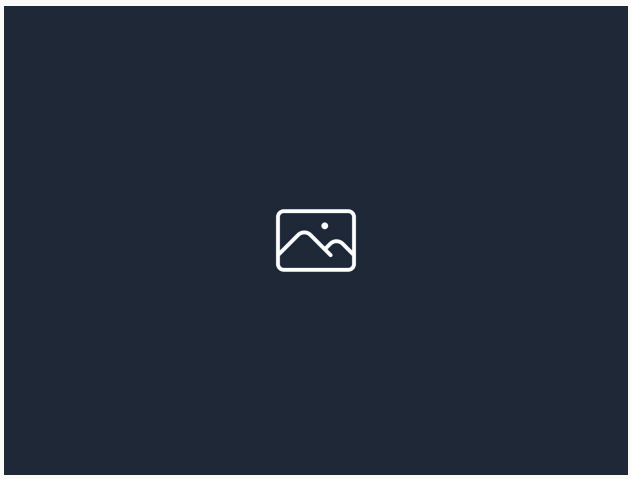


Fig. 4 — Skirting and door frame condition

ITEM 2 Ground floor open-plan workstation area; first floor open-plan workstation area / Floors

ITEM NUMBER (OPTIONAL)	2
CATEGORY OF BREACH	Repair
BUILDING ELEMENT	Floors
LEASE CLAUSE REFERENCE	Clause 4.1
LEASE CLAUSE TEXT (OPTIONAL)	"…to keep the Demised Premises and all parts thereof in good and substantial repair and condition…"
BREACH DESCRIPTION	Bonded carpet tiles to both open-plan areas show significant wear, traffic-pattern fading, and a number of stained / lifted tiles in the principal traffic routes (approximately 35 m² affected of approximately 200 m² total). Underlying screed

	appears sound. Three tiles in the first-floor area show coffee staining beyond cleaning.
REMEDIAL WORKS	Lift and dispose of all carpet tiles to the affected areas (200 m² across both floors); supply and lay equivalent contract-grade carpet tiles bonded in accordance with manufacturer's instructions. Allow for screed preparation including localised filling.
ESTIMATED COST (£)	£4,200
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Medium Term (6 months)
PHOTO REFERENCE (OPTIONAL)	Photographs 5-8

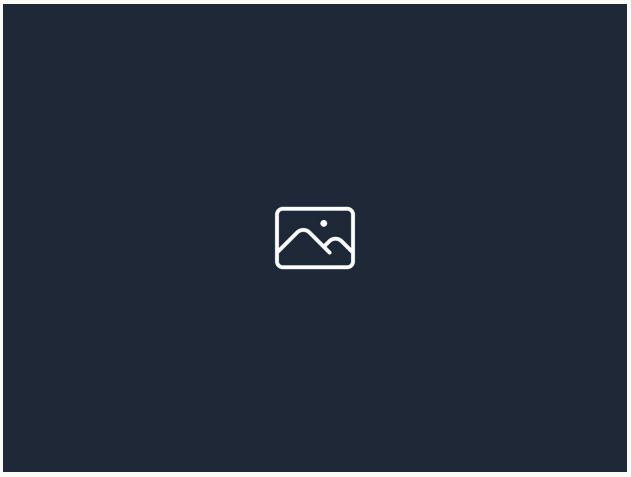


Fig. 5 — Ground floor workstation area — carpet wear pattern

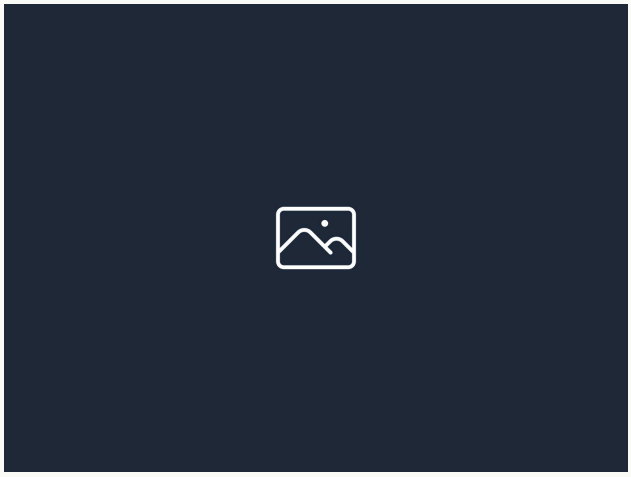


Fig. 6 — Ground floor — lifted carpet tiles in traffic route

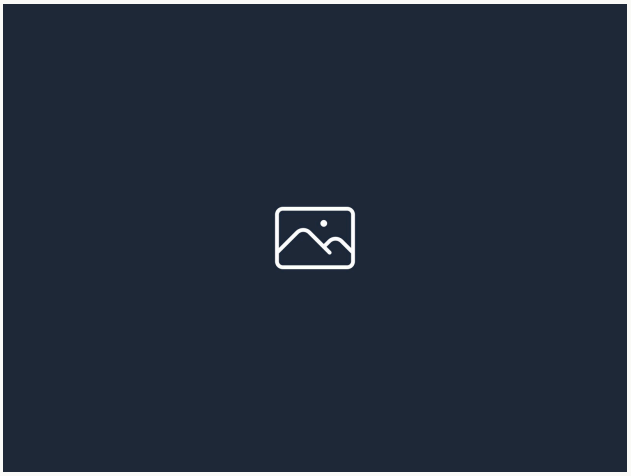


Fig. 7 — First floor workstation area — overall view

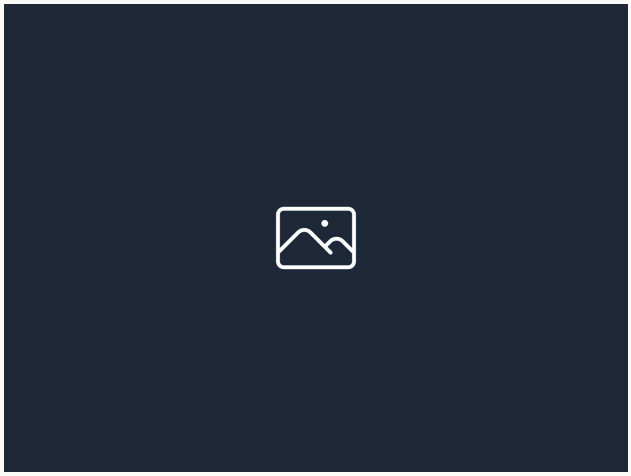


Fig. 8 — First floor — coffee-stained tiles

ITEM 3 First floor open-plan area — north-east corner above tea-point / Ceilings

ITEM NUMBER (OPTIONAL)	3
CATEGORY OF BREACH	Repair
BUILDING ELEMENT	Ceilings
LEASE CLAUSE REFERENCE	Clause 4.1
LEASE CLAUSE TEXT (OPTIONAL)	"…to keep the Demised Premises… in good and substantial repair and condition…"
BREACH DESCRIPTION	Two suspended ceiling tiles bear historic water-staining (approximately 600mm × 600mm each). The original source of the leak appears to have been resolved (no current dampness on probe test) but the stained tiles have not been replaced as required by the repair covenant.
REMEDIAL WORKS	Replace the two stained tiles with new matching tiles from the same range / colour batch where available; if a match is not available, install a small batch in a discrete grid to mask the difference.
ESTIMATED COST (£)	£180
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Short Term (3 months)
PHOTO REFERENCE (OPTIONAL)	Photograph 9

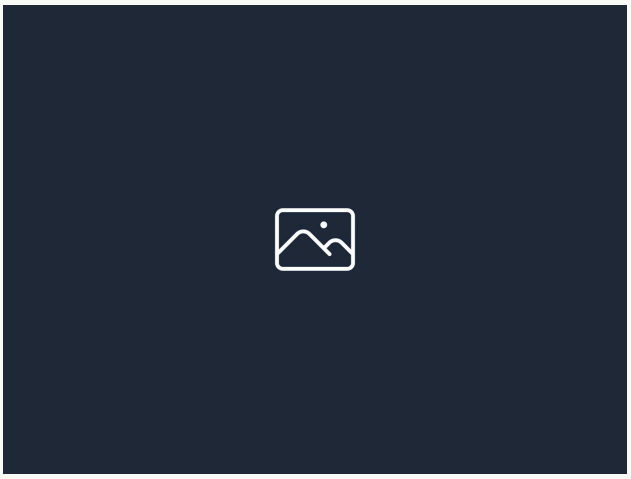


Fig. 9 — First floor north-east — water-stained ceiling tiles

ITEM 4

Ground floor — removal of all tenant-installed demountable partitions / Internal walls / partitions

ITEM NUMBER (OPTIONAL)	4
CATEGORY OF BREACH	Reinstatement
BUILDING ELEMENT	Internal walls / partitions
LEASE CLAUSE REFERENCE	Clause 4.6
LEASE CLAUSE TEXT (OPTIONAL)	"…remove all alterations additions or improvements made to the Demised Premises during the Term and shall make good any damage thereby caused and reinstate the Demised Premises to the layout and specification shown on the plan annexed to this Lease."
BREACH DESCRIPTION	Reinstatement notice was served on the tenant on 28 February 2026 requiring removal of the demountable partitions installed under Licence for Alterations dated 12 September 2017. At the date of inspection no removal works had commenced.
REMEDIAL WORKS	Carefully dismantle and remove all demountable plasterboard partitions to the ground floor (approximately 45 linear metres); make good carpet tiles, screed, ceiling grid and any electrical / data containment affected by the removal; redecorate the affected ceiling and adjacent wall surfaces.
ESTIMATED COST (£)	£14,500
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Short Term (3 months)
PHOTO REFERENCE (OPTIONAL)	Photographs 10-13

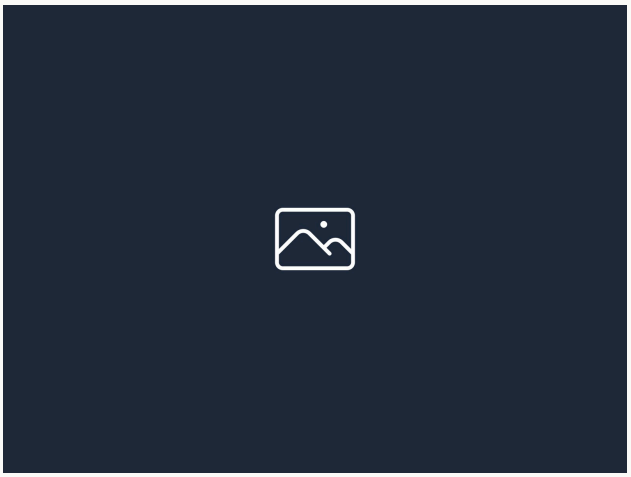


Fig. 10 — Ground floor — tenant-installed partitions, overall layout

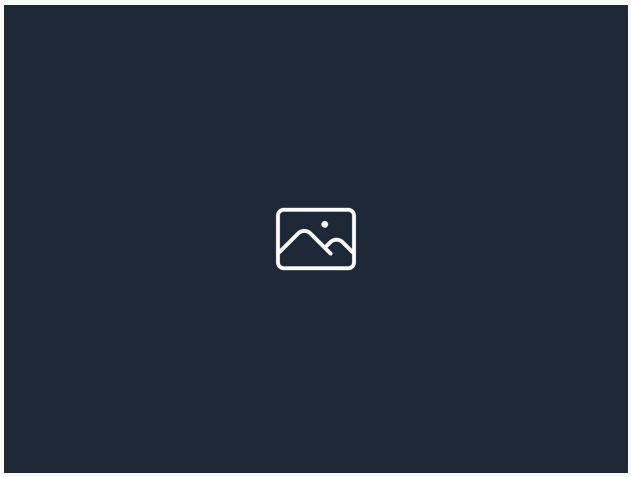


Fig. 11 — Ground floor — partition head and ceiling grid junction

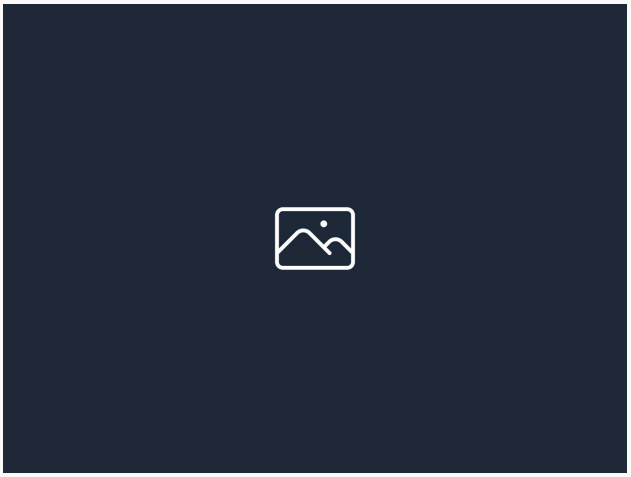


Fig. 12 — Ground floor — partition foot and carpet junction

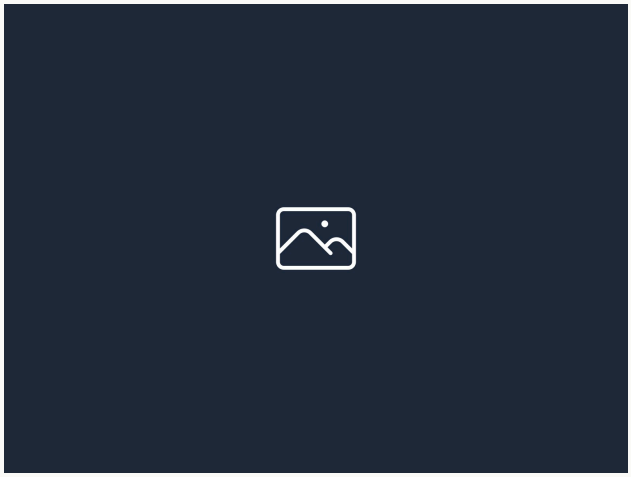


Fig. 13 — Ground floor — electrical containment within partition

ITEM 5 First floor — removal of the two meeting-room partitions / Internal walls / partitions

