

GRAFTON HOUSE, GOLDEN SQ., LONDON

CLIENT:
DTZ INVESTMENT MANAGEMENT

PROGRAMME LENGTH:
5 WEEKS

PROJECT VALUE:
£85,000



Grafton House is a multi-tenanted commercial office building constructed in the early 20th Century, positioned in the bustling Soho area of Central London. Works included a CAT A fit out.

The client brief was to execute a high-end CAT A fit-out, to achieve the highest possible rental value per sq. ft. Works included strip out of the vacating tenant's fit-out, including kitchen and shower room facilities, cellular office space, timber flooring and installed electrical fittings; returning the space to open plan.

New MF ceilings were built to facilitate the installation of a new LED Zumtobel lighting system, allowing a myriad of programmable lighting scenarios. The existing raised access floor was pieced in where required, and a professional clean undertaken leaving ready for the incoming tenant's fit-out.

Externally, timber and metal elements were restored, with expansive stone repairs undertaken to the ground floor frieze, and both entrances lifted using the TORC stone

cleaning process.

The building remained occupied throughout the project, with tenants both above and below the site. All material deliveries and transfers had to be complete by 7am each day, and noisy works undertaken out of business hours. This resulted in a lengthy three week strip out phase, and an accelerated two week fit out, to achieve handover in the agreed five week programme.

Heads of terms were agreed with an incoming tenant to take occupation just one week following practical completion.

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