



# Commercial Fit-Out

Sector expertise & highlights.



# Project Insights

30 Gresham Street



Located between occupied floors, the project fit-out required careful consideration to a live environment.

Full use of digital coordination to achieve a collaborative delivery.

Multiple changes incorporated without impacting programme.

## Overview

A 135,000 sq. ft. office for the leading specialist bank and asset management company, Investec.

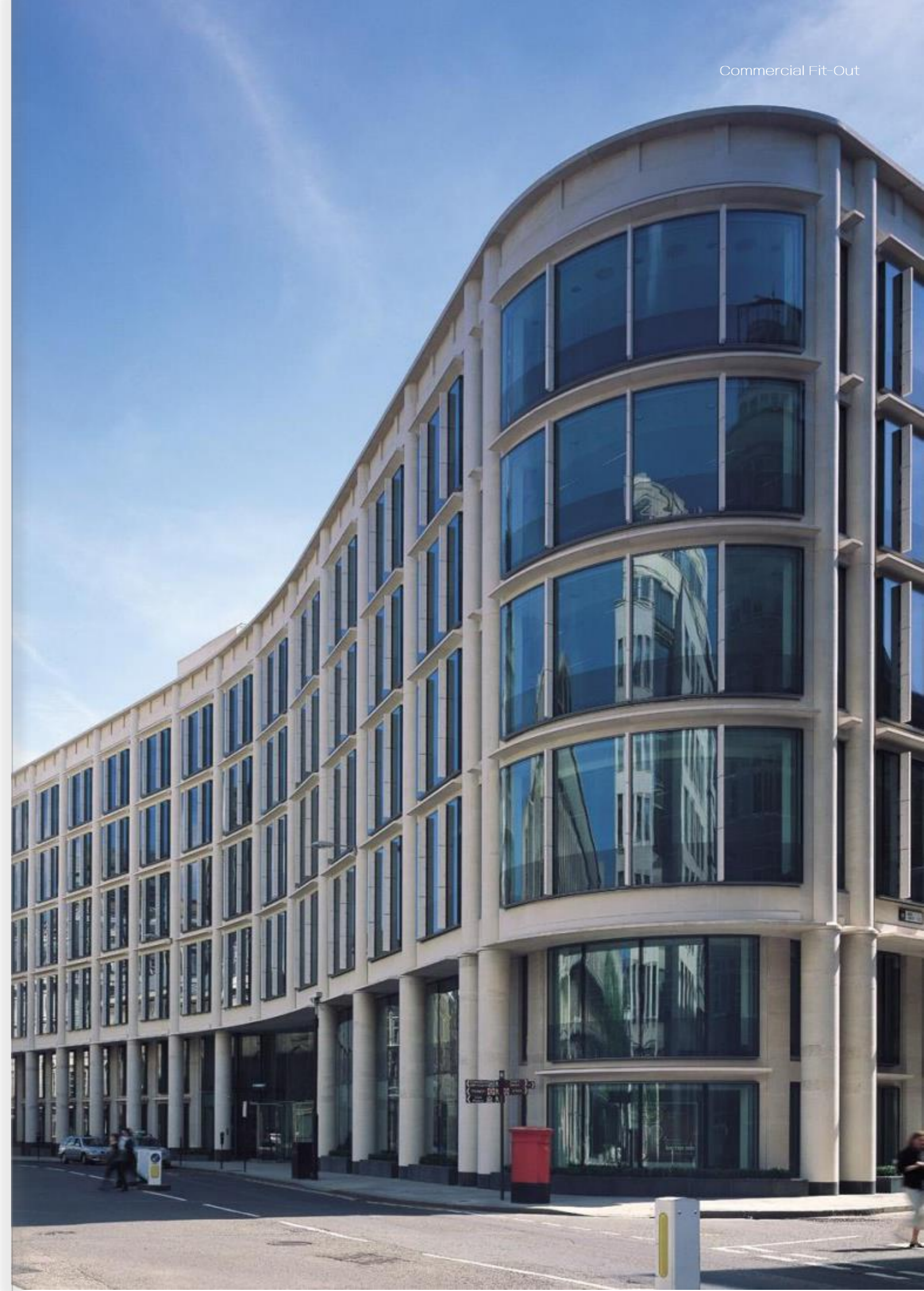
With the client already occupying several floors of the building, they were looking for an alternative and high specification working environment. This included the strip out of three existing floors including the electrical and fire alarm installation, two main equipment rooms, four satellite equipment rooms and an external terrace.

