

End-of-Lease Commercial Cleaning Melbourne: Restoring Premises for Handback

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Description:

End-of-Lease Commercial Cleaning Melbourne: Restoring Premises for Handback Vacating a commercial tenancy is one of the more logistically demanding transitions a business faces. Alongside removalis...

Details:

Vacating a commercial tenancy is one of the more logistically demanding transitions a business faces. Alongside removalists, IT decommissioning, and handover of keys and access passes, the outgoing tenant must return the premises in a condition that satisfies their lease obligations. Falling short means disputes with landlords, withheld bond or security deposits, and potentially significant financial exposure.

Realcorp Commercial Cleaning provides comprehensive end-of-lease cleaning services for commercial tenancies across Melbourne — from small office suites to large industrial facilities — with the depth and thoroughness that meets property manager and landlord requirements.

Who Is Realcorp Commercial Cleaning?

Realcorp is a Melbourne-based, family-owned, owner-operated commercial cleaning company. We serve businesses, property managers, and commercial landlords across Melbourne metro, regional Victoria, and Adelaide.

Our specialist cleaning team — led by Cesar Vasquez, Head Specialist Cleaner — manages end-of-lease cleaning alongside Realcorp's broader specialist services. All staff are directly employed by Realcorp. No subcontractors, ever. Every technician is police-cleared, trained in-house, and covered by our money-back quality guarantee.

****Disclaimer:**** Bond return and lease handback outcomes depend on the original condition report, specific lease requirements, and the landlord or property manager's assessment. Realcorp provides thorough, professional cleaning — but cannot guarantee bond return, as this decision rests with the landlord or their appointed agent.

What Commercial End-of-Lease Cleaning Includes

Commercial end-of-lease cleaning is significantly more involved than routine contract cleaning. The goal is to return the premises to the condition specified in the lease — typically the condition documented in the original entry condition report.

Realcorp's end-of-lease commercial cleaning covers:

Office and Work Areas - Full vacuuming of carpeted areas - Carpet steam cleaning (hot water extraction) — recommended for all commercial tenancies where carpet was present at lease

commencement - Hard floor scrubbing and cleaning - Dusting and wiping of all surfaces, ledges, skirting boards, and door frames - Window cleaning — internal glass, frames, and tracks; external glass where accessible - Cleaning and sanitising light switches, power points, and door handles - Removal of marks, scuffs, and residue from walls where possible - Cleaning of air conditioning grilles and returns - Ceiling fan cleaning where applicable

Kitchen and Breakroom Areas Commercial kitchens and breakrooms accumulate grease, food residue, and general grime that requires specific degreasing treatment: - Full degreasing of cooktops, ovens, grills, rangehoods, and extraction filters - Cleaning of all bench surfaces, splash backs, and cupboard interiors and exteriors - Sink and tap descaling and polishing - Refrigerator and dishwasher cleaning inside and out - Microwave and small appliance cleaning - Mopping and scrubbing of kitchen floors

Bathroom and Amenities - Toilet sanitising and descaling - Basin, tap, and vanity cleaning and polishing - Shower and bath cleaning, tile scrubbing, and grout treatment - Mirror cleaning - Removal of soap and lime scale buildup - Sanitising of all touch points - Floor scrubbing and mopping - Removal and replacement of consumables not included in the tenancy handback

Bin Rooms and Loading Areas - Pressure washing or scrubbing of bin room floors and walls - Cleaning of bin and waste receptacles - Degreasing and cleaning of loading dock areas

Car Parks (if applicable) - Machine scrubbing of leased car park spaces or bays - Removal of oil stains, debris, and tyre rubber from leased areas

External Areas (if applicable) - Removal of debris from external areas under the tenant's control - Pressure washing of paved areas, paths, and external surfaces where required under the lease

Working with Lease Requirements and Property Managers

Commercial leases typically include specific make-good and cleanliness obligations. These vary by lease type, jurisdiction, and negotiation — but common requirements include:

- Returning carpet to a cleaned condition (evidenced by a professional carpet cleaning receipt) - Returning the premises generally to the condition at lease commencement, fair wear and tear excepted
- Specific requirements for kitchen equipment cleaning, window cleaning, or pest treatment

Realcorp regularly works with commercial property managers and landlords during end-of-lease processes. We understand that the property manager may need to inspect the premises and may request additional items — Realcorp coordinates with property managers directly where required.

We provide a detailed cleaning record on completion, which documents the services carried out and is useful for lease handback discussions.

