



CWC

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consulting

Unit A Finlan Road, Stakehill Industrial Estate, Middleton

UBS Triton Property Fund

M&E Services Condition Summary Report

Date: 27/04/2023

Ref: 2880-CWC-XX-RP-N-0002

Revision Record

Date	Reference	Revision	Prepared By	Checked By	Authorised By
26/01/2023	DRAFT-CWC-XX-RP-N-0001	0	P Johnson/ G Talbot	P Crookes	P Johnson/ G Talbot
			PJ/ GT	PC	PJ/ GT
27/04/2023	2880-CWC-XX-RP-N-0002	01	G Talbot	P Johnson	G Talbot
			<i>gtalbot</i>	<i>pjohnson</i>	<i>gtalbot</i>

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1.0 Executive Summary

Crookes Walker Consulting Limited (CWC) was commissioned by Savills to undertake a survey of the Mechanical and Electrical (M&E) Building Services installations at Unit A Finlan Road, Stakehill Industrial Estate, Middleton, M24 2SJ.

An initial survey of the existing building was undertaken on the 4th January 2023. followed up with an additional survey on the 20th January 2023.

The building was constructed 1998 and comprises 82,506 sqft of Warehouse and commercial office accommodation. The site is 2.7 hectares (26,970m²).

Construction appears to be steel frame with curtain wall elevations.

The majority of the services to the warehouse have been isolated and removed with the exception of the lighting, electrical distribution and sprinklers. The office area retains many of the services.

Most of the M&E services date from the original installation with the exception some updated LED lighting to the office area and warehouse. Some other plant such as fan coil units may have had adhoc unit replacements. Therefore, most of the services are around 24 years old and either past or approaching the end of their useful life.

The condition of the service penetrations through fire compartments could not be verified during the inspection and it has been highlighted that there could be areas that break the fire seal and have not been properly fire stopped. It is recommended that fire stopping generally is reviewed to confirm there are no issues.

The proposed works will include the demolition of existing single storey extension and service yard canopy, erection of extension and alterations to existing building, change of use to allow a flexible use within Classes B2, B8 and / or E(g)(iii) and a series of physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure.

1.1 Scope

The inspection of the premises is limited to all visible, exposed and accessible elements of the M&E services. The report includes comments on the visual condition of the M&E services installations within the context of the type and age of the property.

This type of high-level visual survey may not fully establish the true condition of the equipment, as it is common for plant to appear satisfactory from an external inspection, and yet have a history of operational problems.

Unless noted otherwise, CWC did not carry out any intrusive investigations, operate any plant, test the performance of the M&E services nor inspect any flues, ducts, voids or any similarly enclosed areas to which access was not readily available at the time of the inspection. CWC are therefore unable to report that such services remain free from defect or operate fully as intended. Further, CWC have not investigated the plant and equipment for obsolescence, unless specifically noted within the report.

CWC have made general observations with respect to compliance with current legislation, British Standards, Building Regulations, and British Council for Offices (BCO) guidelines, CIBSE guidelines and current good practice. Please note that compliance with UK Standards often requires a more detailed study, which is outside the scope of our commission.

It should be noted that no design checks were carried out within the scope of this survey and it is assumed that the systems are capable of meeting the original design parameters unless otherwise noted.

1.2 Utilities

The building is fully served by the local utility network and has the following services:

Service	Network	Capacity	Note
Electric	ENWL	1.5MVA (TBC)	Available capacity to be verified
Water	UU	TBC	Additional costs to acquire maps. From a site inspection and GPR survey the water appears to enter the site from Finland rd serving the sprinkler and mains cold water.
Gas	Cadent	TBC	The Cadent maps show the gas supply at the edge of the property. GPR maps show the gas under the building. Further investigation required.
Telecom's	Openreach	Copper/ Fibre TBC	The building is provided with Open reach into the office accommodation. No diverse routes are currently noted.

