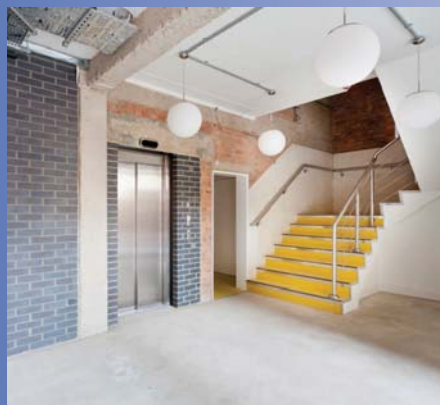




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Office Refurbishment for Landlords



Cyril Leonard's Project and Building Consultancy Team have a long established record of working for Landlords, Building Owners and Asset Managers. We specialise in providing quality advice on any and all technical issues relating to buildings and property and putting this advice in context of the wider property market and in the context of Client specific requirements.

We work with Clients such as Pension Funds, Banks, Institutions, Property Companies, SMEs and High Net Worth Individuals to understand and help them achieve their aims, goals and objectives.

We have extensive experience of developing Client Briefs and procuring and project managing Cat A office refurbishments for Clients to facilitate remarketing of premises following Lease termination or to support continuing occupation. In this context we also progress dilapidations instructions on behalf of Landlords which often act as a pre-cursor to refurbishment.

We detail on the following pages examples of typical office refurbishment projects undertaken by our Building Surveyors and Project Managers for Property Owners.



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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 (3,530 sq m) 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.



Great Sutton Street, London

Cyril Leonard were instructed to undertake a feasibility study to examine opportunities for modernisation, alteration and extension to this 1950s office building. We then procured and project managed the refurbishment of the 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.



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. Following completion of an appraisal and feasibility study, the property was extensively refurbished within a limited budget in accordance with the Client and Client's Funders requirements. This work involved the complete refit of internal office spaces, common parts and services. The property was managed, refurbished, fully let and then sold on completion.



Wellington House, Sunbury

Cyril Leonard were instructed by Property Company Clients to project manage the refurbishment of this self contained purpose built office building comprising 15,000 sq ft (1,393 sq m) on ground and two upper floors with basement car parking, within strict financial constraints. We drew up a Performance Specification reflecting the Client's Brief and then procured competitive bids, reported to the Client, placed instructions and monitored the works to 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 (12,077 sq m) 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 (2,787 sq m) of accommodation. We have also project managed the conversion of ground floor office accommodation into retail space.



Charing Cross Road, London

Cyril Leonard completed the refurbishment of 7,000 sq ft (650 sq m) of office accommodation in Charing Cross Road for a UK Pension Fund Client. The project scope included the installation of new air conditioning and ventilation and complete internal refurbishment including renewal of all services and the construction of a new dedicated ground floor reception.

The project value was £620,000 and the work was completed in 13 weeks.



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 (3,716 sq m) 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 self contained car park to the rear was also refurbished and external landscaping upgraded and renewed.

The completed scheme achieved a "BREEAM Excellent" rating and was the third highest rated building under BREEAM Offices 2008 in the UK.





The Place, High Holborn

Cyril Leonard were instructed to procure and project manage the refurbishment of common parts, reception, toilet areas, building services and a number of vacant office floors within this property for Fund Management Clients. This work followed on from instructions to prepare and serve Schedules of Dilapidations and to negotiate settlements. The firm was subsequently instructed to undertake Cat B fit out work for an Occupational Tenant of part.



Lexington Street, London

Cyril Leonard were instructed by Fund Clients to project manage the refurbishment of this 14,000 sq ft (1,300 sq m) former office/showroom premises. The refurbishment scope involved a complete refit of all floors, new dedicated 1,000 kVA power supply with a new transformer substation at basement level, and provision of new toilet accommodation together with internal remodelling to provide new open plan office.



Angel Gate, London

Cyril Leonard were instructed by Fund Management Clients to undertake the refurbishment of vacant office space within this purpose built office development following the negotiation and settlement of terminal dilapidation claims with outgoing Tenants. Works were bid competitively, contracts placed and the office spaces were refurbished for remarketing under the terms of a Design & Build Contract.



Manchester Square, London

Cyril Leonard undertook a pre-purchase survey of this 8,000 sq ft (743 sq m) Grade II Listed property in Central London. We were then instructed to act as Project Managers to procure the refurbishment of the property for Client's occupation. We obtained all necessary Planning & Listed Building Consents and approvals and completed renovation and refurbishment of the property including the provision of new services. Contract value circa £2 million.

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



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