

Photographic Schedule of condition



Project 1922

Units 116 & 119

Cannon
Workshops

Cannon Drive

London

E14 4AS

10/03/2021

Progress
Grd Flr, Taunton House
Waterside Court
Neptune Way
Rochester
Kent ME2 4NZ



Image (1)



Image (2)



Image (3)



Image (4)



Image (5)



Image (6)



Image (7)



Image (8)

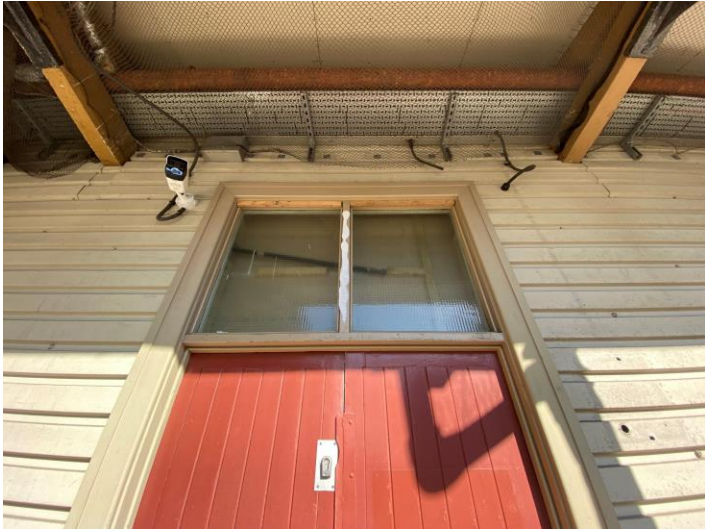


Image (9)



Image (10)



Image (11)



Image (12)



Image (13)



Image (14)



Image (15)



Image (16)



Image (17)



Image (18)



Image (19)



Image (20)



Image (21)



Image (22)



Image (23)



Image (24)

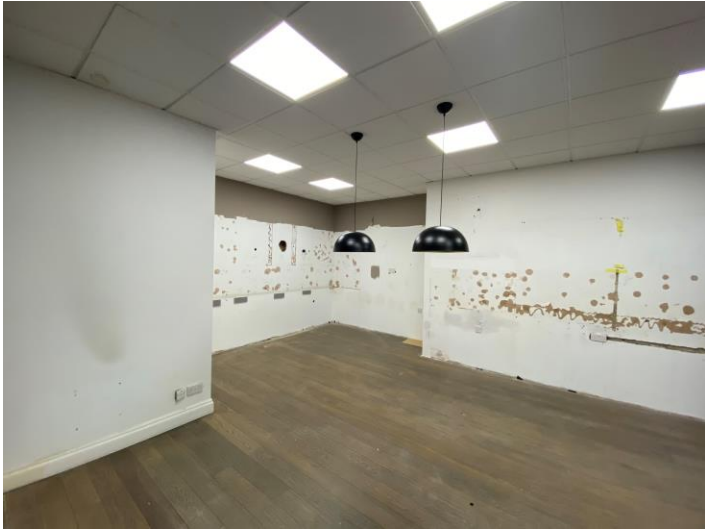


Image (25)



Image (26)



Image (27)



Image (28)



Image (29)



Image (30)



Image (31)



Image (32)



Image (33)



Image (34)



Image (35)



Image (36)



Image (37)



Image (38)



Image (39)



Image (40)



Image (41)



Image (42)



Image (43)



Image (44)



Image (45)

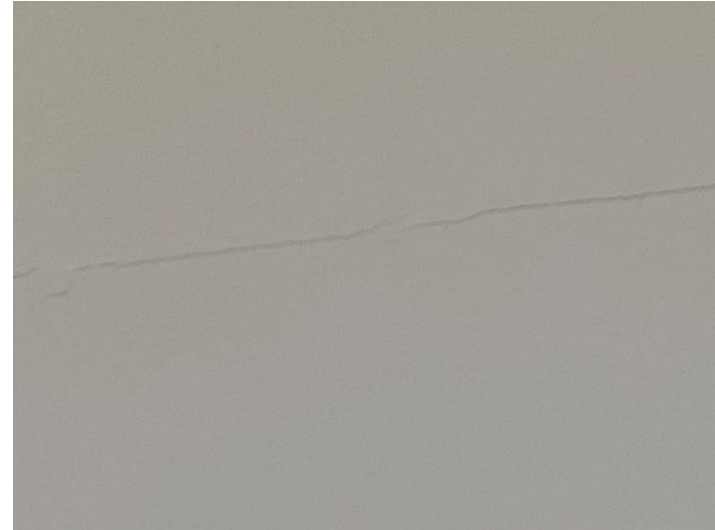


Image (46)

