

DILAPIDATIONS CONSULTANCY

Dilapidations – to cause or allow a building to fall into disrepair, as by misuse or neglect – dictionary.com

Our client, Molsen Coors, required strategic dilapidations advice as landlord of 1700 Aztec West, Bristol.

The property consists of some 70,000sq.ft industrial warehouse/distribution space together with 20,000sq.ft office space located within the heart of North Bristol's premier business district, Aztec West.

In the first instance, we were required to prepare a dilapidations assessment to appraise the likely level of claim in regards to their tenant, an IT design company. In turn, this advice was to feed into lease renewal negotiations which, at the eleventh hour, faltered when the tenant decided to relocate to alternative premises.

We were then appointed to formally prepare a terminal schedule of dilapidations in good time prior to expiry of the lease in order to ensure the requisite notice was afforded for reinstatement (a specific lease clause). We were then retained to negotiate with the tenant direct and agree a financial settlement.

Our services were retained to oversee a full refurbishment of the space in order to present to the market. Only by our expert and early intervention were these costs fully recovered from the outgoing tenant.



Client: Molsen Coors

Property: 1700 Aztec West, Bristol

Services Provided:

- Dilapidations Exit Strategy
- Preparation and negotiation of Dilapidations with sub-tenant
- Dilapidation mitigation works

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A wide-angle photograph of a modern, multi-story office building with a glass facade and a prominent blue structural frame. The building is set against a clear blue sky with scattered white clouds. In the foreground, there is a paved area and some greenery.

**1700 Aztec West
Bristol**