The Importance of Timing Your End-of-Lease Clean

End-of-lease cleaning should be the final activity before handing back the premises — after all furniture, equipment, and fittings have been removed. Cleaning a space that still has items in it will result in incomplete coverage and may require a return visit.

Book end-of-lease cleaning as early as possible once your vacancy date is confirmed. For larger premises, multi-day cleaning schedules may be required, and Realcorp needs adequate lead time to allocate the right team and equipment.

Quoting for End-of-Lease Cleaning

Commercial end-of-lease cleaning is quoted based on:

- **Premises size** (square metres of each space type — office, kitchen, bathroom, etc.) - **Soiling level** — how heavily the premises has been used and how much cleaning is required - **Specific**

lease requirements** — any obligations specified in the lease (carpet cleaning, pest control coordination, etc.) - **Access arrangements** — timing, key handover, staggered access requirements

****Disclaimer:**** End-of-lease cleaning quotes are estimates based on the information available at the time of quoting. The final cost may vary if premises are in significantly different condition to what was described or if additional work is required to meet lease requirements. Realcorp will discuss any variations with the client before proceeding.

Quotes are provided after a site visit or detailed premises description. Remote quoting (based on floor plans and photos) is available for clients not yet able to facilitate a site visit.

Why Use Realcorp for End-of-Lease Cleaning?

****Specialist team.**** End-of-lease cleaning is carried out by Realcorp's specialist division — the same team that handles carpet cleaning, floor maintenance, and pressure washing — not general contract cleaners working outside their expertise.

****Direct employment.**** Every technician is a Realcorp employee — police-cleared, trained, and accountable. No subcontractors.

****Comprehensive scope.**** A single Realcorp crew can handle carpets, hard floors, kitchen degreasing, bathroom sanitising, windows, bin rooms, and car parks — without you coordinating multiple contractors.

****Property manager familiarity.**** Realcorp works regularly with commercial property managers and understands their standards and requirements.

****Money-back quality guarantee.**** If the work doesn't meet the agreed standard, Realcorp will rectify it. That guarantee means you have recourse if there's a dispute about quality.

Frequently Asked Questions

****What does commercial end-of-lease cleaning include?*** Realcorp's commercial end-of-lease cleaning covers all areas of the tenancy: carpet vacuuming and hot water extraction, hard floor scrubbing, full office and workarea cleaning (surfaces, glass, skirting, door frames), kitchen degreasing (oven, rangehood, benches, cupboards), bathroom sanitising, bin room cleaning, and car park scrubbing where applicable. External areas under the tenant's control can also be included. The full scope is confirmed during quoting based on your specific premises and lease requirements.

****How do I get a quote for end-of-lease cleaning?*** Contact Realcorp on 1300 307 298 or at sales@realcorp.net.au with details of your premises (size, type, location) and your required handback date. A site visit can be arranged for accurate quoting, or a remote estimate can be provided from floor plans and a description of the premises and its condition. Note that the final cost may vary if the premises is in significantly different condition to the description.

****How long does commercial end-of-lease cleaning take?*** Timing depends on the size of the premises and the level of soiling. A small office suite (under 200 sqm) might be completed in a single day with a small team. Larger tenancies — multiple floors, industrial spaces, or premises with heavy kitchen or industrial soiling — may require multiple days and a larger crew. Realcorp will provide an estimated timeline as part of the quote.

****Do I need to arrange separate contractors for carpet cleaning, window cleaning, and general cleaning?*** Not with Realcorp. Our specialist team handles all elements of the end-of-lease clean — carpets, hard floors, windows, kitchen, bathrooms, bin rooms, and car parks — under one contract. This simplifies coordination and reduces the risk of gaps between what different contractors cover.

****What if the property manager requests additional work after the initial clean?*** If a property manager inspection identifies additional items after the initial clean, Realcorp can return to address them. This is

coordinated between the client, the property manager, and Realcorp. Any additional work is priced and confirmed before re-attending.

****Can Realcorp provide documentation of the cleaning for lease handback?*** Yes. Realcorp provides a cleaning completion record on request, confirming the services carried out and the date. This documentation is useful when presenting the handback to a property manager or landlord, particularly for carpet cleaning where a professional receipt is often required under lease terms.

Coverage and Contact

Realcorp provides end-of-lease commercial cleaning services across ****Melbourne metro****, ****regional Victoria**** (including Ballarat), and ****Adelaide****.

To request a quote or discuss your end-of-lease requirements:

- ****Phone:**** 1300 307 298 - ****Email:**** sales@realcorp.net.au - ****Web:**** realcorp.net.au

Contact us as early as possible once your vacancy date is confirmed — quality end-of-lease cleans require adequate preparation and scheduling time.