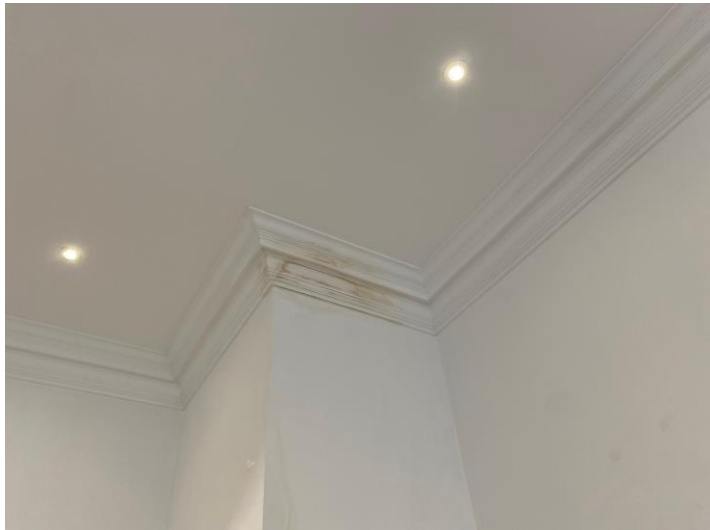


Image (47)



Image (48)

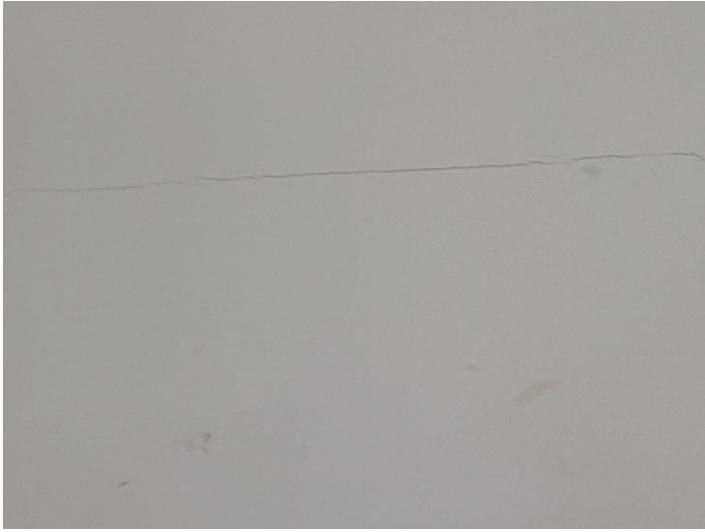


Image (49)

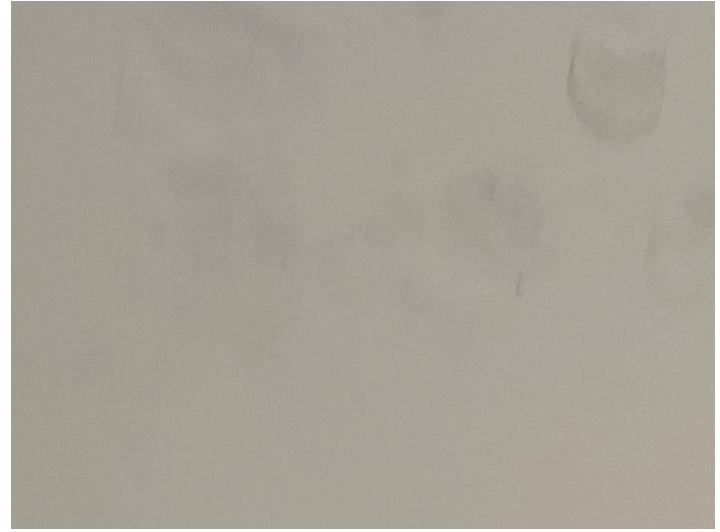


Image (50)



Image (51)

Schedule of condition summary:

1. The building is in poor exterior decorative order, there are numerous penetrations to the façade because of previous tenant fixtures (evidenced by images: 1, 2, 9, 10, 11, 12 and 13).
2. Interior walls and ceilings are in poor condition with damaged surfaces following previous occupier fit out removal (evidenced by images: 4, 5, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 44, 45, 46, 47 and 48).
3. The door sets are in poor condition, (evidenced by images: 5, 6, 7, 8, 9 and 24).
4. Part of the roof structure is exposed, timber is in poor decorative order, it has been painted black and between wood/metal supports the roof panels have been clad in plasterboard: (evidenced by images: 17, 18, 19, 20 and 21).
5. Floor surfaces are in poor condition, ceramic tiles are damaged, the painted floor is damaged, and the floating wooden floor material is incomplete and damaged (evidenced by images: 14, 15, 16, 18, 19, 22, 23, 24, 25, 26, 27, 30, 31, 32, 38, 39 and 40).
6. There are no tea point fixtures or fittings.
7. The suspended ceilings are in poor condition; (evidenced by images: 25, 26, 28 and 29).
8. There is evidence of a roof leak: (evidenced by images: 47 and 48).
9. Central supply services are external to the unit, these have been run on exposed cable tray: (evidenced by images: 9 and 12).
10. The wall surfaces are in poor general condition, ceilings and walls are cracked in numerous locations: (evidenced by images: 30, 35, 45, 46, 49, 50 and 51).