ITEM NUMBER (OPTIONAL)	5
CATEGORY OF BREACH	Reinstatement
BUILDING ELEMENT	Internal walls / partitions
LEASE CLAUSE REFERENCE	Clause 4.6
BREACH DESCRIPTION	Reinstatement notice covers the two meeting-room enclosures on the first floor (also installed under the September 2017 Licence). No removal works commenced at the date of inspection.
REMEDIAL WORKS	Dismantle and remove both meeting-room enclosures including glazed screens, doors, and any acoustic infill; make

	good carpet, ceiling grid, and walls. Redecorate the affected ceiling and adjacent wall surfaces.
ESTIMATED COST (£)	£8,900
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Short Term (3 months)
PHOTO REFERENCE (OPTIONAL)	Photographs 14-16

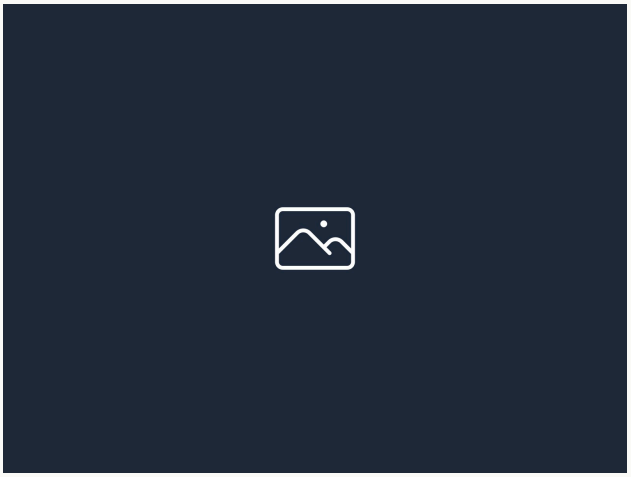


Fig. 14 — First floor — meeting room 1 partition enclosure

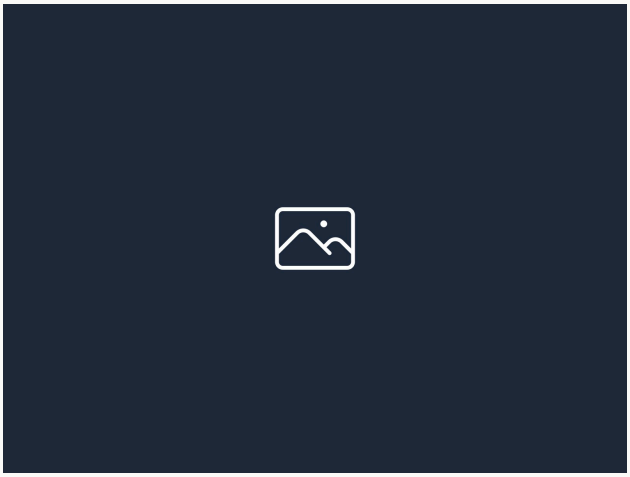


Fig. 15 — First floor — meeting room 2 glazed screen

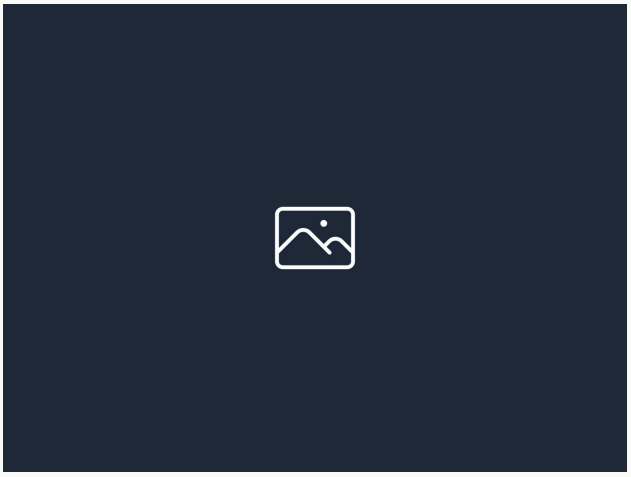


Fig. 16 — First floor — meeting room door and frame detail

ITEM 6 Throughout — fire-detection and emergency-lighting systems / Electrical installation

ITEM NUMBER (OPTIONAL)	6
CATEGORY OF BREACH	Statutory Compliance
BUILDING ELEMENT	Electrical installation

LEASE CLAUSE REFERENCE	Clause 5.5
LEASE CLAUSE TEXT (OPTIONAL)	"…the Tenant shall comply with all statutes, regulations and bye-laws applicable to its use of the Demised Premises…"
BREACH DESCRIPTION	Most recent fire-detection / alarm test certificate (BS 5839-1) provided by the tenant is dated 18 March 2025 — overdue by approximately 14 months. Emergency-lighting test certificate (BS 5266) is dated 12 November 2024 — overdue by approximately 18 months. The tenant should have continued statutory testing through to the term end.
REMEDIAL WORKS	Commission a competent fire-systems contractor to carry out: (a) a full annual fire-alarm test in accordance with BS 5839-1; (b) a full discharge test of the emergency-lighting system in accordance with BS 5266; (c) issue of current test certificates to the landlord.
ESTIMATED COST (£)	£750
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Immediate

ITEM 7 First floor — meeting room 2 — south-east window / Windows

ITEM NUMBER (OPTIONAL)	7
CATEGORY OF BREACH	Repair
BUILDING ELEMENT	Windows
LEASE CLAUSE REFERENCE	Clause 4.1
BREACH DESCRIPTION	The opening casement to the south-east window of meeting room 2 has a broken handle mechanism — the window is held in the closed position by the latch but cannot be opened. Internal mastic seal is also degraded.
REMEDIAL WORKS	Supply and fit a replacement window-handle assembly of matching pattern; rake out and replace the internal mastic seal.
ESTIMATED COST (£)	£320
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Medium Term (6 months)
PHOTO REFERENCE (OPTIONAL)	Photograph 17

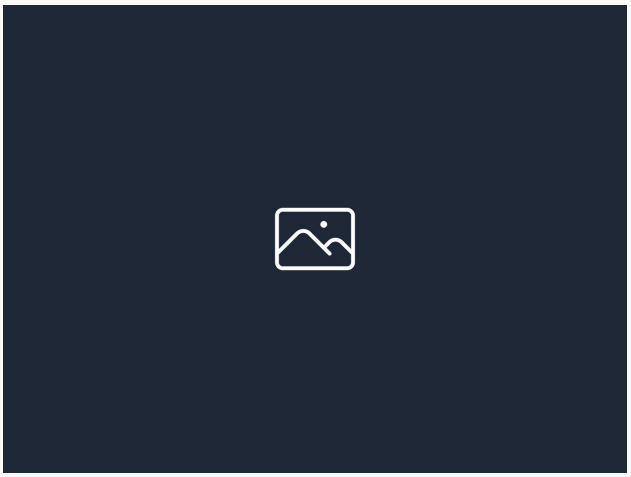


Fig. 17 — First floor meeting room 2 — south-east window broken handle

ITEM 8 Throughout — removal of tenant signage, fixtures, and fittings / Internal walls / partitions

ITEM NUMBER (OPTIONAL)	8
CATEGORY OF BREACH	Yielding Up
BUILDING ELEMENT	Internal walls / partitions
LEASE CLAUSE REFERENCE	Clause 4.9
BREACH DESCRIPTION	Tenant signage remains affixed externally and internally (reception sign, three workstation-area branded panels, building directory entry). Various wall-mounted fixtures (whiteboards, wall-mounted screens, cable trays) remain in place. Tenant chattels (some furniture and IT equipment) remain on site.
REMEDIAL WORKS	Remove all tenant signage and fixtures; make good fixings (filler, sand, paint to match Item 1 redecoration). Remove all tenant chattels from the demised premises and dispose of responsibly.
ESTIMATED COST (£)	£1,850
VAT APPLICABLE?	Yes — exclusive of VAT
PRIORITY	Immediate
PHOTO REFERENCE (OPTIONAL)	Photographs 18-20

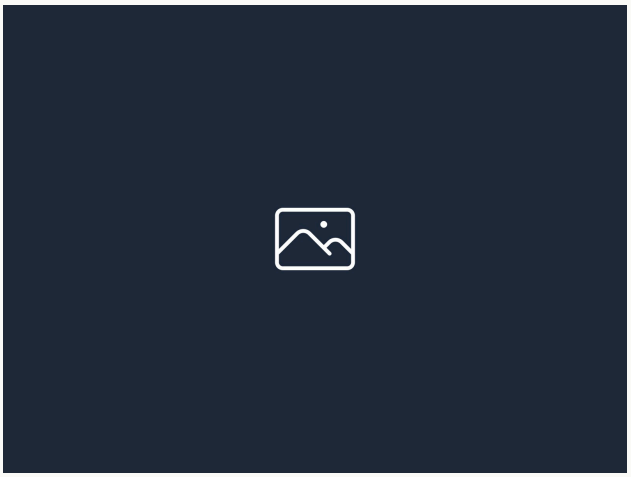


Fig. 18 — Reception — tenant signage remains in place

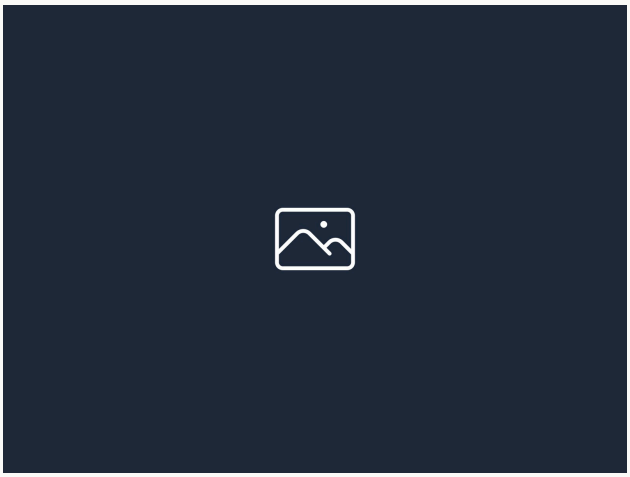


Fig. 19 — Workstation area — wall-mounted screens and whiteboards

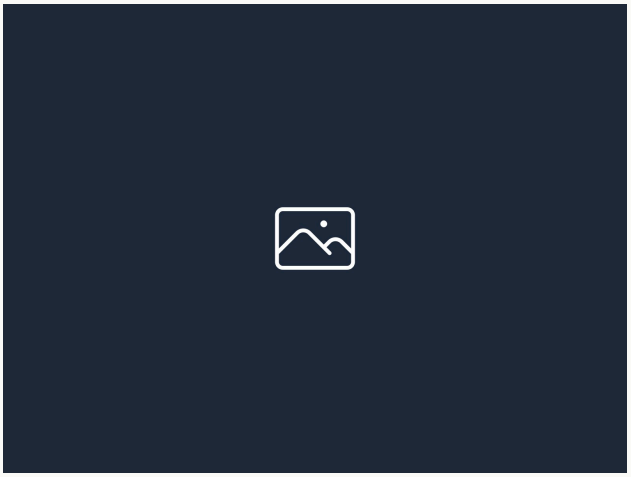


Fig. 20 — Tenant chattels remaining on site

F Quantified Demand

LANDLORD'S INTENTIONS FOR THE PROPERTY	The landlord intends to re-let the unit to a new tenant on similar terms following completion of the dilapidations works. Marketing has not yet commenced but is intended to start within 30 days of yield-up, subject to completion of the schedule items. The landlord does not intend to redevelop or refurbish beyond the scope of this schedule, and does not intend to demolish the building. The landlord is not VAT-registered in respect of this property (no election to tax under VATA 1994 Sch 10) — VAT is therefore included in the claim.
HAVE WORKS COMMENCED?	No
ARE THE WORKS INTENDED?	Yes — works will be carried out
BASIS OF COST ESTIMATES	Surveyor's indicative estimate
SUBTOTAL: REPAIR ITEMS (£)	£4,700
SUBTOTAL: DECORATION ITEMS (£)	£7,800
SUBTOTAL: REINSTATEMENT ITEMS (£)	£23,400
SUBTOTAL: STATUTORY COMPLIANCE ITEMS (£)	£750
SUBTOTAL: YIELDING UP ITEMS (£)	£1,850
TOTAL COST OF WORKS (£)	£38,500
PROFESSIONAL FEES (£)	£3,850
LEGAL FEES CLAIMED (£) (OPTIONAL)	£2,200
LOSS OF RENT DURING WORKS PERIOD (£) (OPTIONAL)	£8,400
BUSINESS RATES DURING VOID / WORKS (£) (OPTIONAL)	£2,950
VAT TREATMENT	Landlord cannot recover VAT — VAT included in claim
TOTAL QUANTIFIED DEMAND (£)	£55,900
TENANT RESPONSE DEADLINE (DAYS)	56

LANDLORD / SURVEYOR MEETING AVAILABILITY	The landlord's surveyor confirms willingness to attend a without-prejudice meeting with the tenant or the tenant's surveyor on reasonable notice to discuss the schedule and narrow the issues in dispute, in accordance with paragraph 5 of the Dilapidations Pre-Action Protocol.

