

CASE STUDY

BUILDING SURVEYING – COMMERCIAL ACQUISITION BUILDING SURVEY & REINSTATEMENT BUILDING COST ASSESSMENT (RBCA).

PROJECT NAME

Osbourne House, 12 Devonshire Square,
London EC2M 4TE

CLIENT

Hadley Shipping Company Limited

CONSTRUCTION VALUE/CONTRACT PERIOD

n/a

CONTRACT TYPE

n/a

PROJECT DESCRIPTION

A pre-acquisition Level 3 RICS building survey and reinstatement build cost assessment to 12 Devonshire Square, a commercial property of 5,128 sq ft (476 sqm) with office accommodation over lower ground, ground

and three upper floors. It is a Grade II Listed mid-18th century terraced property located in the Bishopsgate Conservation area of Central London.

MISCELLANEOUS

1. Establish the current condition, including management of an Asbestos survey and a Fire Risk assessment, so that the potential purchasers could make a reasoned and informed decision before committing to purchase, and
2. Determine the reinstatement cost for insurance purposes on a "Day One" basis. We reported that it was structurally sound condition with no evidence of significant defects to not warrant purchasing it but there were some repair items, some of which though were superseded by the vendors future plans to extend the property.



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