

# Building Consultancy Due Diligence Building Surveys



London | Consultancy | Transactions | Independent | Experienced

Anyone seeking to purchase an interest in a property, whether as an owner or occupier, should always obtain a **Due Diligence Building Survey** prior to purchase. The transaction will undoubtedly mean parting with a significant amount of money, and having the benefit of a holistic **Due Diligence Building Survey is essential**. A survey offers you protection so you can be safe in the knowledge that you are making an informed purchase decision, and a sound investment.

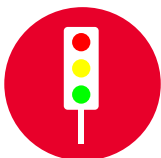
## WHAT TYPE OF REPORT DO I NEED?

We can provide you with a Building Survey whatever interest you are looking to acquire, no matter the type, age or sector, with a suite of specifically tailored reports suiting your requirements.

- If you're a potential **owner/occupier** and you want to understand every last defect, our **standard survey report** covers it all.
- If you're an **investor** interested in key principal considerations only, our **executive summary report** is what you need.
- We appreciate you may be obtaining funding, and your **lender** requires a report too. Our **lender report** deals with principal matters that may affect potential funding.
- You may be looking to go to market and sell a property, and we also have a specific **Vendor report** for inclusion in a sale pack.
- We also understand that if you wish to purchase a property where a Vendor report is available, you may want a peer review. We've got a tabulated report for this too, specifically formulated to cross reference the existing report, reporting additional findings and recommendations that should be considered.



## WHATS INCLUDED IN THE SURVEY?



Our detailed bespoke survey reports provide concise commercial advice that is easy to understand. Executive summaries are provided at the front of all reports, providing a snapshot of the key considerations against main headings, supported by traffic light ratings to place associated risks into context.



Our reports identify potential issues and problems, tell you what the likely solution is, and who's responsible for it. Anything we want to tell you about is supported by a large photograph, so you don't need to search through thumbnail photos at the end of a report.



Major anticipated repair costs are included in an appendix cost table, broken down across a 5-year period, and categorised so you know where responsibility lies.

In addition to highlighting structural and fabric defects, we provide summary comment on statutory compliance issues including Planning, Building Regulations, EPC's and Deleterious Materials. Dealing with a new building property? We will provide a commercial view on the availability and content of professional appointments, contracts and collateral warranties too.

We understand that often, a joined up multi-disciplinary approach is required to report on a building. If additional specialist sub-consultant reporting (for example Mechanical & Electrical services) is advisable, we'll recommend this at the outset and fully co-ordinate this as Lead Consultant. All reports are included as appendices, with key findings reported in our executive summary. We only work with trusted consultants, and importantly we take the time to understand the considerations they will raise, so we can relay these to you in detail.



We'll recommend further investigations where necessary and try and help your Solicitors by stating where specific key legal enquiries should be raised.

Buying an investment? We aim to ensure that any material issues we find are considered in the purchase price you've agreed to pay. We'll always try and highlight potential added value improvements to a building, such as infilling an atrium to create additional floor space.



Seeking to occupy a building? we will highlight your main lease liabilities and give you practical guidance on how best to minimise any risks. We'll also try and mention those things that might be important to your use of the building, such as floor to ceiling heights and service void sizes.

## WHY CHOOSE US?



You'll get a complete joined up service from us. We will co-ordinate and manage your entire due diligence requirement, with the aim of becoming your trusted advisor.

We understand that often, property purchases are on an accelerated timeline. We are used to receiving that call stating that surveys 'need to be cleared in 10 days'. As long as there are no issues with accessing a property, we'll inspect it within 48 hours of receiving your instructions. We will undertake a holistic review of any Investment data room too. You'll get an executive summary of key considerations after inspection, and your report within a week.



Our involvement doesn't just stop once we've issued our report. We will support you in your discussions with the Vendor, so you achieve the best desired outcome. With the benefit of our report, you will be best placed to negotiate the best purchase price, or lease terms.

Choose Levy Real Estate and be safe in the knowledge that you'll receive a detailed commercial report tailored to your specific needs, that provides answers to all of the questions you have.

If you're looking to purchase, sell or take a lease on any building, please do get in touch with us.