G Supersession & Diminution Analysis

LANDLORD'S REDEVELOPMENT PLANS (OPTIONAL)	The landlord does not intend to redevelop, refurbish (beyond schedule scope) or demolish the building. The landlord's intention is to re-let on similar terms following completion of the dilapidations works.
SUPERSEDED ITEMS (OPTIONAL)	On the landlord's evidenced intentions, no items in this schedule are wholly superseded by intended works. Items 4 and 5 (reinstatement of internal partitions) are partially superseded to the extent that an incoming tenant on similar terms may wish to retain a comparable open-plan / cellular layout. The landlord's position is that the reinstated configuration represents the demised configuration the lease requires; the surveyor has nonetheless allowed a modest discount in supersession to reflect the realistic probability that incoming-tenant requirements may render the strict reinstatement partly nugatory.
VALUE OF SUPERSEDED ITEMS (£) (OPTIONAL)	£3,200
S.18(1) SECOND LIMB APPLIES?	No
DIMINUTION CAP APPLIES (S.18(1) FIRST LIMB)?	Yes — cap engaged
MARKET VALUE IF IN REPAIR (£) (OPTIONAL)	£640,000
MARKET VALUE OUT OF REPAIR (£) (OPTIONAL)	£595,000
DIMINUTION AMOUNT (£) (OPTIONAL)	£45,000
DIMINUTION VALUATION BASIS (OPTIONAL)	Diminution valuation based on direct comparable evidence of three letting transactions of comparable

	office units within the Bermondsey / Tanner Street corridor over the 6 months prior to inspection, capitalised at a market yield of 6.25%. Valuation prepared by the surveyor as a Registered Valuer in accordance with the RICS Red Book Global Standards.
VALUATION DATE (OPTIONAL)	14 May 2026
NET CLAIM (AFTER SUPERSESSION) (£) (OPTIONAL)	£52,700
RECOVERABLE SUM (AFTER S.18(1) CAP) (£) (OPTIONAL)	£45,000
OVERALL SUMMARY	Gross Quantified Demand of £55,900 less £3,200 in partial supersession produces a net claim of £52,700. The s.18(1) first-limb diminution cap of £45,000 (being the difference between the value of the reversion in repair (£640,000) and out of repair (£595,000)) is engaged and reduces the recoverable sum to £45,000. The landlord's surveyor is willing to attend a without-prejudice meeting in accordance with paragraph 5 of the Pre-Action Protocol to discuss the items and narrow the issues. Subject to that meeting, the landlord's position is that £45,000 represents a reasonable and proportionate settlement of the claim.

H Declaration

PROTOCOL ENDORSEMENT (LANDLORD'S SURVEYOR)

I confirm that in my opinion:

(a) all the works set out in the schedule are reasonably required to remedy the breaches complained of;

(b) full account has been taken of the landlord's intentions for the property, as advised by the landlord; and

(c) the costings, if any, are reasonable.

RICS DILAPIDATIONS DECLARATION

This schedule of dilapidations has been prepared in accordance with the Pre-Action Protocol for Claims for Damages in Relation to the Physical State of Commercial Property at Termination of a Tenancy (the Dilapidations Protocol) and the RICS Professional Standard on Dilapidations in England and Wales, 7th edition (December 2023). The items listed represent breaches of the tenant's covenants under the lease identified at the date of inspection, and the costs stated are reasonable estimates based on the information available at that date.

ACTING AS EXPERT WITNESS (CPR PART 35)?	No — surveyor-prepared schedule only
WAS AI USED IN THIS REPORT?	Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

SURVEYOR NAME	DATE OF REPORT
A. Surveyor MRICS	22 May 2026

SIGNATURE



Photographic Record

Item 1 — Throughout ground and first floor — all internally-facing walls, ceilings and joinery / Internal walls / partitions

