



## PURY HILL LIMITED

### ANNUAL SERVICE CHARGE SCHEDULE - £6.50 per sq.ft.

- Site Security – locking main entrance gate overnight. The provision of staffed gatehouse/reception/parcel drop-off point from 7am - 7pm Monday to Thursday and Friday 7am – 6pm excluding Bank Holidays. Maintenance of entrance barriers with keypad and fob access (although the Client shall have access to the Property at all times)
- Provision, service & maintenance of CCTV network, and monitoring of service by Pury Hill Ltd gatehouse staff
- Full maintenance and servicing of on-site standby diesel generator for the Business Park
- Full maintenance and servicing every six months of the air conditioning and ventilation systems of the Properties
- Full maintenance and servicing of passenger lifts (where fitted) for the Properties
- LOLER of platform lifts on a bi-annual basis and LOLER of high speed passenger lift in Rickyard Barn annually.
- Full annual maintenance and servicing of fire alarm system and emergency lighting for the properties including 2 tests per annum by a qualified engineer with a written report for each visit (copied to the Landlord)
- Provision of and replacement every 5 years of statutory fire extinguishers in each office and annual testing and replacement of the same and provision of annual conformity certificate
- Exterior window cleaning on a Quarterly basis
- Lighting of the common parts
- 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
- Maintenance of the car park and roadway surface water 3 stage oil interceptor system
- Maintenance and cleaning of surface water drainage system including gutters, down-pipes and drains
- To maintain the state and condition of the structure and exterior of the buildings and the Plant and Equipment
- Maintenance of landscaping including woodland, chemical weeding, pruning, watering, mulching and regularly mowing all grass areas and pathways as required

- Maintenance and upkeep of smoking shelters and designated area, including emptying of associated bins and upkeep of sheltered area structures
- Maintenance of car park surfaces and access roadway surfaces including white/yellow paint marking
- To pay promptly all periodic rates taxes and outgoings relating to the common parts
- 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.
- Provision of snow plough and spreading of salt to all internal roadways and footpaths leading to main entrances of each property also including the main entrance to the business park and when necessary the Pury Road from the business park to the A5 when not carried out by NCC when (in the opinion of the landlord) is necessary.
- Regular mowing of roadside verges from Business Park to A5 when not carried out by NCC for road safety purposes.
- Provision of general waste and recycling facilities within closed wooden compounds in 1100 litre carts to be emptied weekly including the provision of appropriate Waste Transfer Notes.
- Vermin control including the provision and filling of 70 bait boxes, treatment of wasps nests and ant infestations.
- Free use of the Pury Hill barbeque area for corporate functions, subject to availability as determined by Pury Hill Ltd.
- Free use of the sports/amenity ground for individuals working on the Business Park, corporate functions, team events, etc, subject to availability as determined by Pury Hill Ltd.
- Provision of site handyman and specialist Carpenter, Plumber, Electrician and Appliance Repair for office maintenance – unless damage is not caused by usual wear and tear.
- Buildings insurance (excluding contents)
- Provision of mains water to the properties
- Maintenance of electric bio disc sewage digester and emptying of the same on a monthly basis and maintenance of sewage pipe network including emptying of Klargest tank on a monthly basis
- Maintenance and repair of all fixed internal electrical equipment, including replacement of lamps
- Provision of an electrical test to each office – EICR every 5 years
- Maintenance and repair of all fixed internal plumbing & sanitary ware unless damage is not caused by usual wear and tear
- Maintenance and repair of all internal ironmongery, including doors, windows, door closers, and adjustments to all doors when necessary
- Maintenance and signage of the Pury Hill trails

## **PURY HILL GYM**

- Provision of site gym and associated fitness equipment. Opening from 7am to 7pm Monday to Thursday and Friday 7am to 6pm.
- Arranging gym inductions and associated admin through the Pury Hill Office
- Specialist annual gym insurance policy
- Monitoring of the gym through CCTV by Pury Hill Ltd Gatehouse staff to comply with the insurance policy conditions
- All associated gym running expenses included such as regular cleaning of the changing rooms, toilets, showers and gym area plus provision of hand towels and wipes for cleaning gym equipment after each use
- Provision of electricity to the gym building
- Bi-annual servicing and maintenance of the air conditioning and heating system plus the extraction and fresh air ventilation systems associated with the gym area and changing rooms
- Provision of hot and cold water for the toilets and showers including a statutory annual Legionella test
- Regular servicing of powered and static gym equipment and replacement of the same when necessary
- Maintenance of electronic gym access system, including coding of fobs of individual users when necessary
- Provision of annual music and TV licences
- Provision and maintenance of Sonos music equipment and associated Ipad for gym and changing rooms
- Provision and maintenance of fresh water fountain, supplying chilled and filtered water for gym users
- Payment of annual Business Rates to the property

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