1.3 Mechanical Services

The factory and warehouse are currently unheated or mechanically ventilated. The office areas are provided with fresh air via an air handling unit and heating/cooling via 4 pipe fan coil units. The chiller has been removed and the LTHW heating system is not operational, therefore there is not currently heating or cooling provided to the office spaces.

Below is a summary of the HVAC to the building:

Area	HVAC	Age	Condition
Factory/ Warehouse	Gas for industrial use and warehouse heating – Decommissioned. No ventilation but louvres from old systems remain Sprinkler system	n/a Sprinkler approx. 24 years.	Decommissioned and poor condition
Office	4 pipe fan coil units and radiators with gas boilers + chiller. AHU for fresh air ventilation. Hot water provided by immersion heater	AHU Circa 24 years LTHW Circa 24 years Chiller removed. Local DX cooling to I.T. room under 2 years	Poor
External	Sprinkler tank and pumping station Gas meter and regulator – no access	Circa 24 years	Reasonable. Tank recently re-lined. Subject to specialist survey

The following observations relate to the Mechanical Services installations: -

1. The age of the heating, ventilation and air conditioning (HVAC) is estimated at 24 years and in poor condition. The chiller has been removed whilst boilers and pumps are not operational. We recommend that this is replaced.
2. The factory and warehouse area are unheated/ unventilated.
3. Domestic hot water is supplied by an LTHW coil sourced from the gas boilers and is estimated to be the same age as the HVAC, circa. 24 years which is beyond the recommended life expectancy for a system of this type. We recommend that this is replaced.
4. The sprinkler pipework and heads within the warehouse space appear to be in reasonable condition and could be retained subject to testing and a specialist survey.
5. The central diesel sprinkler pumps appear in reasonable condition and have reportedly been regularly maintained. Whilst these are close to their expected economic life expectancy we would expect, given the previous maintenance regime and subject to a specialist survey, performance test, and replacement of defective parts, these could be retained.
6. The external sprinkler storage tank appears to be in reasonable condition and has reportedly recently undergone maintenance to re-line the tank following leakages. The capacity may need to be increased if the end-use is deemed to be a higher hazard risk than what the system was originally designed for. This is subject to a specialist survey.
7. The gas meter is housed externally within a locked cabin. The gas supply serving the building appears to run beneath the foundation of the warehouse. This installation method is not current to gas engineering standards and is recommended to be modified/diverted.
8. The water utility meter is located externally at the entrance to the site on Finlan Road and runs underground to a location within the office core.

1.4 Electrical Services

The electrical installation is fed from the incoming ENW substation located at the rear of the building ref: 329420. The ENW substation feeds a main Merlin Gerin switch panel which in turn distributes to a complete electrical installation around the warehouse and office area. Each of the sub-mains distribution boards provides cabling to general / emergency lighting, small power throughout the building.

The warehouse/ factory area has been stripped out, with the majority of the existing electrical supplies including the existing aluminium busbar removed.

The electrical services to the offices remain in situ.

The following observations relate to the Electrical Services installations:-

1. The Authorised Supply Capacity (ASC) of the incoming electrical supply to the building could not be determined from our visual survey, however the entire building is served from an ENW sub-station and it is thought to be a 1.5MVA capacity (to be verified).
2. The electrical distribution consists of a Merlin Gerin main switch panel and sub-distribution fed via SWA cabling. The life expectancy of the electrical distribution is circa 25-30 years and therefore approaching the end of economic life. The distribution boards were in a poor condition with one distribution board having an electrical failure. The electrical distribution is past its useful life and in need of replacement.
3. The general lighting in the factory comprises a mixture of suspended 1200 x 600mm modular linear fluorescent & LED luminaires controlled via a manual switching arrangement. The Warehouse and office areas have recently been fitted with LED luminaires. The fluorescent luminaires are approaching the end of their economic life expectancy.
4. The office lighting installation is fitted with LED luminaires and is unlikely to comply with the recommendations of CIBSE Lighting Guide LG7. The LED lighting has recently been installed however warranties on the luminaires are unknown.
5. The emergency lighting installation appeared to be functioning, however, the batteries and compliance with BS5266 could not be verified.
6. The small power is beyond its economic life expectancy.

