

CPSE.1 REPLIES

COMMERCIAL PROPERTY STANDARD ENQUIRIES

CPSE.1 (version 3.9) General pre-contract enquiries for all commercial property transactions

PROPERTY: Unit 5, Westfield Business Park, Bristol BS1 2AB

MATTER: Henderson Portfolio - Property 7

CPSE.1 - Question 2.6

Question 2.6: Please state the name and address of every person or entity in occupation of the Property, or any part of it, and confirm whether they occupy under a lease, licence or some other arrangement.

Reply: The seller is not aware of any person or entity in occupation of the property other than the tenant named in the lease, so far as the seller is aware.

CPSE.1 - Question 3.3

Question 3.3: Has any enforcement notice, stop notice, or breach of condition notice been served in relation to the Property?

Reply: The seller is not aware of any enforcement notices having been served on the property, so far as the seller is aware.

CPSE.1 - Question 4.2

Question 4.2: Please confirm whether the Property is connected to the public sewer for foul water drainage and provide copies of any connection certificates.

Reply: The seller believes the property is connected to the public sewer. The seller does not hold drainage connection certificates.

CPSE.1 - Question 7.1

Question 7.1: Please give details of any past or present use of the Property that might be a potentially contaminative use, and provide copies of any environmental surveys or reports.

Reply: The seller is aware that the property was previously used as a dry cleaning facility until 1987. A Phase 1 environmental survey was carried out in 2018, a copy of which is enclosed. The seller is not aware of any contamination affecting the property.

CPSE.1 - Question 8.4

Question 8.4: Please supply copies of all building regulations completion certificates relating to any works carried out at the Property.

Reply: The seller is aware that alterations were carried out to the ground floor reception area in approximately 2019. The seller does not hold building regulations completion certificates for these works.

CPSE.1 - Question 11.1

Question 11.1: Please provide details of any disputes, complaints or proceedings affecting the Property or any neighbouring property.

Reply: The seller is not aware of any disputes affecting the property, so far as the seller is aware.

CPSE.1 - Question 14.1

Question 14.1: Has the Seller or any relevant associate opted to tax the Property for VAT purposes?

Reply: The seller has not opted to tax the property.

CPSE.1 - Question 15.3

Question 15.3: Has an asbestos survey been carried out at the Property and if so please supply a copy of the report and the asbestos management plan.

Reply: An asbestos management survey was carried out in 2016, a copy of which is enclosed. The seller is not aware of any asbestos having been disturbed or removed since the survey.

CPSE.2 - Question 5.3

Question 5.3: Are there any rent arrears outstanding?

Reply: The current tenant is up to date with rent payments.