



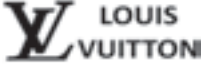







square metre projects with similar experience: **OCCUPIED WORKPLACE**

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Project Location	1 Minster Court, London EC3R	Heals Building, Alfred Mews, Tottenham Ct Rd, London W1T	The Walbrook, London EC4	Clarendon House, New Bond St, London W1S	Marlow International, The Parkway, Bucks SL7 1YL	60 Threadneedle St, London EC2R	2 Pancras Sq, Kings Cross, London N1C
Value	£8,500,000	£5,500,000	£4,500,000	£3,100,000	£2,700,000	£1,600,000	£1,000,000
Size (sq ft)	70,000	65,000	26,000	8,600	26,000	50,000	15,000
£ per sq ft	£121	£85	£173	£360	£104	£32	£67
Spend per week	£151,786	£98,214	£300,000	£129,167	£112,500	£80,000	£41,667
Client Sector	Legal	Property	Financial	Luxury Retail	Pharmaceutical	Financial	Financial
Procurement	Traditional	Design & Build	Traditional CDP	Traditional CDP	Traditional	Design & Build	Design & Build
Contract Period	56 weeks (phased)	20 weeks	15 weeks	24 weeks	18 weeks	28 weeks	12 weeks
Completion Date	01/09/2008	31/09/2015	04/07/2014	13/12/2013	18/06/2012	19/12/2014	12/09/2014
Scope & Constraints	<p>Phased refurbishment of 70k ft2 over 8 floors in a fully occupied building and live office environment for this International legal practice. Working with retained core plant in a 20 year old building, re-use and recycle materials as much as possible, in keeping with clients CSR responsibilities</p>	<p>Extensive refurbishment over 4 floors as well as new sliding glass doors and structural alterations to both the retail and office entrances, and associated common parts for this iconic Grade II Listed building. Infill and formation of new structural openings, including asbestos removal, steel and timber window replacements, lift and staircase refurbishments, all new M&E services</p>	<p>Iconic fit-out on 8th floor of the Walbrook, including managing all furniture procurement & installations. Co-ordinating deliveries and access as multiple contractors on site of the occupied building. Double shifting to include work out of hours to deliver the tight programme</p>	<p>High quality fit-out of executive offices and reception area with feature lighting and curved ceiling recesses. Fully occupied building, with retail units below and adjacent. In-situ creation of bespoke staircase to link the floors together, which was designed and built by <i>square metre</i></p>	<p>Delivered 25% cost savings from previous phases in a fully occupied building, involving extensive M&E services to create a 300 seater conference theatre, plus general office areas. Silver SKA Rating</p> 	<p>Working in a fully occupied live office environment, accommodating various lease breaks elsewhere. Strategic planning and phasing, liaising with all staff in the immediate location, as well as other tenants in the building</p>	<p>Contemporary fit-out within this new development at Kings Cross, featuring dark veneers infused with colourful glazing. Squiggle walls, break-out area with custom acoustic panels, feature lighting throughout. Bronze SKA Rating</p> 





**DEWEY &
LEBOEUF**
1 MINSTER COURT
LONDON EC3

Floor Area
70,000 sqft over 8 floors
Project Manager & Quantity Surveyor
Arcadis
Joinery
Thorpes of Great Glen
Programme
Various - Typically 14 Weeks
Consulting Engineer
Chapman Bathurst
Architect
Gensler
Contract
Traditional
Works Provided

High quality CAT B fit out and refurbishment over 8 floors including new services, floor, ceilings, extensive joinery, teapoints and breakout areas, providing highly cellularised Legal Offices, lift lobbies and toilet facilities.





THREADNEEDLE PENSIONS

HEAL'S BUILDING, ALFRED MEWS
196 TOTTENHAM COURT ROAD,
LONDON W1T 7LQ

Floor Area
65,000 sqft
Architect
JM Architects
Project Manager
Tuffin Ferraby Taylor
Quantity Surveyor
Leslie Clark
Services
Cundall
Programme
32 Weeks
Contract
Design & Build
Works Provided

Extensive fit-out and refurbishments works to office areas over 4 floors as well as new sliding glass doors and structural alterations to both the retail and office entrances, and associated common parts for this iconic Grade II Listed building. Infill and formation of new structural openings throughout the building, including asbestos removal, steel and timber window replacements, lift and staircase refurbishments, with all new M&E services installations. Each office per floor incorporated new glazed entrances, and the refurbishment of communal areas throughout. Associated phasing and temporary works as necessary to facilitate on-going retail use and public access.





