



## CASE STUDY

Intertek

Industrial Unit Dilapidation







**Project:** Intertek Dilapidation

**Client:** ITS Testing Services

**Address:** Intertek Sunbury, Sunbury on Thames

**Contract Value:** £650,000

**Duration:** 6 Months

Approaching the end of a long-term lease, with a view of subleasing the property to a future tenant, AJS were instructed to return the warehouse unit back to its original shell and core.

AJS completed a full dilapidation of the large industrial unit that had been developed into multiple laboratory rooms, kitted out top to bottom with various scientific equipment, a mezzanine floor sustaining a large industrial plant room along with office and kitchen areas at the front of the building.



Industrial



Project  
Management

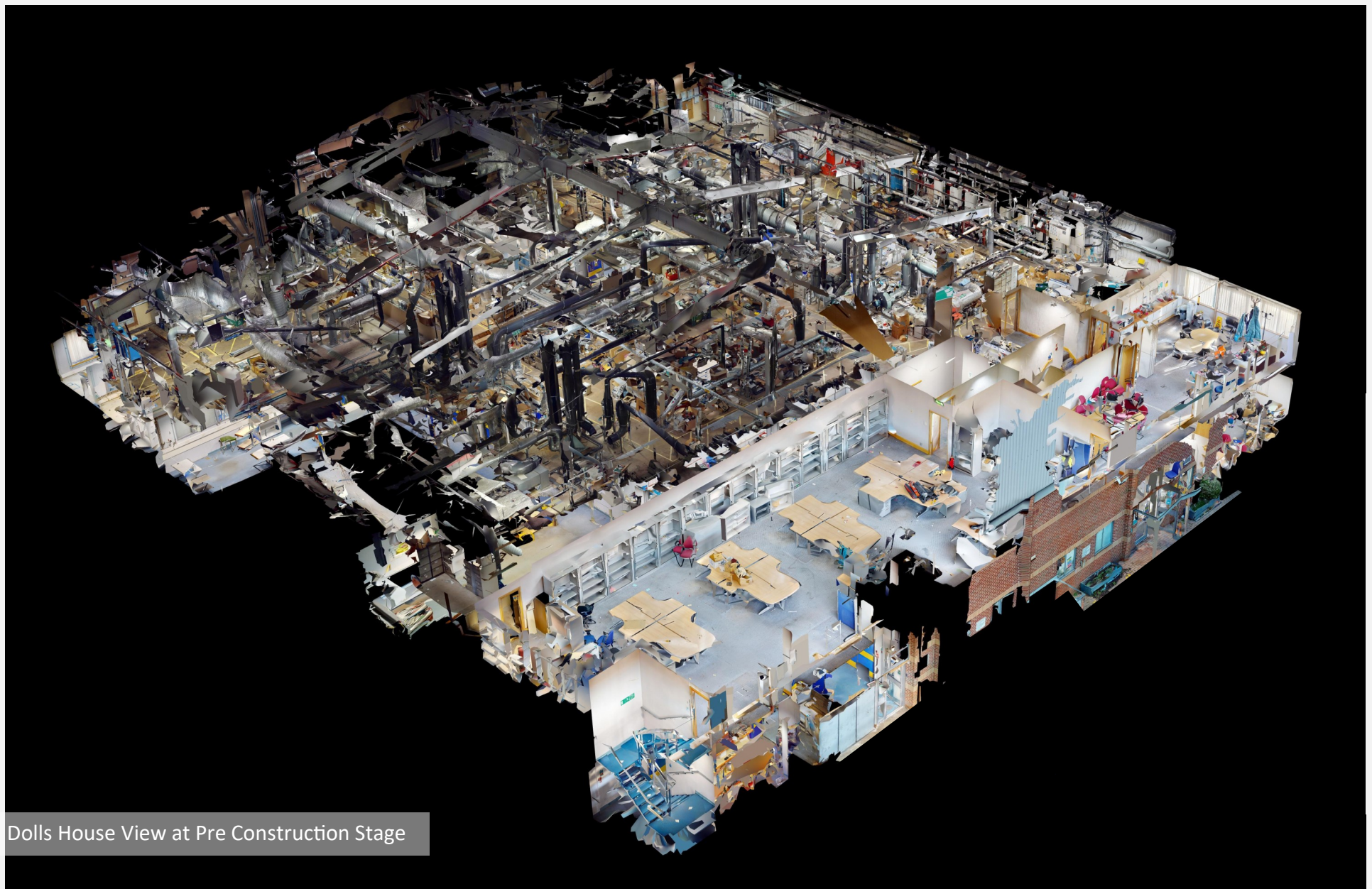


Design &  
Build



Pre Construction Phase





Dolls House View at Pre Construction Stage





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AJS undertook a full-scale removal of all equipment that was left behind by the occupant; everything from antique microscopes, vast amounts of glass test tubes to the laboratory furniture. A full itinerary of the items was produced for selling, recycling or provided to charity. Items of value were sold via auction, direct sale or to our reselling partners to maximise the client's return. Interestingly, a film production company based not too far from the site, purchased many items for an upcoming sci-fi film. Upon completion of the project a rebate figure (Circa £10k) was given to the client and deducted from the contract sum.

