



PROMINENT GRADE II LISTED OFFICE BUILDING

74-77 GREAT RUSSELL STREET

CHALLENGE

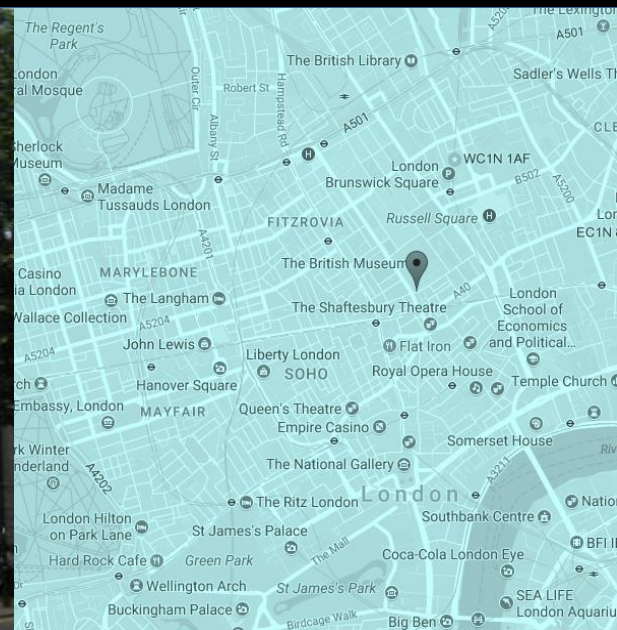
CS2's was appointed by the landlord, a prominent London estates company, to prepare a terminal schedule of dilapidations for service upon the tenant following 25 years of occupation. The property had been much altered during the tenant's occupation, including inappropriate repairs to ornate fireplaces, cornicing and plasterwork and the introduction of air conditioning without a formal licence. The property had received minimal maintenance attention in the final years of the lease term, with many areas not having been decorated since lease commencement. CS2 was instructed to prepare the schedule of dilapidations, followed by negotiation of a financial settlement with the tenant.

SERVICES PROVIDED

Dilapidations

POSITIVE OUTCOMES

- Obtaining a financial settlement for internal and external works liabilities
- Reviewing extensive historic documentation and providing strategic advice and a pragmatic approach



CONTACT

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