7. The fire alarm installation comprises a non-addressable control panel located in Reception linked to automatic detectors, manual break glass units, and alarm sounders. The actual design category of the system could not be determined from our survey; however, it would appear that there are different levels of coverage from the office and factory/ warehouse. The office has automatic detectors with the factory/ warehouse covered by a manual break glass and laser beam smoke detection system. The fire alarm appears to be the original fire alarm and is therefore past its economic life expectancy.
8. The security system appears maintained and operational.
9. The CCTV was not operational with the head end disconnected.
10. No lighting protection was visible during the site inspection.
11. Open reach is provided to the building via one singular connection. Most modern buildings would expect diverse comms supplies. Further review required.
12. No maintenance records are available for the building and therefore could not be commented on.

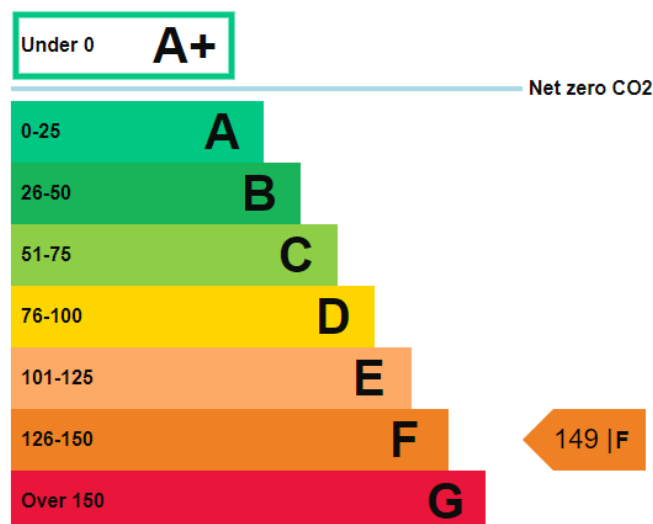
1.5 Energy rating & performance

The Building Energy Performance Certificates (EPC) have been reviewed. The building has several EPCs as follows:

EPC Rating	Comment
F (149)	The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

Energy efficiency rating for this property

This property's current energy rating is F.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

1.6 Operation & Maintenance Manuals (O&M's)

The O&M Manuals for the building are not available and therefore could not be commented on.

The building has been maintained throughout its life by on site staff.

1.7 Potential M&E which could be retained

The building was completed circa 1998 and most of the services are existing and as such would not be recommended to be retained. However, below is a list of items within their CIBSE recommended working life. Therefore, we would suggest (subject to further review) that the following services could be retained:

Service	Age (Years)	CIBSE recommended life (Years)	Condition
Office lighting	2	15	Type of luminaires is unknown. Warranty of luminaires is unknown.
Sprinkler system	24	25	Potential to be retained, subject to specialist survey.
Above ground drainage	24	20-45	Subject to further review.
Office cabling	24	30	Subject to full electrical condition survey.

1.8 Potential M&E items for replacement/ upgrade

The building was completed circa 1998 and most of the services are outside or coming to the end of their CIBSE-recommended working life. Therefore, we would suggest (subject to further review) that the following services may be renewed:

Service	Age (Years)	CIBSE recommended life (Years)	Condition
Lighting	15-24	15	Most factory lighting is past its economic lifespan. Office lighting and warehouse may be retained.
Electrical Distribution	24	25-30	Poor condition, recommend replacement.
Small power	15	15	The small power in the office is beyond its life expectancy.
Fire alarm	24	15	Recommend upgrade. Batteries to be checked.
Security	24	15	Recommend upgrade.
CCTV	24	15	Not operational.
Electrical wiring	24	30	Recommend replacement to warehouse.
Ventilation	24	20-30	Recommend replacement
Domestic hot and cold water	24	25-40	Recommend replacement
4-pipe FCUs and central heating plant	24	15-20	Recommend replacement