

WESTONE

• Chartered Building Surveyors •

dilapidations



Dilapidations matters considered under a commercial lease is a complicated area of Landlord and Tenant law for which you will require proactive prompt and above all accurate professional advice whether you are a Landlord or a Tenant.



We can act for either the Landlord or the Tenant to prepare and serve or defend a claim for dilapidations.

As most leases will have clauses relating to the repair, redecoration and reinstatement at the end of the lease term, taking advice from a Chartered Building Surveyor is essential to ensure the best possible outcome.

Benefits of employing West One include:

- We offer proactive no-nonsense advice on dilapidations matters for both Landlords and Tenants.
- We are Chartered Building Surveyors and work to the highest level of professional standards
- We are familiar with all types of properties and have worked on claims in properties ranging from historic buildings to modern developments
- We have developed excellent working relationships with Solicitors and Professional Advisers alike to ensure the best possible advice is being delivered
- We offer a prompt turn around on all reports



building
surveys

dilapidations

defects
diagnosis

party walls

insurance
claims surveyors

expert witness

expert
advocacy

West One: 78 York Street, London, W1H 1PD
Tel: 020 7692 8365
Email: info@westone-uk.com
Web: www.westone-uk.com



providing no-nonsense independent advice throughout London and the south east

WESTONE

• Chartered Building Surveyors •

dilapidations



FOR LANDLORDS

For Landlords leasing properties to Tenants we can act on your behalf to prepare interim and terminal claims for dilapidations.

Once we have obtained and read the lease we will arrange to inspect the property in accordance with the lease from where we can prepare a Schedule of Dilapidations for your solicitors to serve. We will then act on your behalf to obtain the best possible settlement for you.



FOR TENANTS

If you lease commercial property from a Landlord, at some stage, likely towards the end of the lease, you will receive a Schedule of Dilapidations. This will be a complex document summarised in a claim against you for repairs to the property.

Once we have read your lease, we will be able to advise on the validity of the claim being made and will seek to minimise your liabilities.

We will do our utmost to secure the best possible deal for our clients, regardless of the size of the building in question.

We would always recommend early advice is sought with regards to dilapidations claims, so contact us as soon as a claim is received, preferably earlier.



**building
surveys**

dilapidations

**defects
diagnosis**

party walls

**insurance
claims surveyors**

expert witness

**expert
advocacy**

West One: 78 York Street, London, W1H 1PD
Tel: 020 7692 8365
Email: info@westone-uk.com
Web: www.westone-uk.com



providing no-nonsense independent advice throughout London and the south east

WESTONE

• Chartered Building Surveyors •

dilapidations



EARLY ADVICE

We always recommend that you seek advice as early as possible. We can give the best dilapidations liabilities mitigation advice before the lease is ever signed. If no such advice has been given please contact us as long before the lease ends as possible. Two years before the lease end is not too early to assist.

We will be able to undertake a pre-dilapidations assessment to assist in minimising your potential dilapidations liabilities.



ABOUT US

West One Surveyors are an independent firm of surveyors based in central London. We cover London and the South East on day to day instructions but further afield when required.

Our aim is to offer prompt no-nonsense advice on a select range of services that we are proud to offer our clients. We do not pretend to be all things to all people, instead we have chosen only to offer a select few services, but offer them well.

Contact one of our Directors for a no-obligation consultation on landlord and tenant matters.

Neil Lofting
BSc(Hons) MRICS MCABE MEWI
neil@westone-uk.com
07760 888385

Pritesh Chudasama
BSc(Hons) MRICS
pritesh@westone-uk.com
07468 485169



**building
surveys**

dilapidations

**defects
diagnosis**

party walls

**insurance
claims surveyors**

expert witness

**expert
advocacy**

West One: 78 York Street, London, W1H 1PD
Tel: 020 7692 8365
Email: info@westone-uk.com
Web: www.westone-uk.com



providing no-nonsense independent advice throughout London and the south east