



## Case Study: Distribution Centres

*TK Maxx, Currys/PC World, Toolstation*

### TK Maxx Rochdale

Our strategic approach to Terminal Dilapidations allowed TK Maxx to exit the lease on this 100k sq ft distribution centre for around a 1/3<sup>rd</sup> of the cost of the LLs £1.1m claim. The LL made it clear they were not interested in a cash deal unless it was over £1m; hence combining Building Surveying and Valuation expertise, the scope of works was reduced and the works implemented on site. This instruction led to a national retained role on all Building Surveying services for TK Maxx and they commented **“Working on TJX Europe’s behalf, Bradley Mason have achieved very advantageous dilapidations settlements for each of our recent TK Maxx store and DC closures. Not only were these secured below expenditure expectations, but Bradley Mason also managed the process very smoothly, working closely with our contractors to deliver outstanding results.”**



*TK Maxx Rochdale*



*Daventry*

### Dixons (Currys and PC World)

By using our strategic approach to Dilaps, we were able to settle a £500k liability on a 60k sq ft site in Lincoln for £125k 2 months before lease end.

We advised on the short term acquisition of a 120k sq ft unit in Daventry; whereby in addition to limiting liability by a detailed Schedule of Condition, we further omitted liability for items of risk. At lease end our evidence to defended an unreasonable claim for Dilaps.

We have also recently advised on the acquisition of a 50k sq ft unit in Aylesbury, taken on a new lease term and again our input avoided unnecessary liability and ensured the LL completed the necessary works.



*Lincoln*



*Aylesbury*

### Toolstation

As preferred property consultants for Toolstation Ltd, Bradley-Mason LLP are pleased to have been involved in the leasehold acquisition and fit-out of their 2<sup>nd</sup> national distribution warehouse – Toolstation Redditch. With our initial acquisition survey and subsequent negotiations with the Landlord, Bradley-Mason helped secure the best deal for the client right from the outset. The property had a £2m fit-out value with an additional £100,000 trade counter installation and Bradley-Mason were involved throughout the construction and fit-out phase to provide advice and support to help deliver the scheme to the client’s satisfaction. From start to finish, Bradley-Mason’s comprehensive property service offered the client a proactive approach with our dedicated team providing value-for-money assistance right the way through.



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