

Technical due diligence report

Kestrel House, Fenwick Business Park, Marlbury



Property	Kestrel House, Unit 7 Fenwick Business Park, Longmoor Lane, Marlbury
Client	Harrowgate Estates Management Ltd
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Contents

Document control	2
1 Executive summary	4
1.1 Main findings	4
1.2 Recommended further testing and vendor enquiries	4
1.3 Programme of repairs	4
1.4 Technical issues pertinent to the investment	4
2 Introduction	5
2.1 Limitations	5
2.2 Documents reviewed	5
3 Description of the property	6
4 Rating and time-band definitions	7
5 Elemental condition	9
5.1 Roofs, balconies and canopies	9
5.2 Rainwater goods	9
5.3 Walls, cladding and facades	9
5.4 Windows, doors and joinery	10
5.5 Structural frame	10
5.6 Substructure and basement	11
5.7 Floors	11
5.8 Internal walls, ceilings, partitions and doors (including fire compartmentation)	11
5.9 Finishes	12
5.10 Internal and external staircases	12
5.11 Sanitary and welfare facilities	12
5.12 Building engineering services	13
5.13 External areas, outbuildings and boundaries	13
6 Statutory and compliance matters	15
7 Certification	16
Appendix A — Photographs	17
Appendix B — Schedule of defects and repairs	18
Appendix C — Reinstatement cost assessment	20
Appendix D — Scope of service and standard limitations	21

1 Executive summary

1.1 Main findings

Kestrel House is a two-storey office with an attached single-storey warehouse built in 2008 on a steel portal frame with composite cladding. The building is in fair condition for its age and is suitable for the proposed continued use as a distribution office. The principal matters affecting the investment are: breaches of fire compartmentation between the warehouse and the offices (immediate), the corroded external escape stair (immediate), impact damage to the loading-bay cladding, and warm-air heaters to the warehouse that are close to the end of their economic life.

No evidence of structural movement, asbestos-containing materials in poor condition or flooding was found. Budget repair costs over ten years total about £135,000 excluding VAT and fees, of which £4,550 is immediate.

1.2 Recommended further testing and vendor enquiries

Obtain an Electrical Installation Condition Report (the last is dated 2022 and was unsatisfactory in three observations), a gas safety record for the warm-air heaters and a drainage CCTV survey of the yard gullies. Ask the vendor for the cladding panel specification and the external wall fire performance statement, the lift maintenance contract (passenger lift to the offices) and the planning and building control approvals for the 2016 mezzanine.

1.3 Programme of repairs

Immediate: £4,550. Short term (within one year): £9,200. Medium term (two to five years): £45,700, dominated by replacement of the warm-air heaters. Long term (six to ten years): £76,000, mainly roof-lights, windows and yard resurfacing. Costs are budget estimates at today's prices and exclude VAT, fees and access.

1.4 Technical issues pertinent to the investment

The mezzanine installed in 2016 has no building control completion certificate on file; the tenant's fit-out drawings should be obtained. The EPC rating is D (68); the heater replacement offers an opportunity to improve it. The yard surface is at the end of its life and resurfacing will be a tenant service-charge matter under the lease.

This summary must be read with the main body of the report and the appendices, on which it relies.

2 Introduction

Instruction

Client's instruction	Technical due diligence survey prior to acquisition of the freehold interest	Date(s) of inspection	12 Mar 2026
Specialists involved	None; M&E and structural desk reviews only	Weather conditions	Dry and bright, 9 °C, light south-westerly wind
Occupancy at inspection	Occupied; single tenant trading normally	Persons providing information	Site manager (tenant) and the vendor's agent
Units inspected (multi-let)	Single let; whole building		

2.1 Limitations

This report records a non-destructive visual inspection carried out from the positions, and under the conditions, described in the methodology section. No parts of the building or asset were opened up, lifted, moved or tested unless the report says so. Concealed, covered, inaccessible or obstructed areas have not been inspected and we cannot confirm that they are free from defects. Observations describe the condition on the day of inspection only.

