



Project Fact File



Poland Street



A tight 21 week programme of upgrades, enhancing and maintaining the character of the Victorian offices.

Project Manager

Tuffin Ferraby Taylor London

Location

Poland Street, London

Value

£1.02 million

Programme

21 weeks

Pexhurst conducted comprehensive internal and external refurbishment works at Poland Street offices; which included new electrical services, air conditioning and a fully renovated reception area.

21 Poland Street is a locally listed, late Victorian office building, comprising five floors of office space which can be let on either a floor by floor or mixed basis. Owing largely to its fashionable and upmarket location in the heart of Soho, the commercial space was in need of tasteful renovations to upgrade the building whilst focusing strongly on maintaining its character.

Within a tight 21 week programme, main contractor Pexhurst has completed a full



refurbishment of the commercial building. Internal works included the installation of new exposed air conditioning and electrical services throughout; refurbishment of existing parquet floors (which were oiled and restored); and walls were thermally insulated and dry lined together with new ceilings.

A new reception area was constructed, featuring stone tiled floors and an exquisite marble feature wall that can be admired from the entrance. New lifts were also installed and WCs on all five floors were refurbished.

External renovations included the replacement of all existing Crittall windows with new units (planning requirements sought); repairs to the existing structure with materials that matched those used originally in the late 1800s; and the installation of a new aluminium entrance door with video entry system.

The Poland Street project presented a number of challenges often seen in inner London refurbishment projects, such as structural unknowns, boundaries, electrical supply and planning issues.

The Pexhurst project team managed to overcome all issues in record time, ensuring that the project was completed within the original contract period specified and within budget. The client and a number of prospective tenants have since expressed their delight at the quality of completed works.

