

Industrial & Manufacturing



Bradley-Mason
LLP

Case Study *Nationwide*

As experienced property consultants Bradley-Mason LLP are able to advise on a wide range of property matters affecting industrial premises. Whether it be in respect of dilapidations, service charges, lease liabilities, planning and development, design and specification, project management, building pathology, asbestos compliance or Party Wall affairs.



AQUISITIONS

Salts Healthcare appointed Bradley-Mason LLP to produce an Acquisition Report for the freehold acquisition of a property for owner occupation. The site of 15,000 sq. ft of open plan steel framed industrial unit which had been partly refurbished by the Landlord and was to be fitted out for the manufacture of health care products.

DILAPIDATIONS

RMB West Bromwich appointed by the Landlord to deal with Terminal Dilaps over 18 months prior to Lease end. They wanted to dispose of the freehold and maximise the return on investment, avoiding a protracted Dilaps dispute.

By serving an Interim Repairs Notice prior to Lease end, the Tenant recognised the Landlords ability to exercise the 'Self Help' clause and an all in surrender was agreed include rent and Dilaps up to Lease end. This allowed the Landlord to implement essential works and dispose of the freehold at maximum market price.



DESIGN & PROJECT MANAGEMENT



Bradley-Mason LLP worked with Skelton Group (Midlands) Ltd [Landlord] and Unipres (UK) Limited [Tenant] to deliver a bespoke, fully refurbished, manufacturing facility.

A partnering approach with all stakeholders, close team work and a pro-active contractor all contributed to delivery of the project on time and below budget.

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