

CASE STUDY - REINSTATEMENT COST ASSESSMENT

BIZSPACE LIMITED

Felling Business Centre, Gateshead

Bizspace is a nationwide business space provider with over 100 sites throughout England and Scotland. Their portfolio comprises a combination of offices, industrial estates and business parks.



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Size: 60,000 sqft | Use class: Office/light industrial

Dunlop Heywood was instructed to undertake a pre-acquisition freehold survey of an office/workshop complex in Gateshead.

Service lines involved:

- Building consultancy
- Dilapidations advice
- Reinstatement cost assessment
- Environmental audit

Challenges:

- Instruction to be discharged in a short timeframe
- Liaison with specialist sub-consultants to ensure mechanical and electrical installations adequately considered
- Historical research into previous use of site required to determine the presence or otherwise of environmental issues

Results:

- Discharge of instruction within agreed timescales
- Identification of significant defects with the building fabric and services installation and production of budget costs for repair to allow due consideration as part of the acquisition process
- Provision of feasibility advice for future refurbishment options