

Services at Cuttle Mill Business Park

We are committed to providing excellent facilities within an inclusive service charge

Within the inclusive service charge for each property, we are pleased to supply the following services for our clients located at Cuttle Mill Business Park:-

- o Site Security- locking main entrance gate at around 9.00pm.
- o Full maintenance and servicing of on-site standby generator for the Business Park
- o Full maintenance and servicing every six months of the air conditioning and ventilation systems of the Properties
- o Full annual maintenance and servicing of fire alarm system and emergency lighting for the properties including 4 visits per annum by a qualified engineer with a written report for each visit (copied to the Landlord)
- o Cleaning of the common parts
- o Exterior window cleaning on a monthly basis
- o Lighting of the common parts
- o To decorate the common parts and the exterior of the building as often (in the reasonable opinion of the Landlord) as necessary but no more than once in any five year period
- o Maintenance of the (car park and roadway surface water)
- o Maintenance of surface water drainage system including gutters, down-pipes and drains
- o To maintain the state and condition of the structure and exterior of the buildings and the Plant and

Equipment

- o Maintenance of landscaping including chemical weeding, pruning, watering, mulching and regularly mowing all grass areas
- o Maintenance of car park and access roadway surfaces including white paint marking
- o Emergency provision of and spreading of salt and snow clearance from Business Park to A5 (when not carried out by NCC) for vehicle access purposes
- o Provision of mains water to the Properties
- o Maintenance of sewerage system network
- o Maintenance of electric bio disc sewage digester
- o To pay promptly all periodic rates taxes and outgoings relating to the common parts.
- o To pay or contribute (as appropriate) to the cost of repairing maintaining and cleaning

- party walls and party structures, yards, gardens, roads, paths, gutters, drains, sewers, pipes, conduits, wires, cables and other things used or shared with other properties
- o Emergency provision and spreading of salt to roadways and footpaths leading to main entrances of each property, clearing snow from the A5 to the Business Park entrance, internal roads and car parking spaces using a teleporter mounted snow plough (when in the opinion of the landlord this is necessary)

 - o Regular mowing of roadside verges along A5 frontage and Cuttle Mill Lane road frontage for road safety purposes

 - o Vermin control in the form of specialised bait boxes at regular intervals around the building and car park in which the rodenticide cubes are regularly checked and topped up throughout the year

“Common parts” means those parts of the Business Park that are not intended to be let.

The Landlord is to provide the services listed above, but the Landlord is not to be liable for failure or delay for reasonable periods caused by industrial disputes, shortage of supplies, adverse weather conditions, or other causes beyond the control of the Landlord, provided that the Landlord will at all times ensure reasonable endeavours to provide such services.