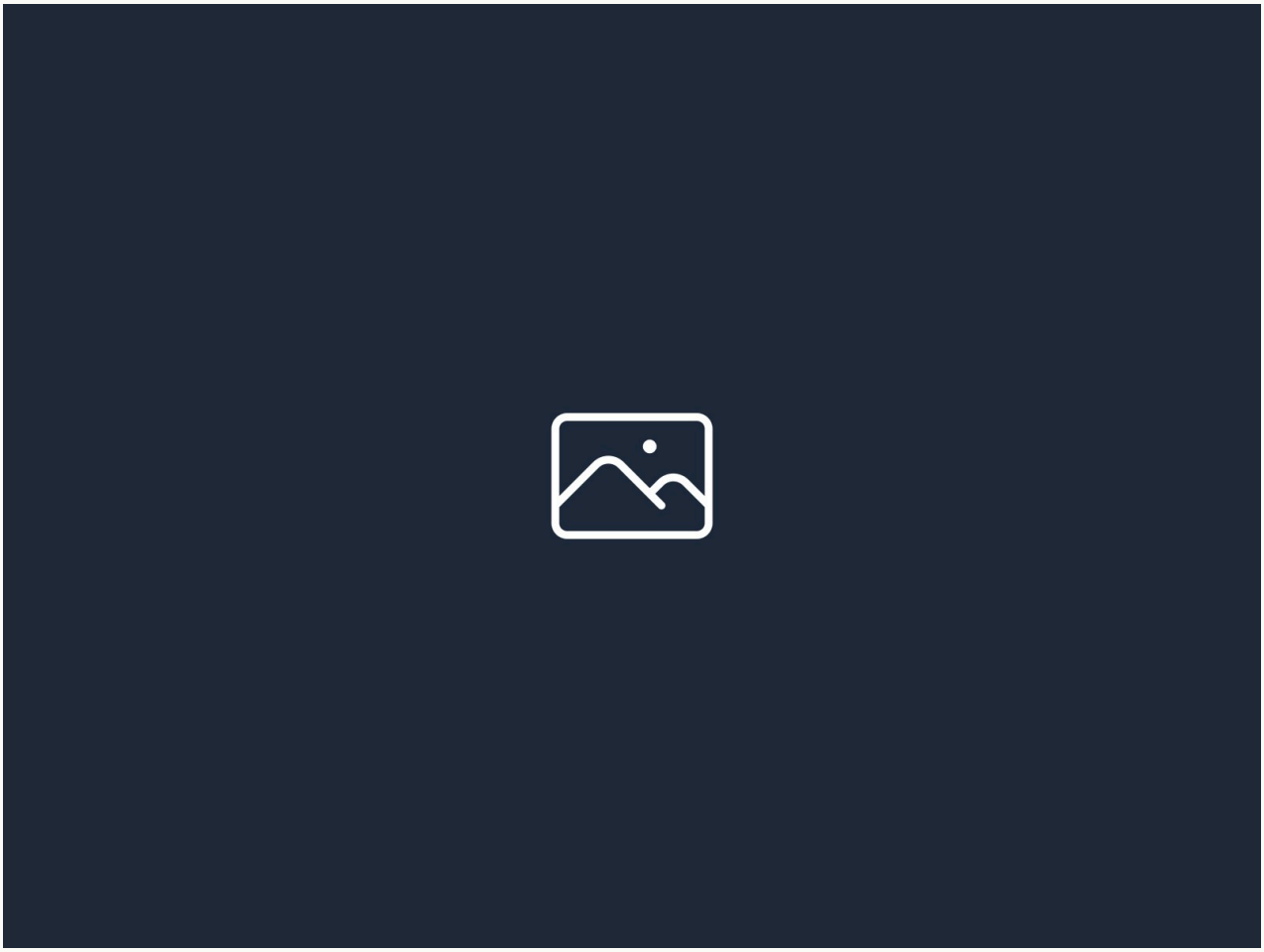


Fig. 1 — Ground floor reception — wall scuffing and abrasion

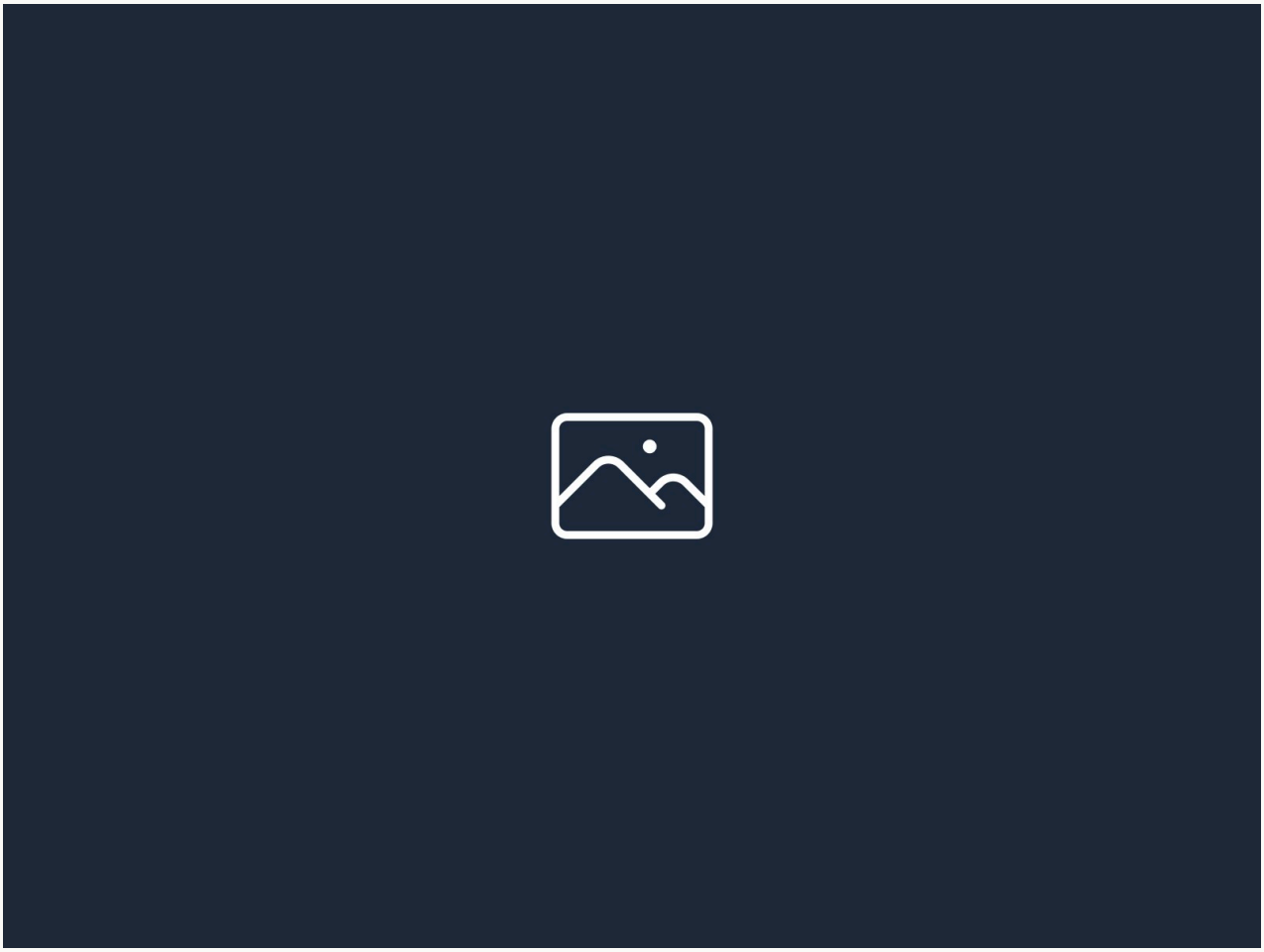


Fig. 2 — First floor open-plan area — typical wall condition

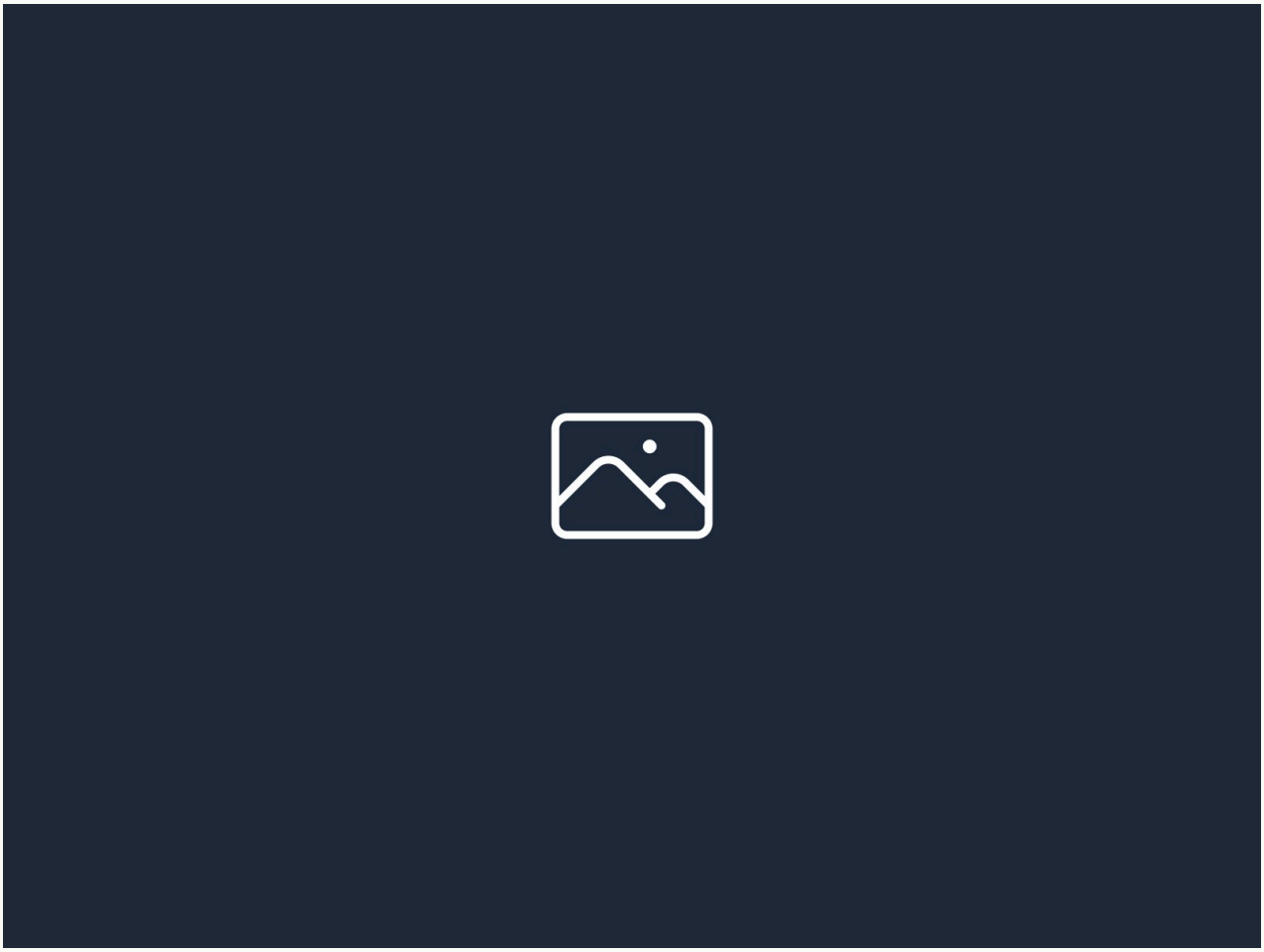


Fig. 3 — First floor — paint-finished joinery wear

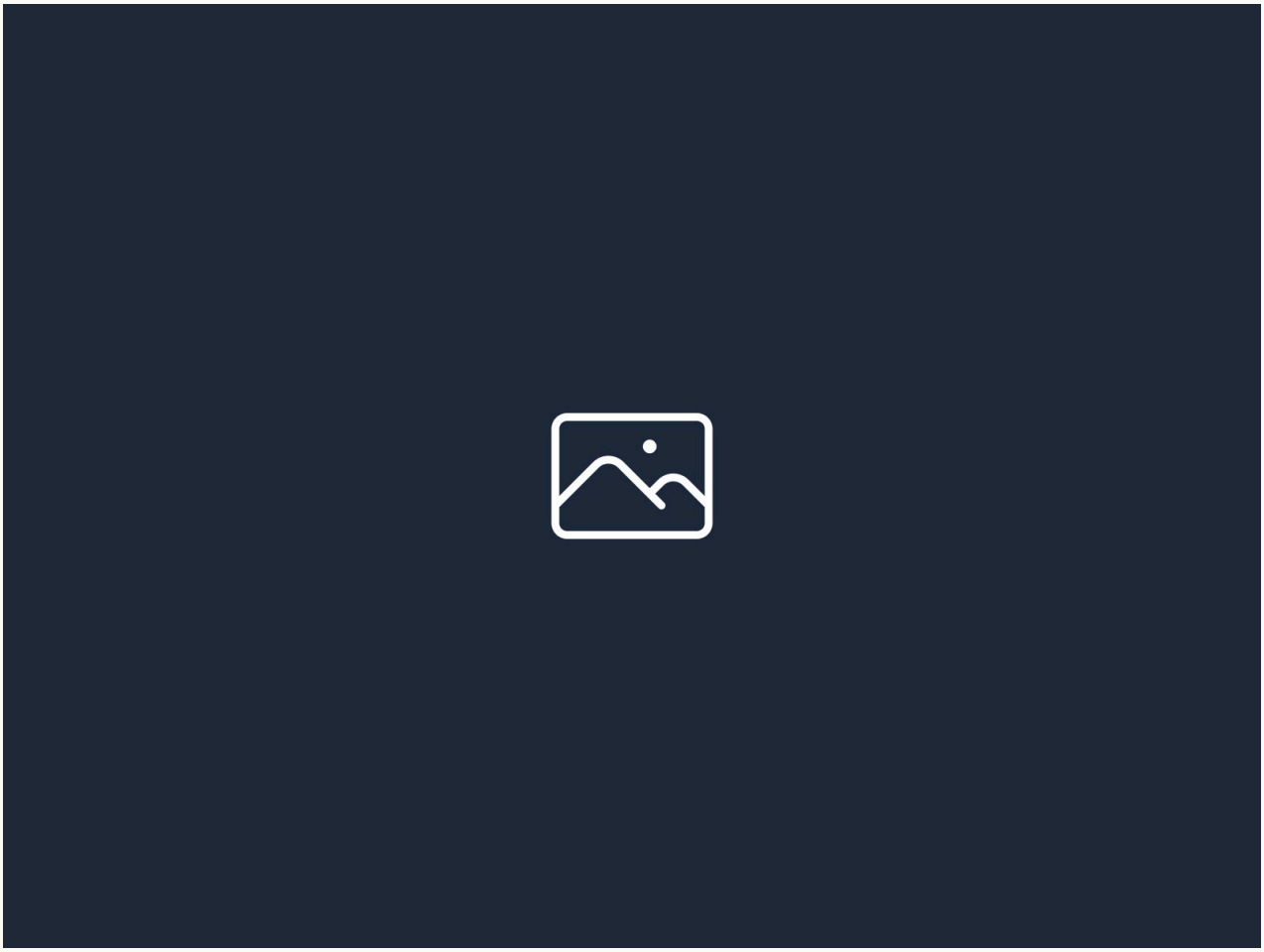


Fig. 4 — Skirting and door frame condition

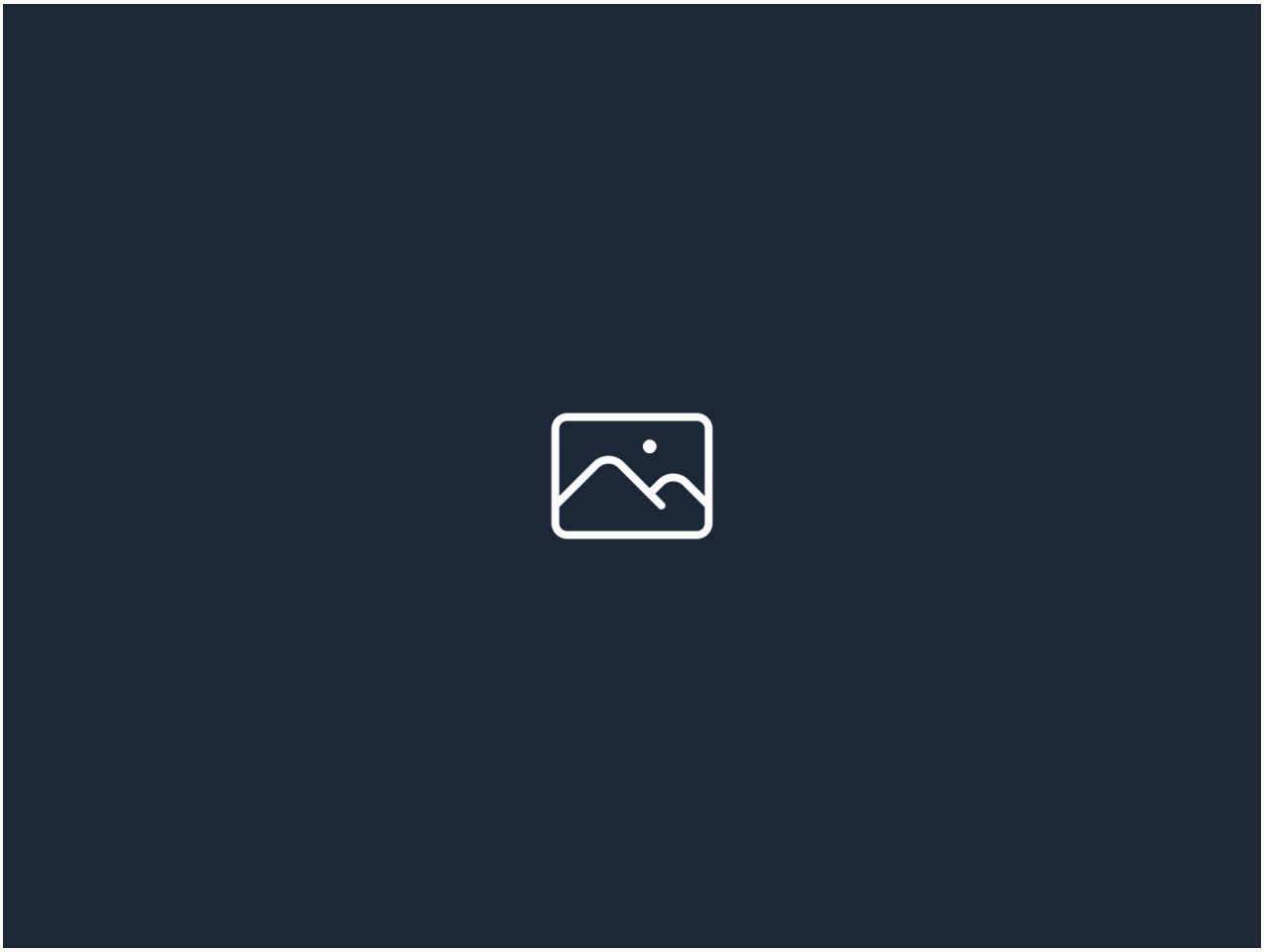


Fig. 5 — Ground floor workstation area — carpet wear pattern