The inspection was visual and non-destructive. The warehouse roof was inspected from a mobile tower at the eaves and from the drone imagery supplied by the client; we did not walk the roof. Fitted floor coverings, suspended ceiling tiles (except at six sample locations) and the cladding cavity were not opened. The server room was locked and not inspected. Services were not tested. A full roof inspection could be arranged with a rope-access contractor at about £900.

2.2 Documents reviewed

Document	Date	Source	Retained
Asbestos management survey (Harrowgate Environmental)	2021-06-14	Vendor's agent	Copy retained
Fire risk assessment	2023-11-02	Site manager	Copy retained
EICR	2022-03-18	Vendor's agent	Copy retained
Planning permission 08/01234/FUL (original construction)	2008-02-27	Council planning portal	Copy retained

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3 Description of the property

Property

Type	Two-storey office with attached single-storey warehouse	General design	Steel portal frame, composite cladding, built 2008
Principal elements of construction	Steel frame, insulated composite wall and roof panels, facing brick plinth, aluminium glazing, concrete ground floor, composite deck first floor	Age	About 18 years (2008)
Size (floor area, basis)	1,850 m ² GIA (from the vendor's plans)	Dates of substantial modification	Mezzanine to the warehouse (2016); office fit-out (2019)
Historical status	Not listed; not in a conservation area	Current use	B8 storage and distribution with ancillary offices
Services (summary)	Three-phase electricity, mains gas, water and drainage; warm-air heating; split AC to offices; passenger lift	Tenure and onerous lease obligations	Freehold; let on a 15-year FRI lease from 2019
Location context	Established business park 2 km from the M-road junction	Site features, topography and boundaries	Level site; tarmac yard and car park; palisade fencing
Full address	Kestrel House, Unit 7 Fenwick Business Park, Longmoor Lane, Marlbury, MB4 7CV		



Figure 3.1 — Location / site plan

4 Rating and time-band definitions

Each element is given a priority rating and a time band for the recommended action:

Colour	Rating	Meaning
	Red	High priority: a defect with safety, statutory or significant cost implications. Action immediately or in the short term (within one year).
	Amber	Medium priority: a defect that will deteriorate or incur cost if not addressed in the medium term (two to five years).
	Green	Low priority: routine maintenance, cyclical renewal or long-term planning (six to ten years). No immediate action.

Time band	Definition
Immediate	As soon as practically possible
Short term	Within 1 year
Medium term	2 to 5 years
Long term	6 to 10 years

5 Elemental condition

5.1 Roofs, balconies and canopies

Insulated composite roof panels on cold-rolled purlins with GRP roof-lights at about 10% of the area and a hidden eaves gutter. Two panels above the loading bay are impact damaged with exposed cut edges, and the roof-lights are discoloured. The roof is otherwise sound and watertight according to the tenant.

The six questions

What, if anything, is wrong?	Impact damage to two panels; discoloured roof-lights	What are the consequences?	Edge corrosion and eventual leaks; reduced daylight
What repairs are recommended?	Replace the two panels, reseal joints; renew roof-lights in the long term	When should they be completed? (time band)	Short term / long term
Who is responsible for the cost?	Vendor (price) then tenant under FRI lease	Is further investigation recommended, and when?	No

5.2 Rainwater goods

Hidden eaves gutters with internal downpipes and uPVC gutters to the office block. The rear office gutter sags and overflowed during the inspection.

The six questions

What, if anything, is wrong?	Sagging and blocked rear gutter	What are the consequences?	Saturation of the wall below and damp internally
What repairs are recommended?	Clear, refix and realign; renew brackets	When should they be completed? (time band)	Short term
Who is responsible for the cost?	Tenant (repair covenant)	Is further investigation recommended, and when?	No

5.3 Walls, cladding and facades

Facing brickwork at ground level with insulated composite panel cladding above. Panel joints and sealants are weathered and two panels at the loading bay show impact damage with exposed cut edges.

