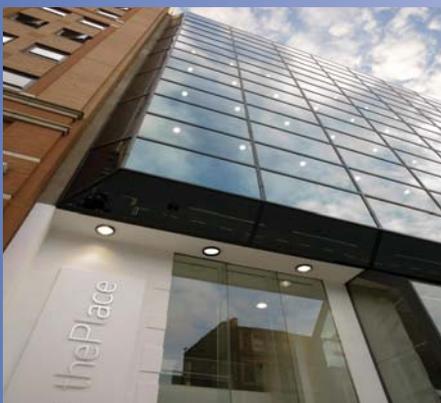




cyril leonard
project & building consultancy



Office Projects



Cyril Leonard's Project and Building Consultancy Team have a long established record of working for Owners, Occupiers, Funders and Developers of office premises.

We work with Clients who include Pension Funds, Banks, Institutions, Property Companies, SMEs, Professional Practices, Partnerships and High Net Worth individuals to assist them in connection with all technical issues relating to their occupation and ownership of property.

Typical work that we undertake includes Project Management of refurbishment or fit out works, Development Consultancy and Development Management in connection with new build and refurbishment, Relocation Management. We undertake Technical Due Diligence and Pre-Acquisition Surveys for Purchasers or Occupiers taking Leases.

We act for both Landlords and Tenants in connection with dilapidation issues, undertake reinstatement valuations for insurance and assist the putting in place and advising in connection with service charge strategies and maintenance management.

We detail on the following pages examples of typical instructions in connection with office premises carried out by our Project & Building Consultancy Team.



cyril leonard
project & building consultancy



Quantum, Maidenhead

Cyril Leonard were instructed by Clients to procure the Cat B fit out of new office accommodation in Berkshire for the Client's occupation. The Project Management Team worked with the Client to establish and define their brief and budgets, agree programmes and to subsequently tender and procure works. Contracts were placed, Landlord's Consent was obtained and the works to establish and fit out 15,000 sq ft of space for occupation were completed on programme and budget.



Great Sutton Street, London

Cyril Leonard were instructed to procure and project manage the refurbishment of this property for letting to include construction of additional floors, recladding of the external elevations and complete internal refurbishment together with services renewal. The project completed on programme and budget with a Contract Sum of circa £2.8 million.



Bristol Business Park

Cyril Leonard were instructed by Institutional Clients to act as Project Monitors in connection with the development of a new speculative 34,000 sq ft office building constructed on Bristol Business Park by Bristol & England Properties. The building was then let on completion. The project build cost was £6.5 million.



Palestra, Southwark

Cyril Leonard were instructed by Clients to undertake technical due diligence in connection with the speculative redevelopment of this site to provide circa 300,000 sq ft of accommodation. Cyril Leonard were subsequently instructed to act as Project Monitors for the Joint Venture Developer. This £65 million construction value project was completed on budget and programme and was then fully let on completion.



MK Central, Milton Keynes

Cyril Leonard have acted for Fund Clients in connection with this investment property since acquisition many years ago. We have in phases refurbished and refitted the entire 130,000 sq ft of space within the building to include common parts, toilet accommodation, reception areas, office spaces and the exterior. This prominent building is located above Milton Keynes Station and the most recent phase of work has involved comprehensive Cat A refurbishment of the 4th floor comprising 30,000 sq ft of accommodation. We have also project managed the conversion of ground floor office accommodation into retail space.



Portland Building, Crawley

Cyril Leonard were instructed by Fund Clients to act as Project Managers and Employer’s Agent in connection with the refurbishment and relaunch of this 40,000 sq ft 1990’s office building in Crawley. This instruction followed on from the settlement of a dilapidations claim with the outgoing Tenant.

The completed scheme provided newly serviced and refurbished space on ground and three upper floors with VRV air conditioning, new suspended ceilings and refitted upgraded toilets, circulation cores, common parts and reception. The external landscaping was upgraded and renewed.



