Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Schedule of condition prepared on 12 January 2024 for Northfield Supplies Ltd before the grant of the Lease of Unit 4 Calder Wharf. Photographs 1 to 48 are held in the Property folder and form part of this schedule.

Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Loading bays. Dock leveller 2 is inoperative. Bay door 3 has impact damage to the lower two panels and the guide rail is bent. Concrete apron shows surface spalling outside doors 1 to 3.

Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Warehouse floor. Hairline cracking across the joints in grid lines C to F. Line markings are worn. Standing water collects near the rear fire exit after heavy rain.

Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Roof and cladding. Two translucent roof panels above aisle 6 are discoloured. Minor corrosion on cladding fixings at the north elevation. Gutter outlet at the south-west corner is partly blocked.

Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Services. Lighting in the warehouse is a mix of high-bay sodium fittings and later LED units; eleven fittings are not working. The sprinkler valve set was last tested in October 2023 according to the label. Electrical distribution boards are labelled, but the periodic inspection certificate was not available on the day of the survey.

Schedule of condition, Unit 4
Fictional Northfield matter. Prepared by Jordan Singh, 12 January 2024.

Offices. Ceiling tiles stained in the meeting room, suggesting historic water ingress. Carpets worn. No damage noted to the kitchen or washrooms. Summary: the building is in fair condition for its age; the Tenant is not liable to remedy items recorded here.