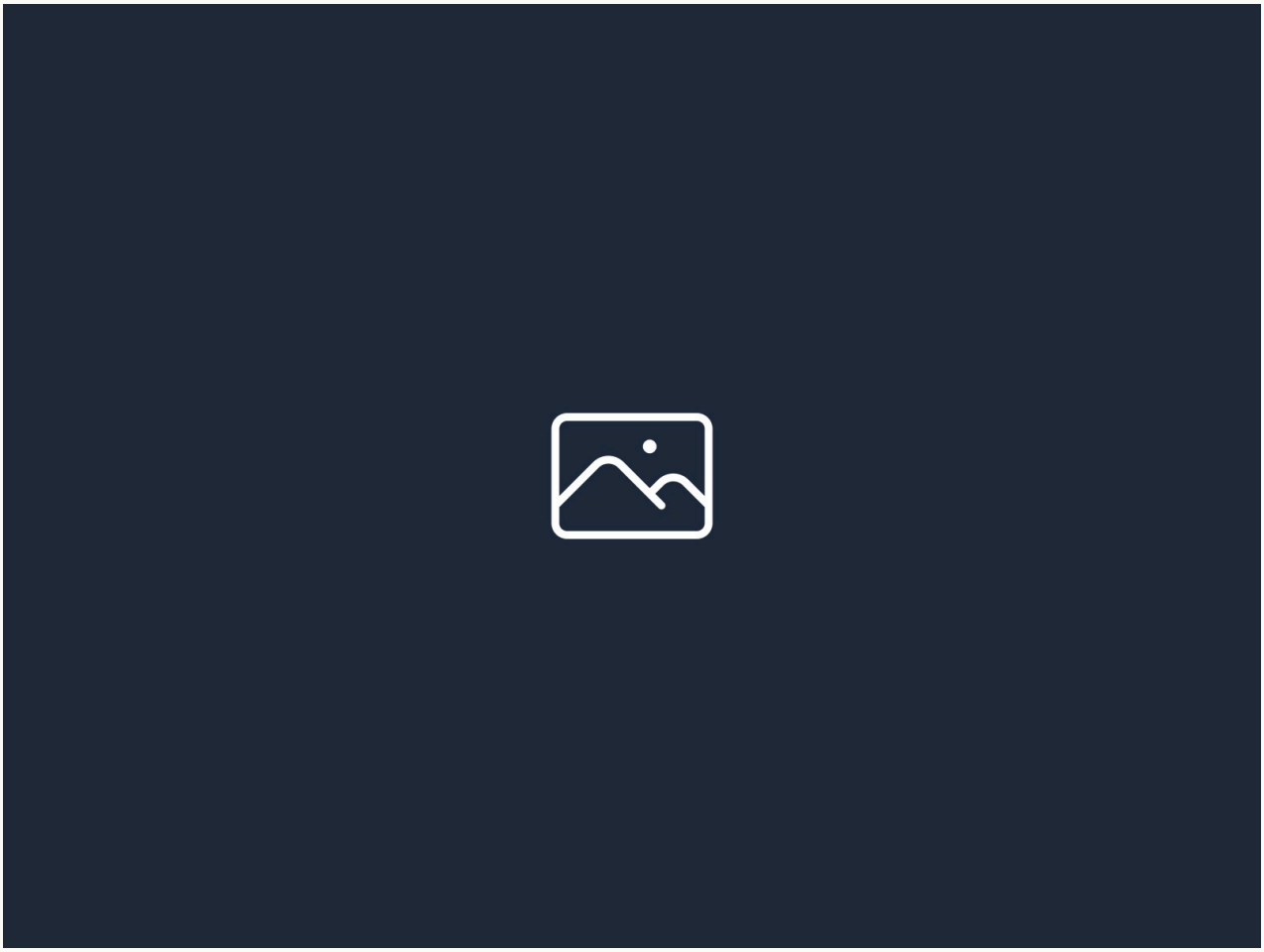


Fig. 6 — Ground floor — lifted carpet tiles in traffic route

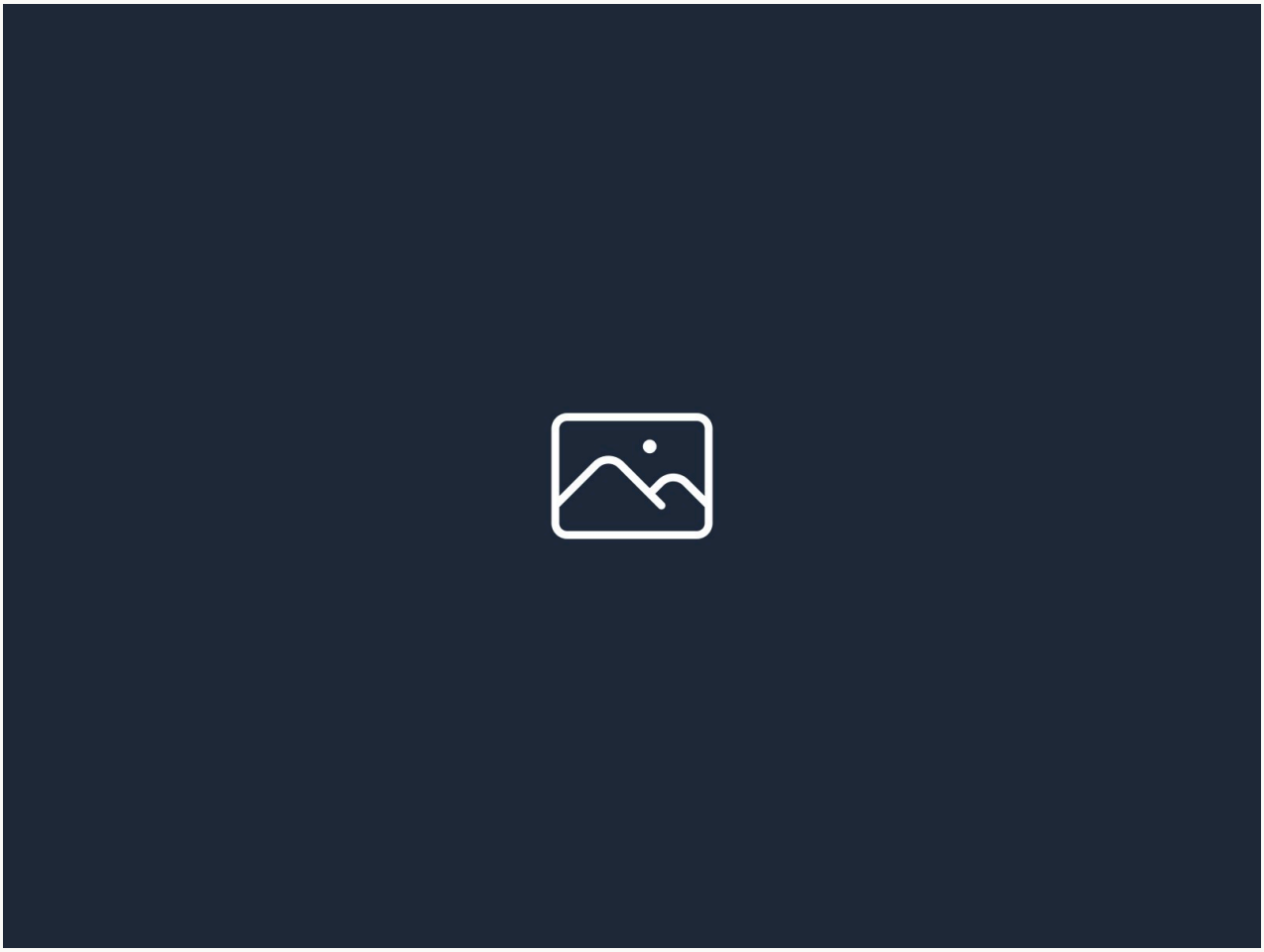


Fig. 7 — First floor workstation area — overall view

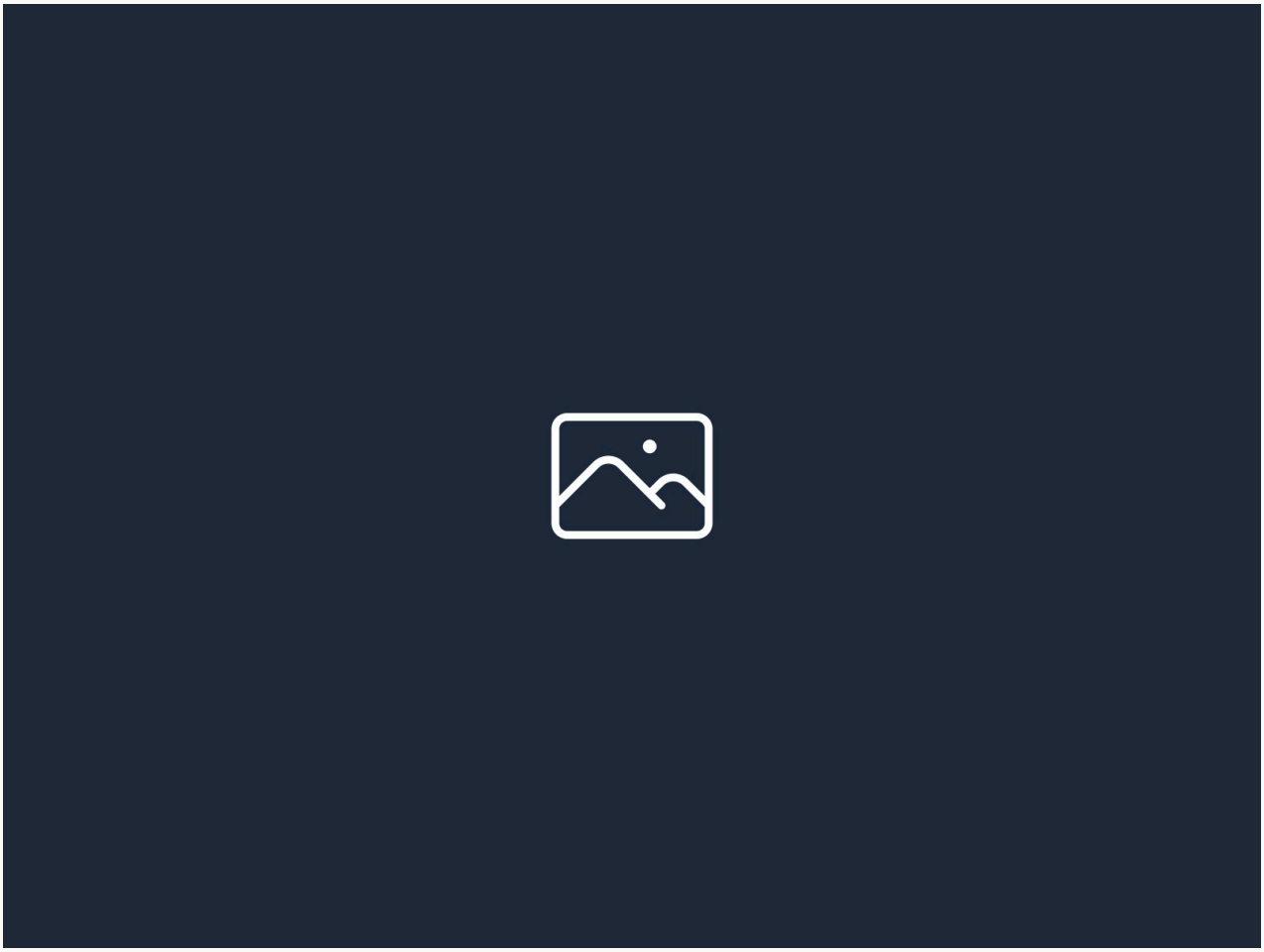


Fig. 8 — First floor — coffee-stained tiles

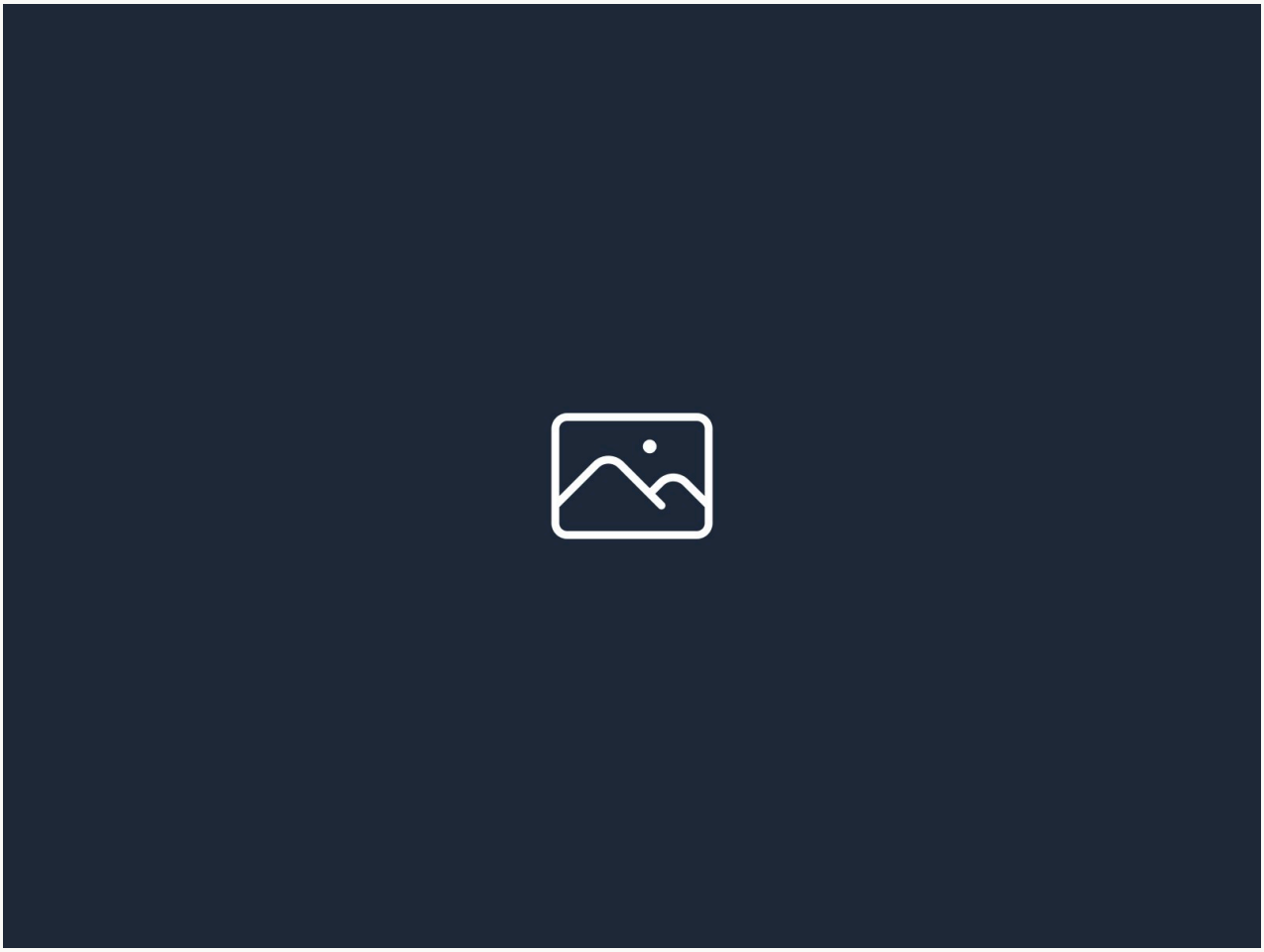


Fig. 9 — First floor north-east — water-stained ceiling tiles

Item 4 — Ground floor — removal of all tenant-installed demountable partitions / Internal walls / partitions