Regent Street, London

Cyril Leonard were instructed by Institutional Clients to carry out a pre-purchase survey of this landmark Regent Street building comprising in excess of 50,000 sq ft of office and retail space with retail at basement, ground, first and second floor levels and offices on the remaining floors. The survey identified various works required to repair and maintain the fabric of the property.



Vanwall Business Park

Cyril Leonard were instructed by a Multinational Pharmaceutical Client to procure and subsequently project manage “churn” works within their existing 76,000 sq ft office premises in Maidenhead. The work involved the refit and refurbishment of 35,000 sq ft of space within this occupied office premises, the project works being phased to allow continued occupation and use of the premises and relocation of staff to suit the progress of the works.



Waterstones, Piccadilly

Cyril Leonard’s Project and Building Consultancy Team were instructed by Clients to undertake pre-purchase technical due diligence in connection with the acquisition of this landmark Central London building for a price in excess of £67.5 million. This work included a review and validation of a Vendor’s survey.

The Firm’s Investment Department acted for Clients in acquiring this 66,317 sq ft Grade II* Listed landmark property.



Prince Frederick House, London

Cyril Leonard were instructed to procure and project manage the refurbishment of this 25 year old Central London property to support reletting of vacant space and maximisation of value. The property was extensively refurbished within a limited budget in accordance with the Client and Client’s Funders requirements.



Defoe Court, City of London

Cyril Leonard were instructed to survey and appraise new premises for Clients. This led to the development of a refurbishment scope detailing works to be funded or undertaken by the Landlord. Cyril Leonard project managed the refurbishment and fit out of this 41,000 sq ft building which included replacement of all fan coils and ceilings and refit of interiors, completed within 20 weeks for a Contract Sum of £2.5 million in order to give the building a 15 year life extension.



Finsbury Pavement, London

Cyril Leonard were instructed by Institutional Fund Clients to undertake pre-acquisition technical due diligence and a building survey of this circa 79,000 sq ft prime City office development overlooking Finsbury Square, London EC2 in connection with this £57.5 million acquisition.

The building was developed in 1999 and provides Grade A office accommodation over 10 floors. This transaction required due diligence activities to be completed within an extremely tight timeframe.



Golden Square, London

Cyril Leonard acted as Project Managers and Employer's Agents in connection with the comprehensive redevelopment of this 38,000 sq ft office building. The entire building was subject to extensive refurbishment including complete renewal of all internal finishes and services and the construction of a new glazed atrium linking front and rear buildings. The project was procured on a Design & Build basis with a Contract Sum of circa £4.5 million.



Thames Valley Park, Reading

Cyril Leonard negotiated terms for the leasing of 75,000 sq ft of new office space for Client's occupation. Cyril Leonard's Project Managers worked with the Client to develop a brief and project scope reflecting detailed occupancy requirements and to obtain competitive bids and then project manage the fit out and furnishing of this 75,000 sq ft building.

Contact

Cyril Leonard
Chartered Surveyors
22 Gilbert Street
Grosvenor Square
London
W1K 5EJ, United Kingdom
T: +44 (0)20 7408 2222
F: +44 (0)20 7491 4292
www.cyrilleonard.co.uk

For further information on any of these projects or the range and scope of services available from Cyril Leonard please contact

Simon Blausten +44 (0)20 7408 4626
simon.blausten@cyrilleonard.co.uk

Jonathan Slater +44 (0)20 7408 4640
jonathan.slater@cyrilleonard.co.uk

Simon Rooke +44 (0)20 7408 4602
simon.rooke@cyrilleonard.co.uk

or visit our website at
www.cyrilleonard.co.uk

Cyril Leonard are a General Practice firm of Chartered Surveyors providing the following services:

- Real Estate Leasing & Broking
- Development Funding
- Real Estate Investment
- Project Management
- Building Consultancy
- Professional Services
- Asset & Facilities Management
- Corporate Consultancy



cyril leonard
project & building consultancy

No material may be reproduced in whole or part without written permission. While every care is taken, the publisher cannot be held legally responsible for any errors in articles or listings.