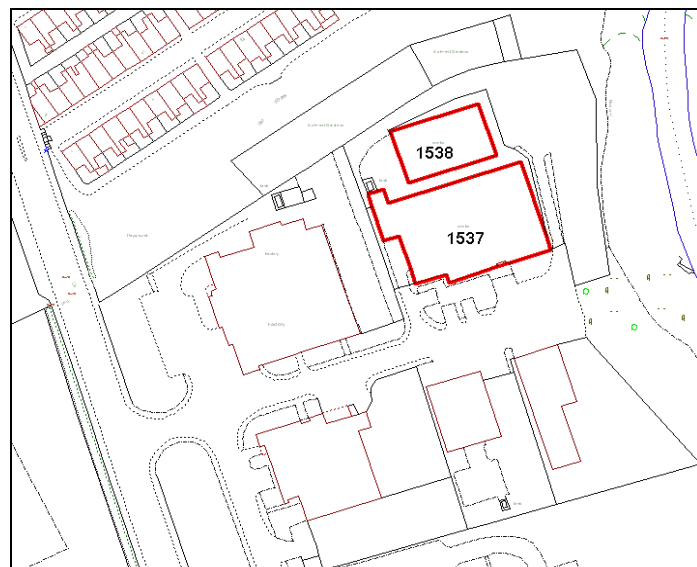


## Appendix 1

### Property Asset Management Report for ENTERPRISE HOUSE CORPORATE OFFICES 2 Tiryberth Industrial Estate, Tiryberth, CF82 8AU.



#### **PROPERTY DESCRIPTION**

Enterprise House comprises the main front building which is a framed brick/cement fibre clad single storey building with a pitched cement fibre roof, constructed in the late 1970s which has been extended to the front in the 1990's with a brick built two storey building under a pitched metal sheet roof. The single storey rear building has brick and metal clad elevations under a pitched metal sheet roof. The building appears to have been constructed in the late 1980's. Windows to the buildings are UPVC, doors are UPVC and steel (07/04/12).

Two leases in force, one for each building. Both leases for a term of 10 years from 16/10/2006. Block 1537 at a rent of £100,000 p.a. and a break clause in 2011 and 2013. Block 1538 at a rent of £20,000 p.a. with no break clause. Break notice on block 1537 being served 16/10/2013.



## BUILDING MAINTENANCE BUDGET / RUNNING COSTS

Financial Year: 2012/13

Maintenance Budget: £32,320

### RUNNING COSTS: 2011/12

ELEMENT	COST	COST m <sup>2</sup> (G.I.A.)
Repairs and Maintenance	£42,141.00	£17.23
Cleaning	£23,024.00	£9.42
Cleaning Materials	£1,121.00	£0.46
Caretaking	£12,980.00	£5.31
Security	£5,305.00	£2.17
Insurances	£12,527.00	£5.12
Other costs	£2,612.00	£1.07
NNDR	£49,220.00	£20.13
Rent	£120,000.00	£49.09
Gas	£20,685.00	£8.46
Electricity	£24,780.00	£10.14
Water	£3,265.00	£1.34
<b>TOTAL COST</b>	<b>£317,860.00</b>	<b>£130.03</b>

## ENERGY RATING (DECs where available)