The new and existing floors were linked by a custom-made staircase, running from level four to eight in the once enclosed atrium, which has been opened to connect the space. The design team used a progressive ethos in its approach to achieve the look and feel requested by the client, in order to realise their vision of an alternative working environment.

The project sat between two occupied floors, with the client above and an investment bank below. To streamline the whole process, full use of digital modelling, in association with the mechanical services contractor was used. This helped to engineer out clashes on site, successfully overcoming any of the processes that might have been less conventional while keeping teams updated throughout the project delivery.

There was a constant awareness of working closely with the architect and consulting engineers, ensuring the final product and finishes achieved the standards expected.

Despite the challenges presented on this project and the multiple changes throughout, our expert team delivered this fast-track fit-out without impacting the original programme.



# Project Insights

Various



## 1 Westferry Circus

A contemporary riverside workspace, located in London's Canary Wharf and defined by its striking curved façade.

ESG provided a comprehensive Cat-B installation to levels 4, 5 & 6 that work seamlessly with the curved design. Level 6 consisted of an unoccupied space and was a full strip-out and reinstatement of building services. Lower levels remained occupied during our works as spaces were adapted out of hours to ensure a live environment could continue uninterrupted.

Fit-out elements include; ventilation systems, mechanical and public health services, building control, fire protection, lighting, power and security.



## 280 Bishopsgate

The 13-storey commercial building has undergone a complete redevelopment, inside and out, creating over 264,000 sq ft of Grade A office space with high specification finishes and custom-made ceiling solutions.

During the fit-out, we delivered a range of building services that include LTHW & CHW systems, FCU and VAV unit installations, AHU plant and ventilation, plus sub-mains power, LV distribution, small power, lighting and expanded base build generator controls.

This was a logistically challenging project with large parts of the building occupied, and minimal working space.



## Featherstone Building

The Featherstone Building is a 126,500 sq ft industrial-inspired workspace with a contemporary finish, located in the heart of the Old Street district, offering 110,000 sq ft of offices, 13,400 sq ft of shared amenity space and 2,350 sq ft of retail.

The building incorporates many innovative and low carbon' features and our fit-out included modifications to the existing ground, and lower ground building services.

Elements delivered within our package include; new DX and condenser systems, new AHU's & ventilation services, new toilet & shower facilities, and fit-out to commercial kitchens and café/bar.



## 80 Charlotte Street

Following on from our Cat-A installation, work progressed onto various areas of fit-out including entertainment spaces on the ground and lower ground levels, and Bar 80 located just off the main reception.

Maintaining a BREEAM target of Excellent, the project incorporated high levels of building services coordination, BIM compliant procedures and a pioneering Wireless Bluetooth Lighting Control System that was the first of its kind.

Additional building services delivered during a fast-track programme include; LTHW and CHW systems to Fan Coil Units and trench heaters.

Incorporated a pioneering Wireless Bluetooth Lighting Control System that was the first of its kind.

A sustainable project scheme with all-electric design.

BREEAM Excellent and LEED Gold certified delivery.



BREEAM	Very Good
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BREEAM	Outstanding
WELL	Platinum
AirScore	Gold
WiredScore	Platinum

BREEAM	Outstanding
LEED	Platinum
AirScore	Gold
WiredScore	Platinum

BREEAM	Excellent
LEED	Gold

# Project Insights

Bridgepoint | 5 Marble Arch Place



The curved façade is fitted with trim-less grilles that follow the line of the building, requiring high attention to detail and an expert finish that is testament to the quality of our delivery teams on site.

Full building services Cat-B fit-out for 95,000 sq.ft of Grade A office space.

## Overview

Adjacent to London's Mayfair, 5 Marble Arch Place sits in one of the most compelling locations in London.

Following on from our shell & core, Cat-A delivery, the internal Cat-B fit-out covered 95,000 sq. ft of Grade A office space, integrating new LTHW and CHW services, ventilation systems, BMS, access control, fire alarms, security systems, lighting and small power to kitchens, tea points, meeting spaces and a congested rooftop plant area.

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