The six questions

What, if anything, is wrong?	Weathered sealants; impact damage	What are the consequences?	Water ingress at joints; corrosion of cut edges
What repairs are recommended?	Reseal joints and replace damaged panels	When should they be completed? (time band)	Short term
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	Panel fire classification to be confirmed by the vendor

5.4 Windows, doors and joinery

Powder-coated aluminium windows and curtain walling to the offices, in fair condition. The rear fire exit door has a damaged push bar and does not latch reliably.

The six questions

What, if anything, is wrong?	Fire exit push bar damaged	What are the consequences?	Means of escape compromised
What repairs are recommended?	Repair or replace the push bar	When should they be completed? (time band)	Immediate
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.5 Structural frame

Steel portal frame at 6 m centres with cold-rolled purlins and side rails. The frame is painted and shows surface corrosion at the base of two columns in the loading bay where water collects. Clean and recoat the affected bases and provide a drainage channel; the loss of section is minor.

The six questions

What, if anything, is wrong?	Surface corrosion to two column bases	What are the consequences?	Loss of section if left for many years
What repairs are recommended?	Clean, recoat and form a drainage channel	When should they be completed? (time band)	Medium term
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.6 Substructure and basement

Assumed pad foundations to the frame and strip footings to the plinth walls; the ground floor is a power-floated slab. No cracking or settlement was found.

The six questions

What, if anything, is wrong?	Nothing	What are the consequences?	None
What repairs are recommended?	None	When should they be completed? (time band)	Not applicable
Who is responsible for the cost?	Not applicable	Is further investigation recommended, and when?	No

5.7 Floors

Ground floor power-floated concrete slab with sealed finish; first floor composite deck with carpet tiles; warehouse mezzanine of steel beams and particleboard deck. The slab has minor surface crazing only.

The six questions

What, if anything, is wrong?	Nothing significant	What are the consequences?	None
What repairs are recommended?	None	When should they be completed? (time band)	Not applicable
Who is responsible for the cost?	Not applicable	Is further investigation recommended, and when?	Mezzanine approvals to be obtained

5.8 Internal walls, ceilings, partitions and doors (including fire compartmentation)

Blockwork and stud partitions with plasterboard linings. Fire compartmentation between the warehouse and the offices relies on a fire-rated partition which has been penetrated by unsealed cable trays in two places. Fire-stop the penetrations immediately.

The six questions

What, if anything, is wrong?	Unsealed penetrations in the fire-rated partition	What are the consequences?	Fire and smoke spread between compartments
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What repairs are recommended?	Fire-stop the penetrations	When should they be completed? (time band)	Immediate
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.9 Finishes

Carpet tiles, suspended ceilings and painted plaster to the offices; sealed concrete to the warehouse. Finishes are tired but serviceable. Budget for redecoration at the next tenant change.

The six questions

What, if anything, is wrong?	Tired finishes	What are the consequences?	Cosmetic
What repairs are recommended?	Redecorate and renew carpet tiles	When should they be completed? (time band)	Medium term
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.10 Internal and external staircases

Internal steel stair with timber treads and an external steel escape stair. The external stair treads are corroded and the handrail is loose at the half landing; repair within three months as the stair forms part of the means of escape.

The six questions

What, if anything, is wrong?	Corroded treads; loose handrail	What are the consequences?	Risk of fall on the escape route
What repairs are recommended?	Repair treads and refix the handrail	When should they be completed? (time band)	Immediate
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.11 Sanitary and welfare facilities

Male, female and accessible WCs on the ground floor with a shower room. Fittings are serviceable; the accessible WC alarm did not sound when tested and must be repaired.

The six questions

What, if anything, is wrong?	Accessible WC alarm inoperative	What are the consequences?	Non-compliance; risk to a user in difficulty
What repairs are recommended?	Repair the alarm	When should they be completed? (time band)	Immediate
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

5.12 Building engineering services

Three-phase electrical supply with a main switchboard in the plant room, gas-fired warm air heating to the warehouse and a split-system air conditioning to the offices. Certificates were not available for inspection; condition appears fair with the heaters near the end of their economic life.