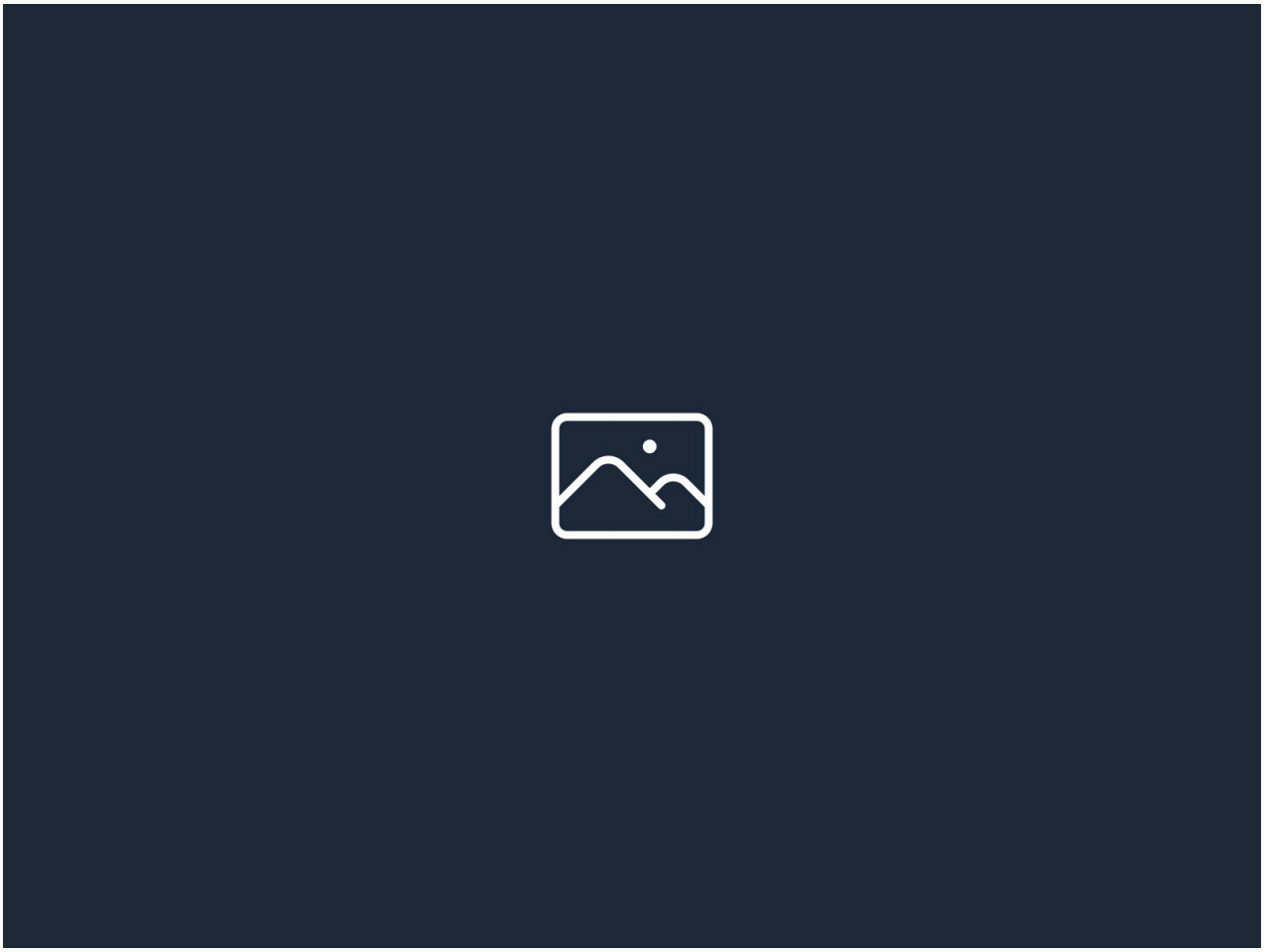


Fig. 10 — Ground floor — tenant-installed partitions, overall layout

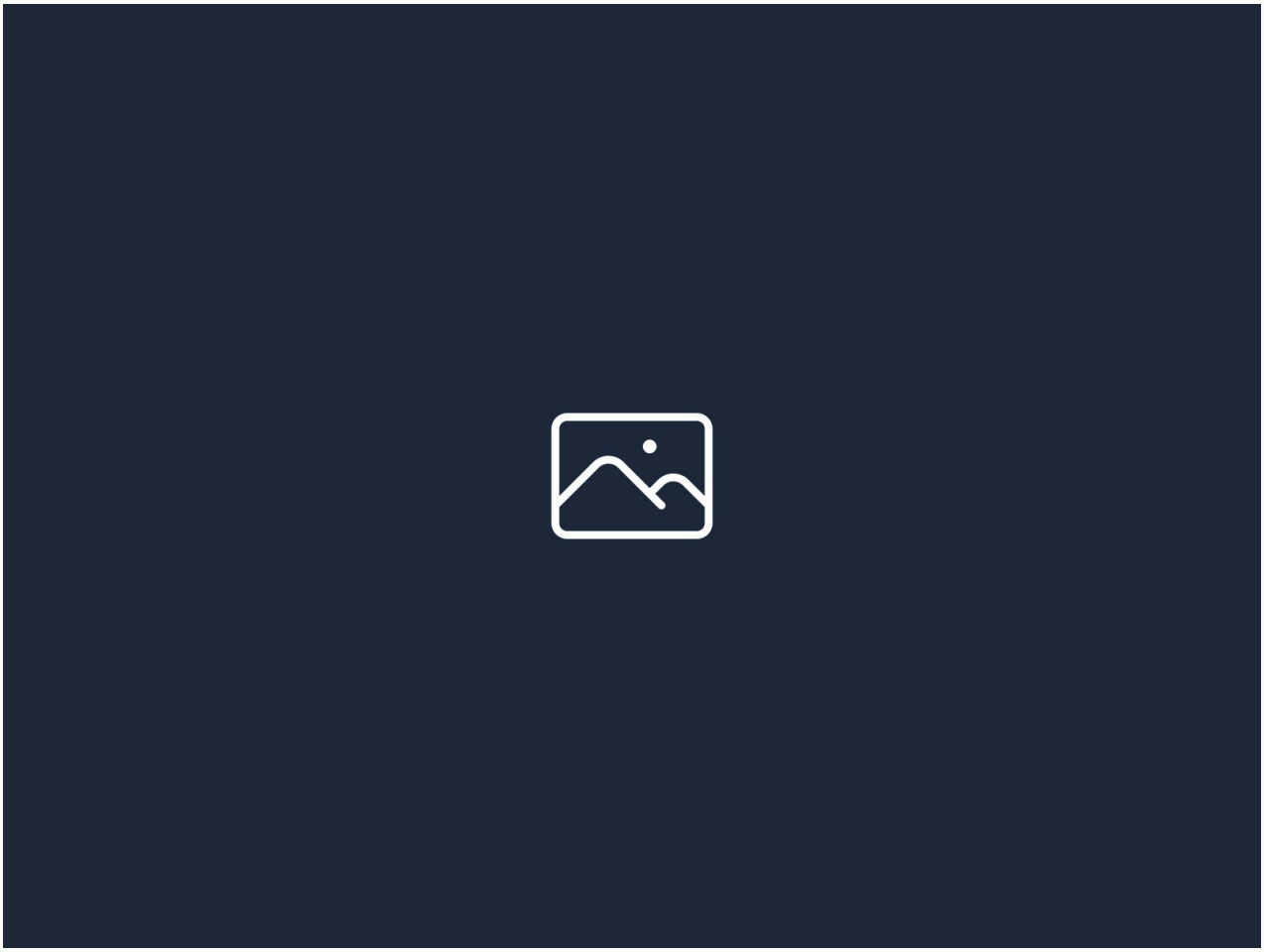


Fig. 11 — Ground floor — partition head and ceiling grid junction

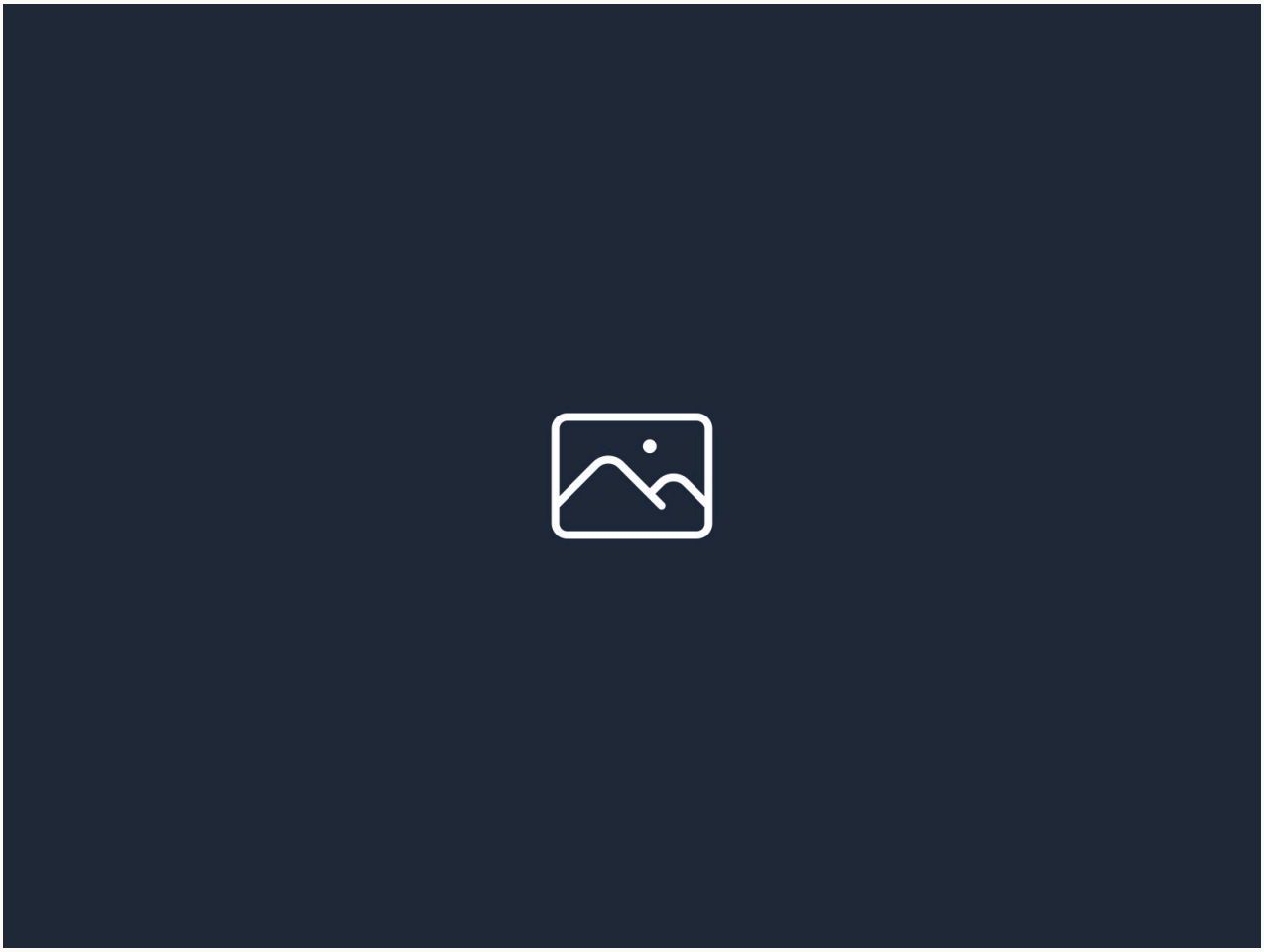


Fig. 12 — Ground floor — partition foot and carpet junction

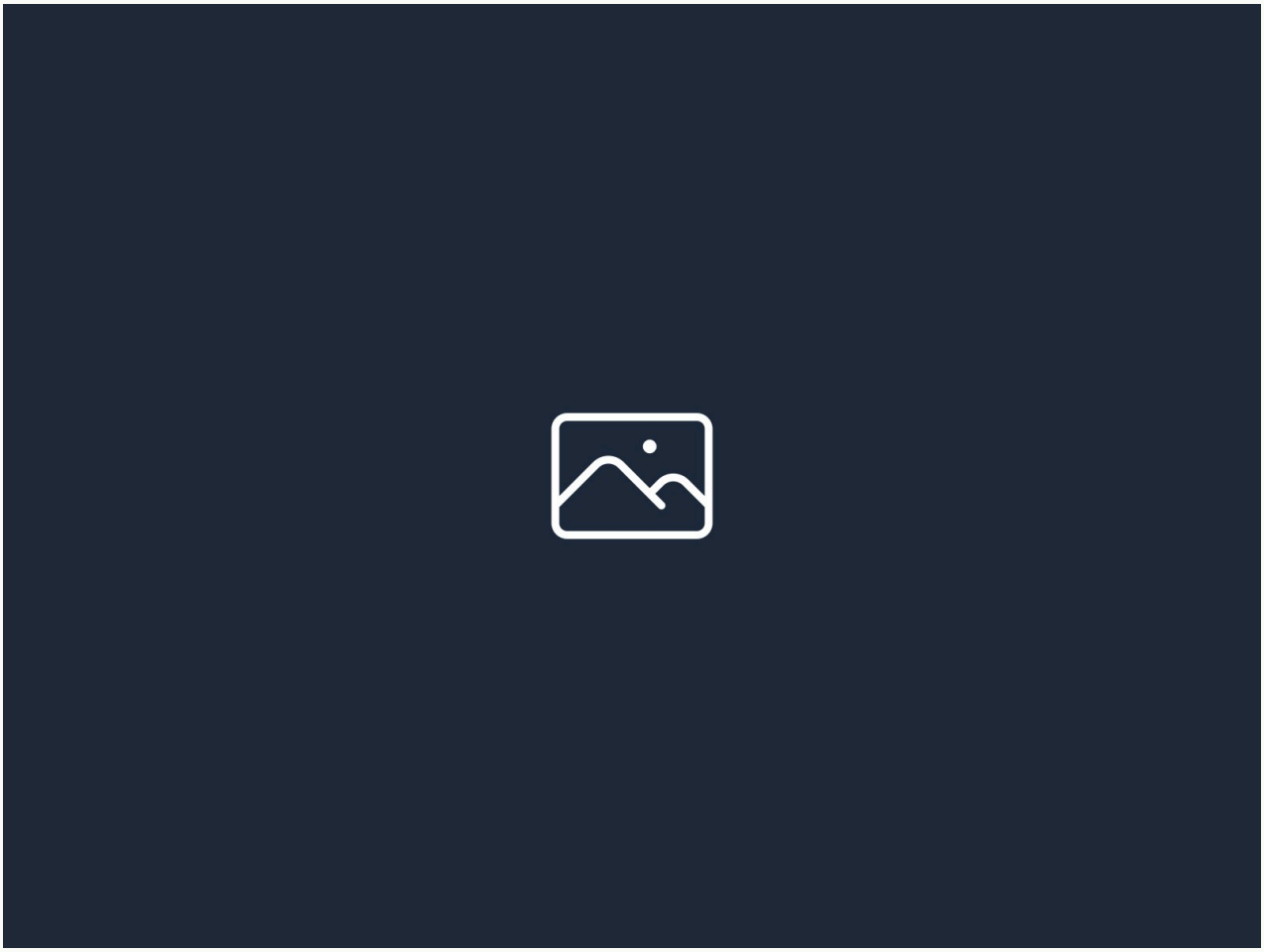


Fig. 13 — Ground floor — electrical containment within partition

Item 5 — First floor — removal of the two meeting-room partitions / Internal walls / partitions