DNB BANK

WALBROOK BUILDING
25 WALBROOK
LONDON EC4N

Floor Area
26,000 sqft
Architect
Aukett Swanke
Quantity Surveyor & CDM
Stace
Contract Administrator
Knight Frank
Services
Elementa
Contract
Traditional
Programme
15 weeks
Works Provided

High quality CAT B fit out of the 8th floor of Foster's Walbrook Building to create a stunning London headquarters for the global Norwegian bank, DNB.

Works include specialist joinery, stone & tiling, fabrics, lighting and finishes to create meeting suites, trading desks, offices and breakout spaces.



Private Bankers founded 1528
BERENBERG BANK
Felix Berenberg, Lisseler & Co. AG



BERENBERG BANK

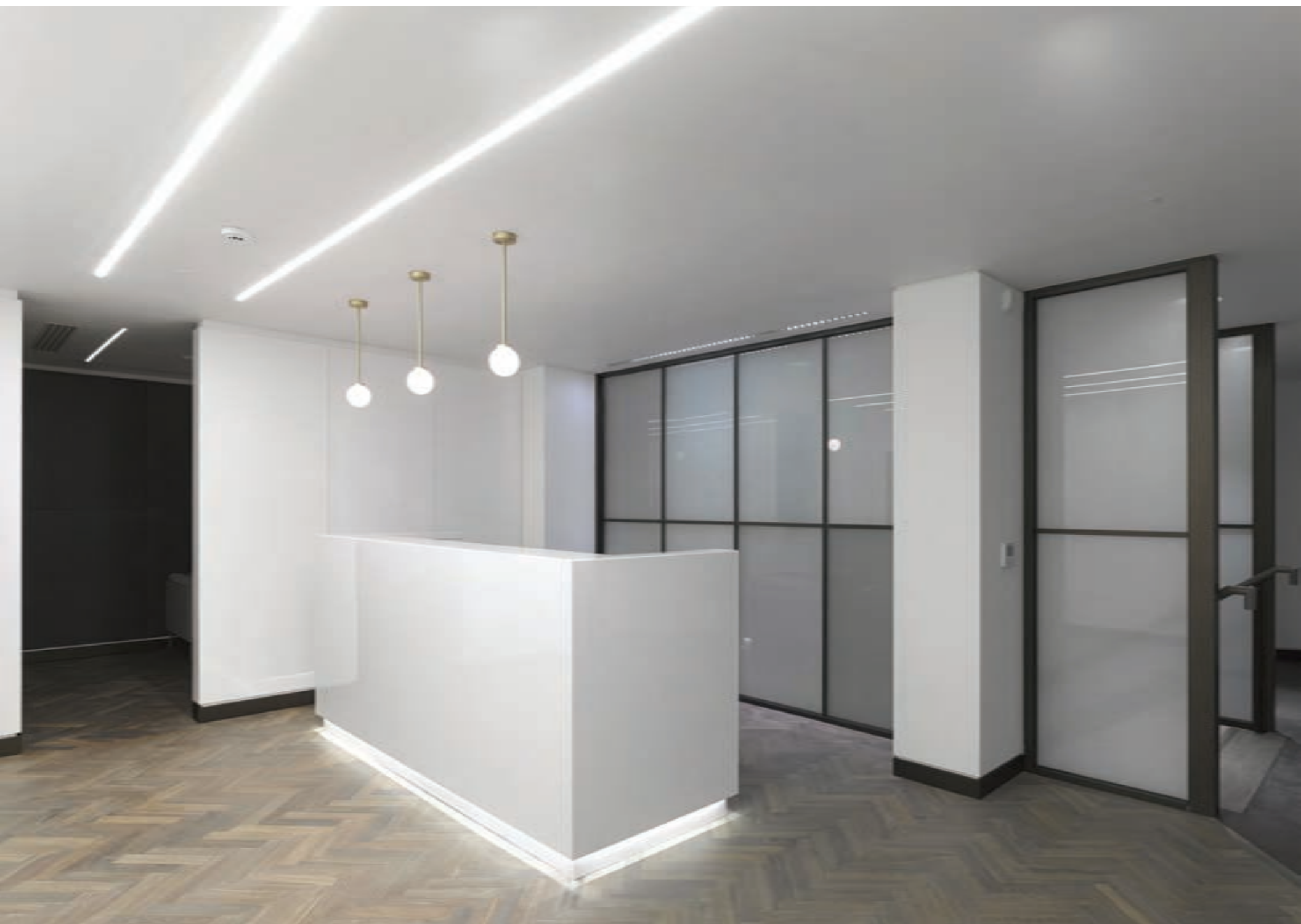
60 THREADNEEDLE STREET
LONDON EC2R

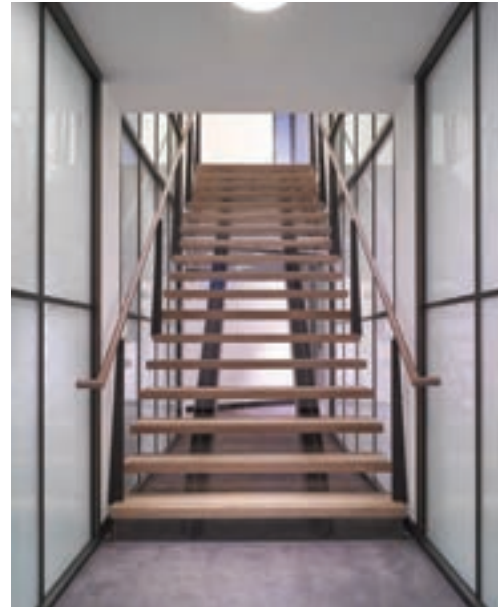
Floor Area
60,000 sqft
Contract Administrator
Arcadis
Quantity Surveyor
Arcadis
Programme
Various
CDM
Shore Engineering
Architect
MRD / square metre
Contract Type
Design & Build
Works Provided

High quality CAT B fit out over 4 floors. Works included: reception with polished and textured plaster and bespoke joinery throughout, board and meeting rooms, breakout areas, kitchens, high quality toilet areas, Comms room, trading desks and quiet rooms.

Boundary House
7-17 Jewry Street
London, EC3N 2EX
+44 207 481 6450
www.square-metre.com
info@square-metre.com







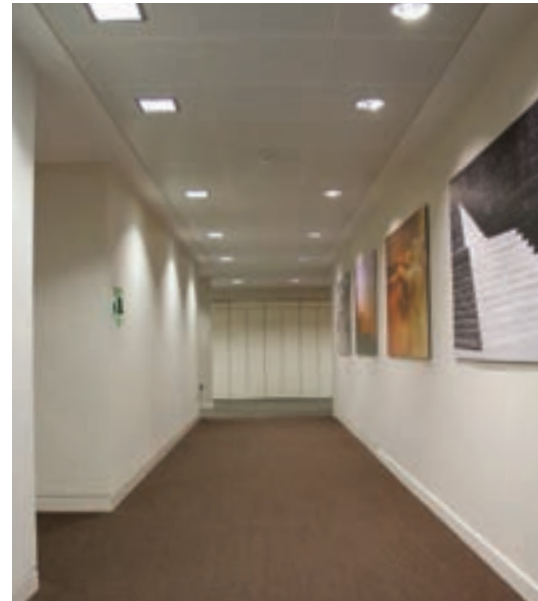
LVMH

(LVMH MOËT HENNESSY
LOUIS VUITTON S.A.)

CLARENDON HOUSE
17-18 NEW BOND STREET
LONDON W1S

Floor Area
8,600 sqft
Project Manager
BNP Paribas Real Estate
CDM Coordinator
Shore Engineering
Programme
24 Weeks
Consulting Engineer
Mott MacDonald
Architect
BNP Paribas Real Estate
Contract