The six questions

What, if anything, is wrong?	Warm-air heaters near end of life; no certificates seen	What are the consequences?	Breakdown and inefficiency
What repairs are recommended?	Replace heaters; obtain EICR and gas safety record	When should they be completed? (time band)	Medium term
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	Yes: EICR and gas safety record before exchange

5.13 External areas, outbuildings and boundaries

Tarmac yard and car park with concrete kerbs, palisade fencing to the rear boundary and a sliding vehicle gate. Potholes at the yard entrance are a trip and vehicle hazard and should be patched; the gate motor is unreliable according to the site manager.

The six questions

What, if anything, is wrong?	Potholes; unreliable gate motor	What are the consequences?	Trip hazard; vehicle damage
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What repairs are recommended?	Patch now; resurface long term	When should they be completed? (time band)	Short term / long term
Who is responsible for the cost?	Tenant	Is further investigation recommended, and when?	No

6 Statutory and compliance matters

Documents requested on site

Item	Result	Note
Asbestos register and management plan	✓ Pass	Management survey 2021, no ACMs
Fire risk assessment / fire strategy	✓ Pass	Dated November 2023; review due
Accessibility audit	✗ Fail	None available
Statutory test certificates (lifts, pressure systems, electrical)	✗ Fail	Lift LOLER report not supplied
Energy performance certificate	✓ Pass	EPC D (68), valid to 2029
Planning and building control approvals	✗ Fail	Mezzanine approvals missing

The external wall is insulated composite panel with a PIR core; the vendor should supply the panel classification. The fire risk assessment dated November 2023 is due for review and does not record the compartmentation breaches found. The site is in flood zone 1. No contamination was reported and the site was previously agricultural land. The asbestos survey found no ACMs, consistent with the 2008 construction date.

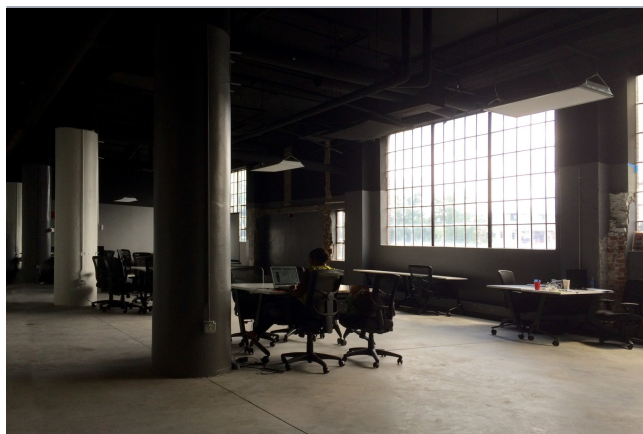
7 Certification

This report was prepared and signed by the surveyor who carried out the inspection. A record of the internal peer check is kept on file.

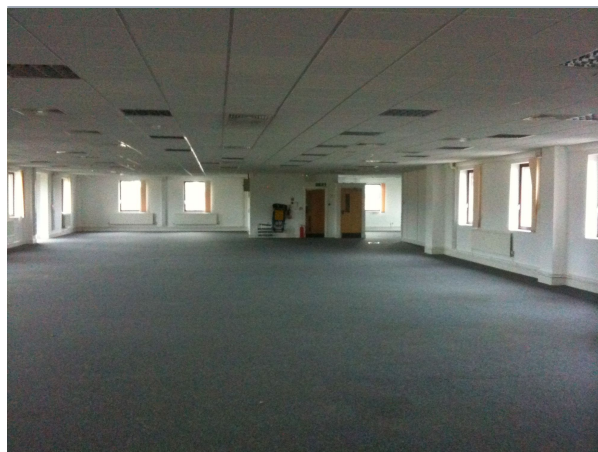
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Appendix A — Photographs



