

CASESTUDY

4-6 York Street



Project Overview

Client

Howard de Walden Estate

Start Date

01.07.2023

Finish Date

01.11.2023

Value

£1,200,000.00

Form of Contract

JCT Tender



Project Description

On behalf of our clients The Howard De Walden Estate GD completed this CAT A fit out at 4-6 York St W1U 6QD London close to Baker St. Various workshops were held by the clients and designers to agree and finalise clear design brief. The key objectives:

Design – create an attractive interior design concept sympathetic to the building and location

Convenience – create a space that provides all the facilities for incoming tenants

Competition – offer a product that sets our client HDWE apart from the local competition

Speed – minimise voids and negate the need for License to Alter

A detailed Pre-Construction Programme that allowed 4-6 weeks for Design Development, followed by a 2-3 week Lead-In and Mobilisation Period and a 16 Week Construction Phase with the offices ready for occupation late November as the scheme developed there were opportunities recognised by GD to accelerate and achieve an earlier completion date. On completion of the works within 1 month of being on the rental market an investment company bought the property from our clients outright.

Works Included:

- Full restoration of build façade.
- Full roof restoration.
- Construction of 4th Floor Terrace area.
- Construction of conjoined floors 1st Floor & Mezzanine floor.
- CAT A fit out.
- New doors & frames.
- All partitions strengthened with plywood.
- Suspended ceilings.
- All new flooring, carpets, porcelain tiles, desert stone.
- Featured reception ceiling slates.
- Acoustic panels.
- New HVAC system.
- Intelligent Lighting System.
- New Security system.
- New toilets & showers on each floor.
- Bike racks.

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