Once all FF&E had been removed, AJS began to unveil the warehouse through removal of all partitioning, suspended ceilings and vinyl flooring. The 1200 m<sup>2</sup> mezzanine holding heavy duty ducting and HVAC equipment was carefully dismantled and disposed of to open the unit back to its original base build and allowing the installation of two industrial roller shutters to the front elevation.

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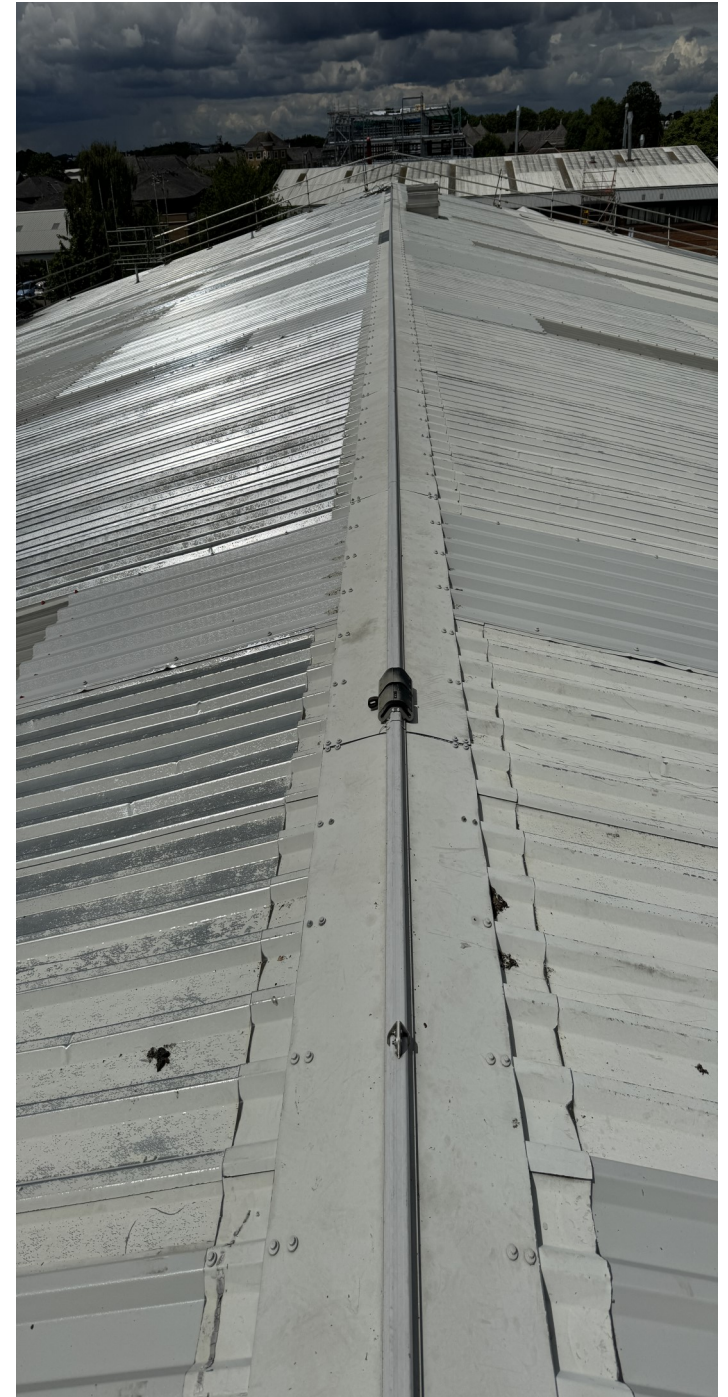


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Over time, the external cladding panels of the property had suffered from wear and tear and were required to be replaced in sections. AJS undertook the replacement of a dictated number of full height panels to improve the external shell of the building. Upon completion a high pressure jet wash of all panels was undertaken to the building envelop offering a fresh appearance.

Following a list of requirements by the landlord, the existing roof panels and gutters were found to be delaminated and not fit for purpose. A full replacement of Roof lights was undertaken as well as new roofing panels to the worst affected area. The roof then received a full scale Giromax coating and gutter coat lining offering a 25 year guarantee.

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Upon the removal of large-scale items, substantial making good was required to the internal lining panels which were replaced with new where worst affected, as well as extensive grinding and buffing to the concrete slab to ensure a smooth level finish. The unit then received decorations to all previously painted surfaces and fitted out with new flooring to the retained office and communal sections offering a refreshed finish to an incoming tenant.

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Virtual Tour

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