Traditional
Works Provided
The works consist of the CAT B Fit Out of the 4th & 5th Floors to form offices, meeting rooms, teapoint, reception & waiting area. The works included the formation of a new staircase between the floors with feature glass screens, bespoke joinery to the teapoint and reception, leather and lacquer panelling and oak parquet flooring. The works also included the refurbishment of the ground floor reception including a curved ceiling, reception desk and feature lighting.





ALLERGAN UK

MARLOW INTERNATIONAL
BUCKINGHAMSHIRE

Floor Area
26,000 sqft
Project Manager / CA / Architect
HKS Architects
Quantity Surveyor
Stace
Services
Graham Powell Consultants
CDM Coordinator
Leslie Clark Construction
Contract
Traditional
Programme
18 weeks
Works Provided

CAT B fitout consisting of open plan office space. These works include new partitions and ceilings, modifications to the mechanical and electrical services, flooring and decorations.





NEW DAY

LEVEL 5, 2 PANCRAS SQUARE
LONDON N1C

Floor Area
15,230 sqft
Project Manager, QS & CA
EC Harris
Architect
RTKL
CDM
EC Harris
Services
Troupe Bywater and Anders
Contract
Design & Build
Programme
12 Weeks
Works Provided

The project scope of works involves a full Cat B fit-out designed to meet the needs of NewDay. These works included: Open plan work space for approximately 150 persons, Hot-desking/visitor positioning area for approximately 15 persons, Meeting rooms with capacity for approximately 50 persons, Boardroom areas, Foyer and reception area, Quiet areas, Integrated breakout areas (inc. kitchen), Integrated services (mechanical, fire protection, hydraulic and electrical)