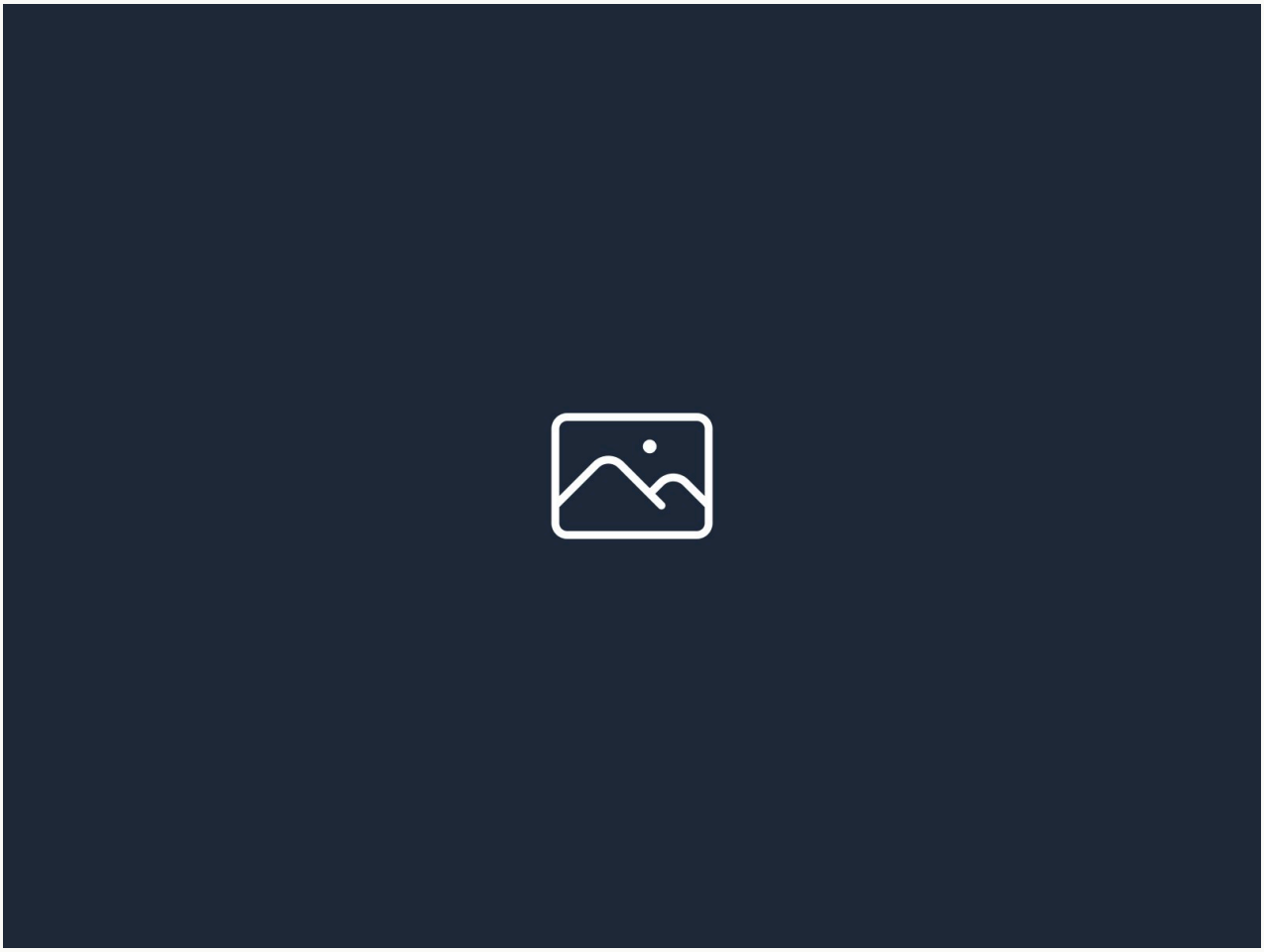


Fig. 14 — First floor — meeting room 1 partition enclosure

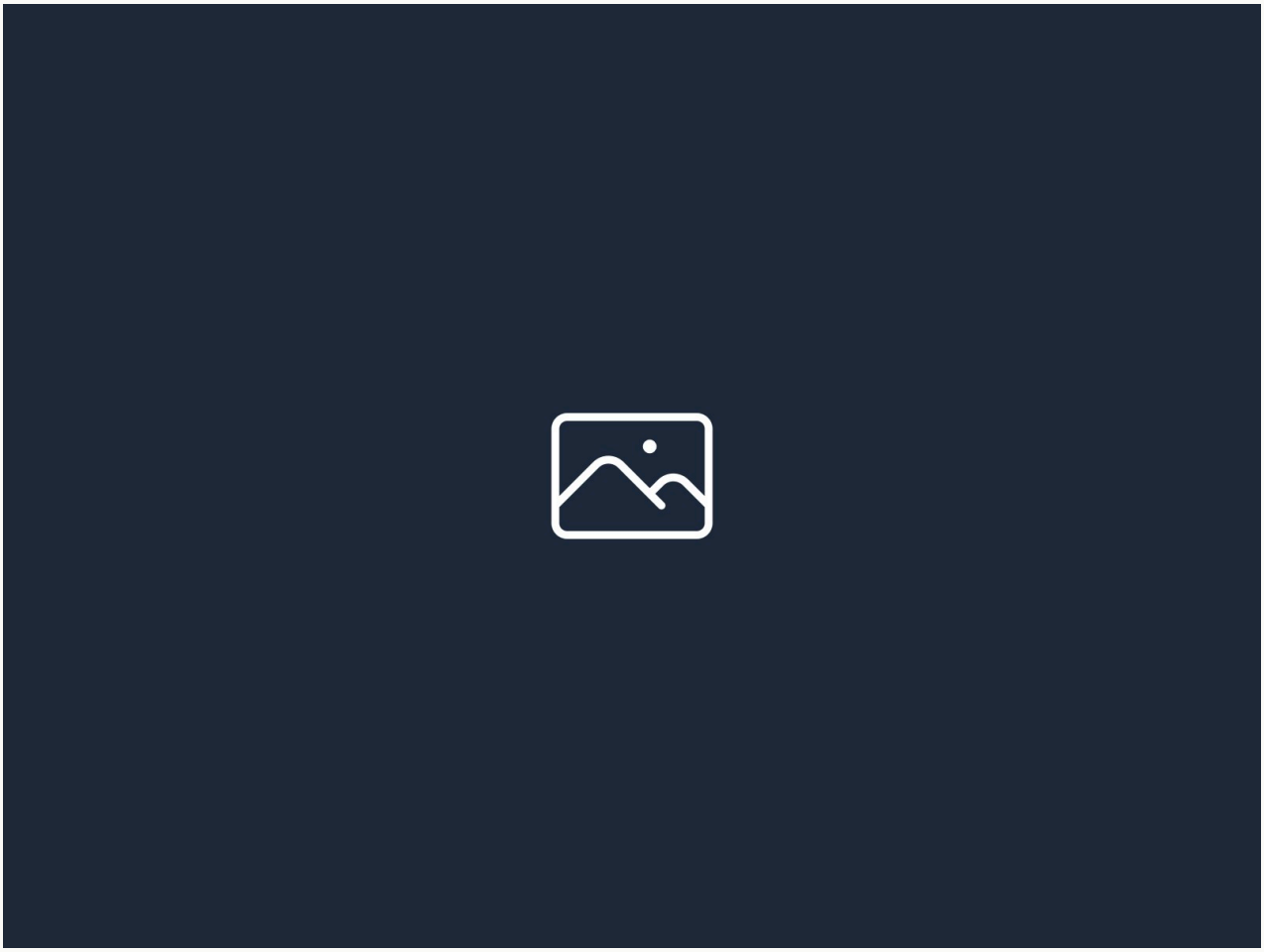


Fig. 15 — First floor — meeting room 2 glazed screen

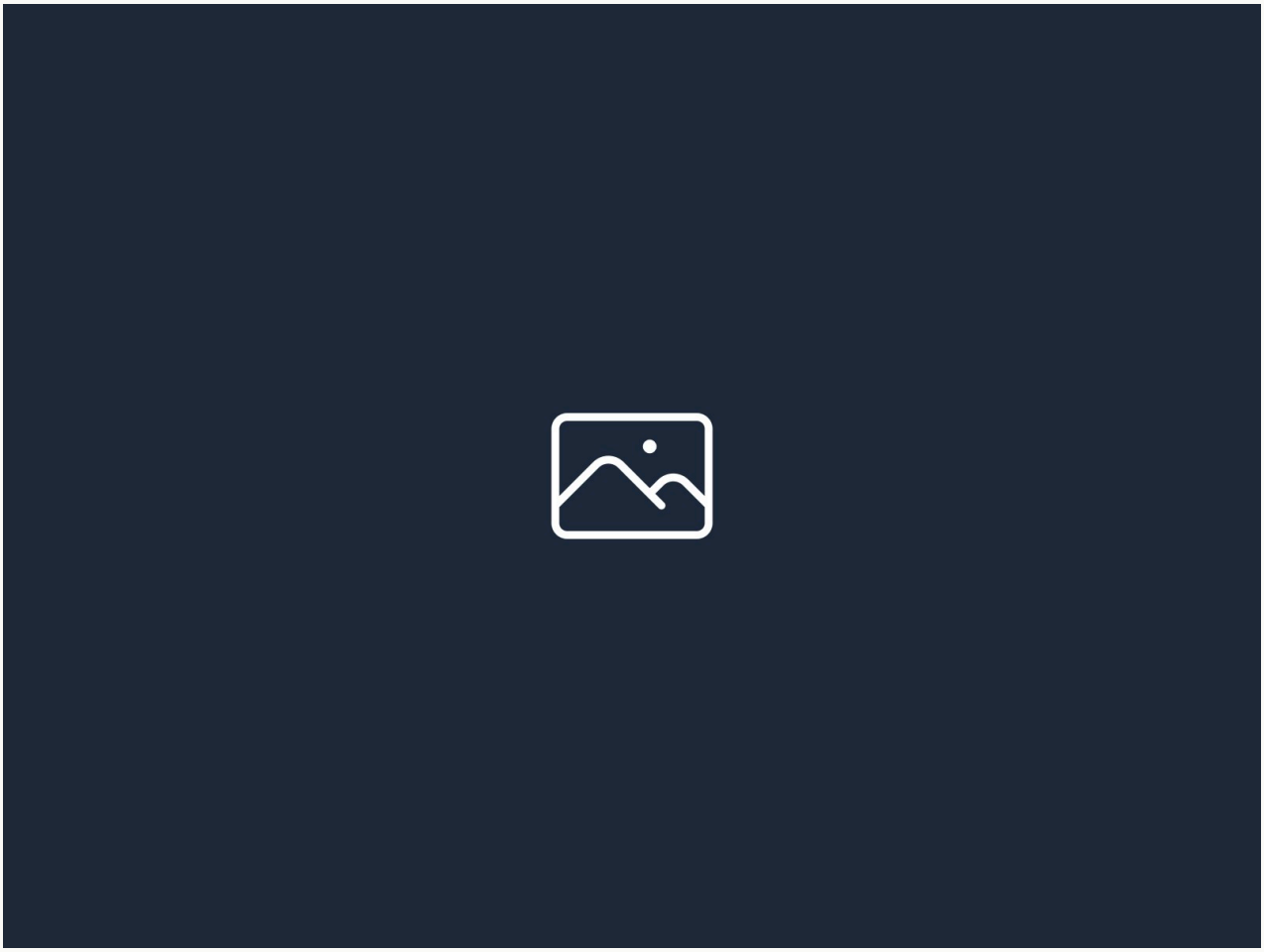


Fig. 16 — First floor — meeting room door and frame detail

Item 7 — First floor — meeting room 2 — south-east window / Windows

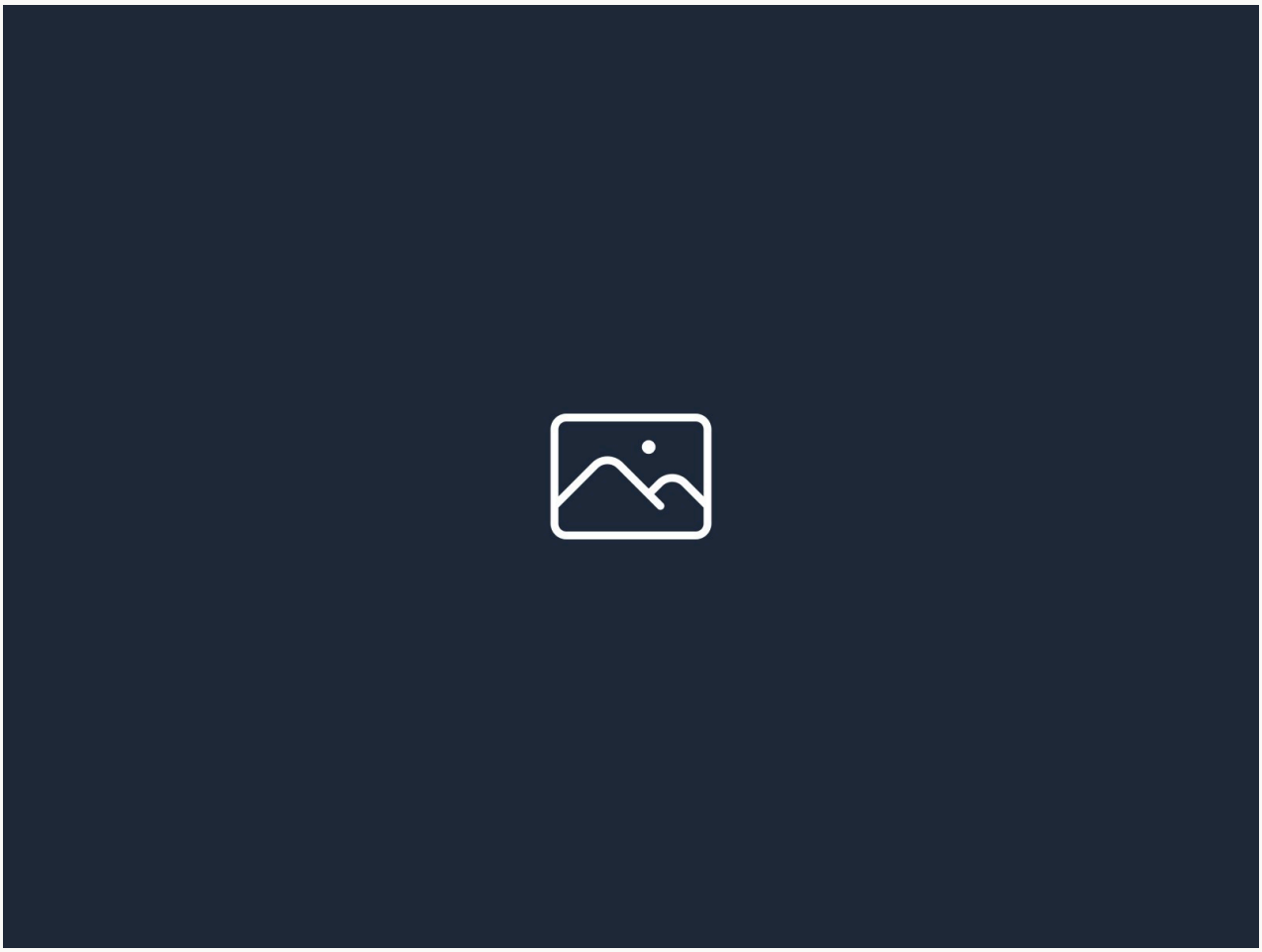


Fig. 17 — First floor meeting room 2 — south-east window broken handle

Item 8 — Throughout — removal of tenant signage, fixtures, and fittings / Internal walls / partitions