Front elevation from the car park



Open-plan office, first floor



Loading bay cladding showing impact damage



Rear gutter overflowing during the inspection

Appendix B — Schedule of defects and repairs

Ref	Element	Condition / description	Rating	Timescale	Recommended action	Responsibility	Cost	Photo
1	Fire compartmentation	Unsealed penetrations through the 60-minute fire-rated partition.	Red	Immediate	Fire-stop with a tested system	Tenant	£	
2	External escape stair	Corroded treads and loose handrail at the half landing.	Red	Immediate	Repair treads and refix the handrail	Tenant	£	
3	Roof cladding	Two impact-damaged panels with exposed cut edges.	Amber	Short term	Replace panels and reseal joints	Tenant	£	
4	Rainwater goods	Sagging gutter overflowing in rain.	Amber	Short term	Clear, refix and realign	Tenant		
5	Warm-air heaters	Three gas-fired heaters of 2008, serviceable but near end of life.	Amber	Medium term	Budget for replacement	Tenant	£	
6	Roof-lights	Discoloured GRP roof-lights reducing daylight.	Green	Long term	Renew in the long term	Tenant		

Budget costs are indicative, exclude VAT and professional fees, and are for programming purposes only.

Table B.1 — Immediate — schedule of repairs (calculated)

Ref	Element	Repair	Budget
1	Fire compartmentation	Fire-stop unsealed service penetrations in the warehouse/office partition	£1
2	External escape stair	Repair corroded treads and refix the half-landing handrail	£2
3	Accessible WC	Repair the assistance alarm	
		Subtotal	#C

Table B.2 — Short term — schedule of repairs (calculated)

Ref	Element	Repair
4	Roof	Replace two impact-damaged cladding panels and reseal panel joints at the loading bay
5	Rainwater goods	Clear, refix and realign the rear gutter; renew two brackets
6	Yard	Patch potholes at the yard entrance
		Subtotal

Table B.3 — Medium term — schedule of repairs (calculated)

Ref	Element	Repair	Budget cost (£)	N
7	Heating	Replace the warm-air heaters, which are beyond economic repair	£28,000	A

Ref	Element	Repair	Budget cost (£)	Note
8	Structural frame	Clean and recoat column bases; form drainage channel	£3,200	
9	Finishes	Redecorate offices and replace carpet tiles	£14,500	A
		Subtotal	#CIRC!	

Table B.4 — Long term — schedule of repairs (calculated)

Ref	Element	Repair	Budget cost (£)	Note
10	Roof	Renew the roof-light units (discoloured, reduced daylight)	£18,000	Years 6 to 10
11	Windows	Replace the office window units	£22,000	Years 8 to 10
12	Yard	Resurface the yard and car park	£36,000	Year 10
		Subtotal	#CIRC!	

Table B.5 — Cost summary by time band (calculated)

Time band	Budget cost (£)	Share
Immediate	#NAME?	#REF!
Short term	#NAME?	#REF!
Medium term	#NAME?	#REF!
Long term	#NAME?	#REF!
Total	#CIRC!	#REF!

Appendix C — Reinstatement cost assessment

Reinstatement

Gross internal area (m²)	1,850	Rate basis	BCIS rebuild rates, Q1 2026, regional factor applied
Reinstatement cost (£)	2,640,000	Date of assessment	19 Mar 2026
Assumptions	Includes demolition, fees and VAT on fees; excludes site contamination		

Appendix D — Scope of service and standard limitations

This report records a non-destructive visual inspection carried out from the positions, and under the conditions, described in the methodology section. No parts of the building or asset were opened up, lifted, moved or tested unless the report says so. Concealed, covered, inaccessible or obstructed areas have not been inspected and we cannot confirm that they are free from defects. Observations describe the condition on the day of inspection only.

The findings describe the condition observed on the inspection date. Buildings and assets change with time, weather and use; if a decision is to be made more than three months after the inspection date we recommend that the relevant areas are re-inspected.