



# Verwood Industrial Unit

## Project Profile

### Introduction

Bennington Green was appointed by the Landlord upon recommendation from a Commercial Agent to act as the Landlord's Surveyor preparing and negotiating a dilapidations matter upon an industrial warehouse unit in Verwood, Dorset.

The unit had been occupied by a glass fibre and mouldings company and they had used the premises for production and had not undertaken any maintenance other than where absolutely necessary.

### Our Approach

Bennington Green served directly upon the Tenant a terminal schedule of dilapidations well prior to the Lease expiry date and opened dialogue with the Tenant to discuss alternatives to reach an amicable settlement.

Bennington Green undertook a site inspection and survey in the presence of the Tenant so that an initial contact was established. During this it was established that the Tenant was likely to self represent and hence greater care was taken with the Tenant to explain all of the relevant matters and procedures so that there was no misunderstandings.

It was agreed with the Tenant that they would strip out and remove their own fixtures and fittings but that the Landlord would arrange for the dilapidations to be undertaken by a local contractor after Lease termination.

The Commercial Agent had negotiated a new Lease with a new company during this period and hence a number of alterations were made to the works schedule to accommodate the new Tenant's requests.

Bennington Green prepared a detailed schedule of works and tendered the works to local contractors. After discussions with the Landlord a contractor was chosen and the works commenced immediately upon Lease expiry. The Works were completed within a few weeks of Lease expiry and on programme to enable the new Tenant to take occupation of the unit.



**Client:**  
Managing Agent

**Sector:**  
Industrial

**Expertise:**

Building  
Surveying

**Testimonial:**

*““Ryan professionally managed the negotiation with the self-representing out-going tenant, showing exceptional care to all parties. Despite the amendments to the instruction, Ryan ensured all works were completed on time to a high standard.”*

*Ms Myra Davies  
– Commercial Agent”*



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