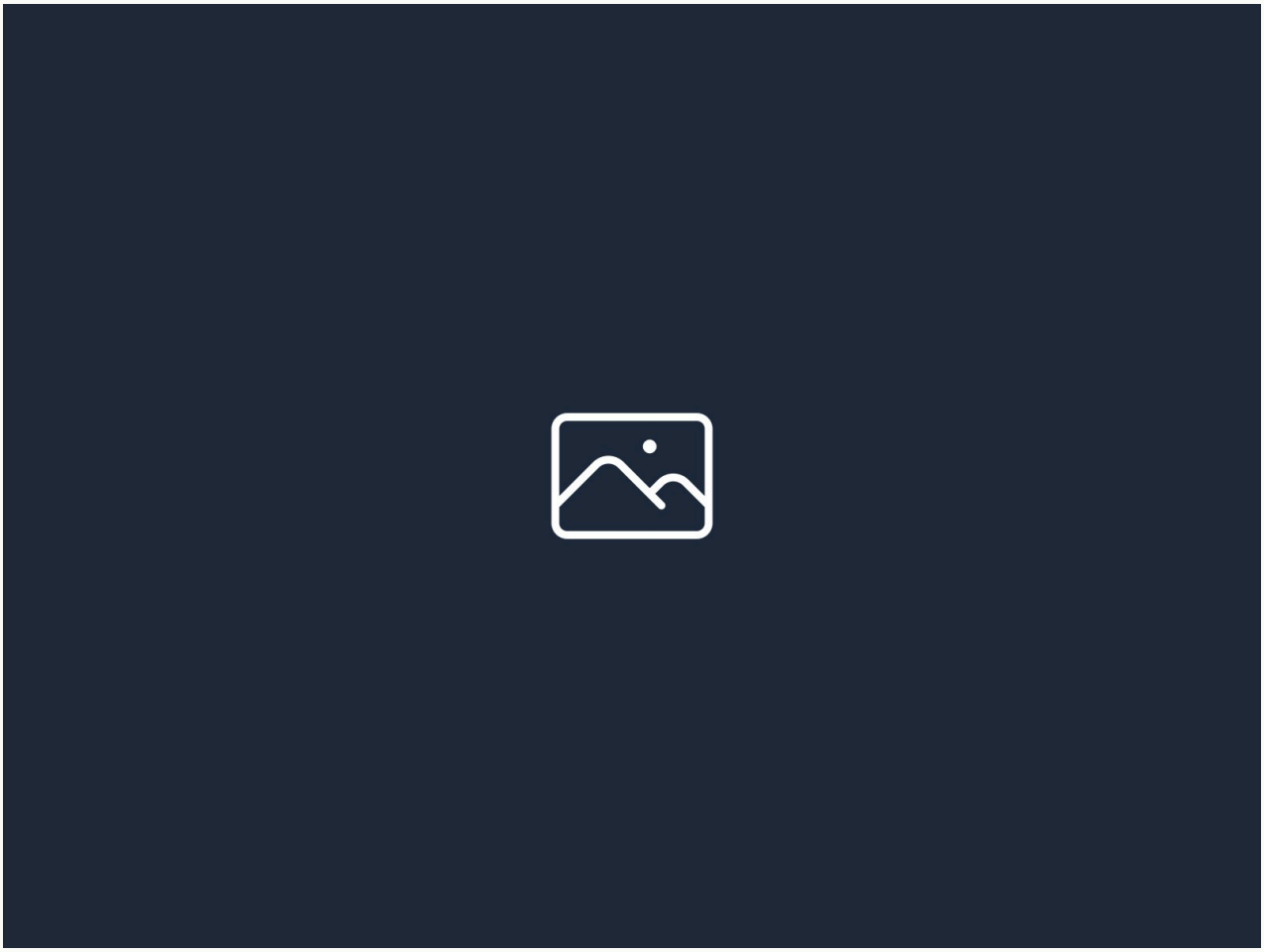


Fig. 18 — Reception — tenant signage remains in place

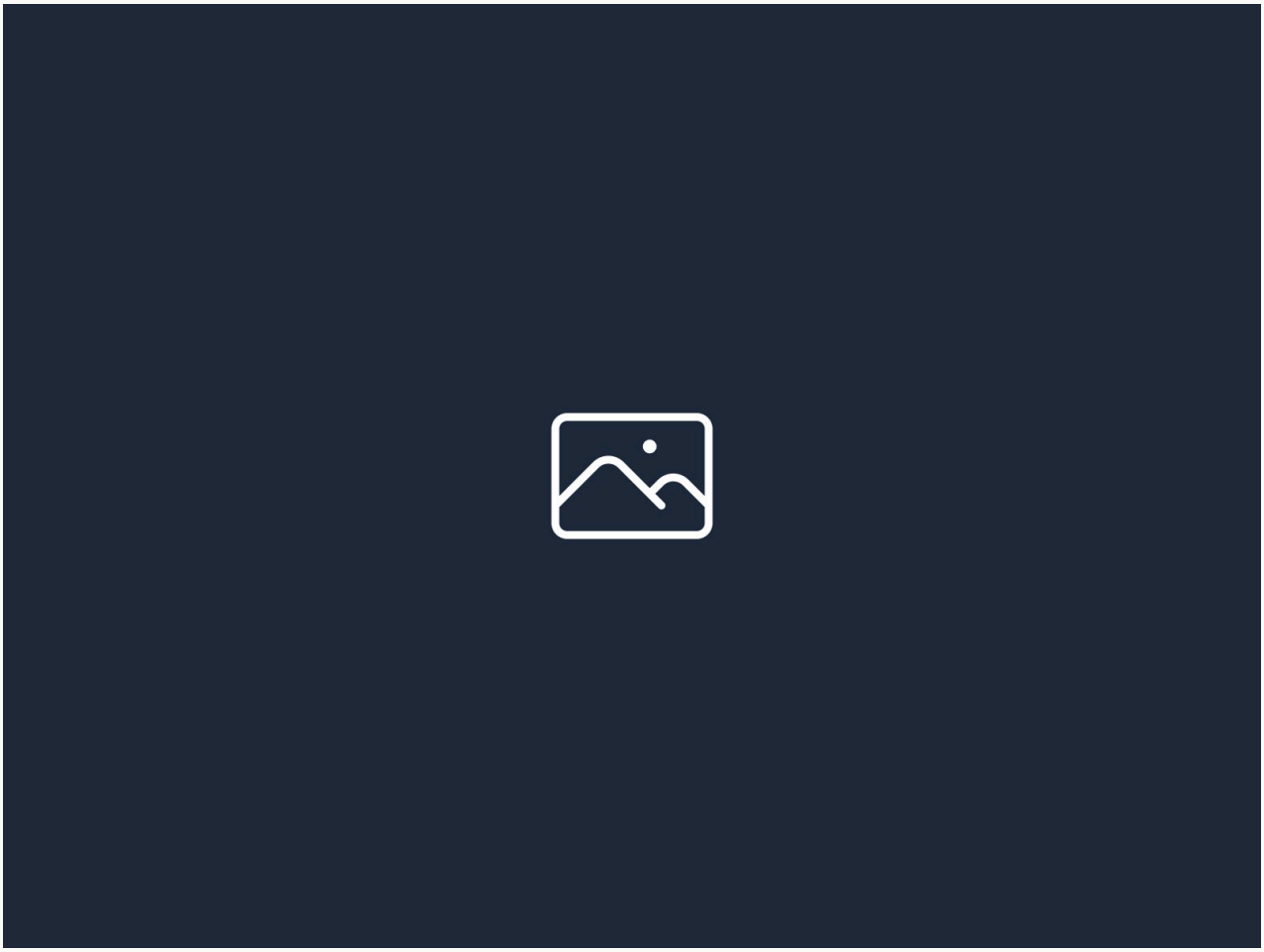


Fig. 19 — Workstation area — wall-mounted screens and whiteboards

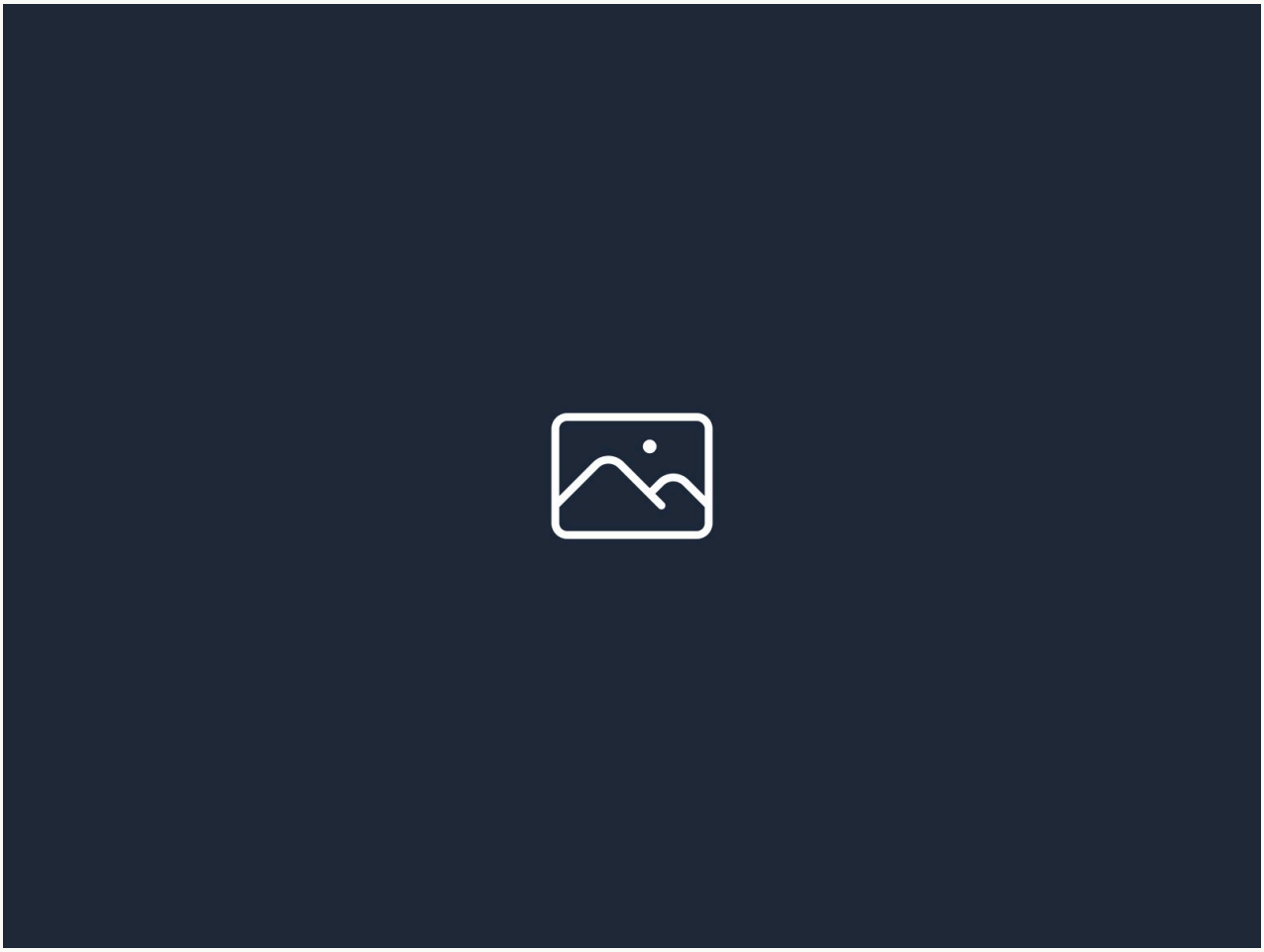


Fig. 20 — Tenant chattels remaining on site