## CONTACT

Ian is a Partner in the Building Surveying team and has extensive due diligence experience. Over the course of his career he has produced Pre-Acquisition Building Surveys for all manner of properties, big and small, young and old, for every conceivable building type and use. **Please take a look at some of the properties he has provided pre-acquisition advice on.**

**Ian Golbourn BSc Hons MRICS**  
Partner

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Consultancy**

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## OFFICES



**5 Broadgate, London -  
750,000 ft<sup>2</sup>**

**Purchaser:** CK Asset Holdings Ltd



**Adelphi, 1-11 John Adam Street  
London - 250,000 ft<sup>2</sup>**

**Purchaser:** Pontegadea



**70 Mark Lane Tower, Fenchurch  
Street, London**

**Purchaser:** Korea Investment & Securities  
Co. Ltd



**Volkswagen Headquarters, Milton  
Keynes**

**Purchaser:** Runnymede Borough Council



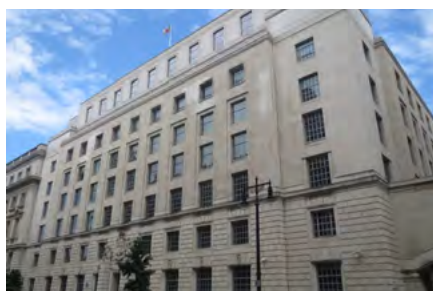
**ASOS, Leavesden Park, Watford  
- 200,000 ft<sup>2</sup>**

**Purchaser:** Private Middle Eastern Investor



**Chiswick Green, Chiswick,  
London**

**Purchaser:** Runnymede Borough Council



**3-8a Whitehall Place, London  
95,000 ft<sup>2</sup>**

**Purchaser:** British Overseas Bank  
Nominees Limited



**The Warwick Building, London  
80,000 ft<sup>2</sup>**

**Purchaser:** Bishopsgate Long Term Property  
Unit Trust



**Compass House, Chertsey -  
55,000 ft<sup>2</sup>**

**Purchaser:** Runnymede Borough Council



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## INDUSTRIAL



### Woodside Industrial Park, Dunstable

**Client:** Knight Frank Investment Management



### Tannery Road Industrial Estate, Tonbridge - 60,000 ft<sup>2</sup>

**Client:** The Milton Group



### Sandown Industrial Estate, Esher Surrey - 60,000 ft<sup>2</sup>

**Client:** The Milton Group



### Royal Mail Depot, Thorpe Industrial Estate - Egham

**Client:** Runnymede Borough Council



### TNT UK Limited, Manor Royal Industrial Estate - 86,000 ft<sup>2</sup>

**Client:** The Milton Group



### New Era Estate, Odlands Way, Bognor Regis - 300,000 ft<sup>2</sup>

**Client:** Thai Factory Development Company



### Units 1-5, Trinity Street, Ipswich - 35,000ft<sup>2</sup>

**Purchaser:** Wynnstay Properties Limited



### Brakes Cold Storage Facility, Bishops Stortford – 185,000 ft<sup>2</sup>

**Purchaser:** Leatham's Limited



### Charlie Bigham's Production Facility, Park Royal - 97,000 ft<sup>2</sup>

**Client:** London Anglican Fund

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## RETAIL



**Hampden Retail Park, Eastbourne**  
- 70,000 ft<sup>2</sup>

**Purchaser:** Eastbourne Borough Council



**35-38 High Street Richmond** -  
Four Victorian High Street Units

**Client:** Knight Frank Investment  
Management



**Warren Retail Park Ashford** -  
35,000 ft<sup>2</sup>

**Client:** Knight Frank Investment  
Management



**Brixton Market,**  
London

Grade II Listed Building



**50 St James St**  
London

Grade II Listed Building

## HOTELS & RESIDENTIAL



**Broome Park Estate, Canterbury,**  
Grade 1 Listed Mansion

**Purchaser:** Associate of Pyhro Investment  
Management



**9 Holland Park,**  
London

**Purchaser:** Private Individual



**Waitrose & Travelodge,**  
Egham

**Purchaser:** Runnymede Borough Council