

40 OSMASTON ROAD, DERBY



- Section 18 for Tenant
- Landlord's Claim – £135,000
- Tenant's Building Surveyor's Assessment - £113,000
- Section 18 valuation - £70,000
- Result - £84,000
- Large amount of claim related to decoration works to upper floor offices
- Poor specification and incapable of being separately let, therefore nothing more than ancillary space
- Law of Diminishing Returns – spending anywhere near Landlord's Claim would not result in any increase in rent/return