



Project Fact File



Albert Street



Pexhurst delivers high-specification fit-out for speculative office let in London's Camden Town

**Client**

Threadneedle Pensions

**Project Manager**

Malcolm Hollis

**Location**

128 Albert Street, London NW1

**Value**

£900,000

**Programme**

14 weeks

Famous for its legendary market and equally legendary nightlife during the Britpop era, Camden Town has reinvented itself in recent times. Its canals and proximity to Regent's Park have long made it a des-res for well-heeled Londoners, but now Pexhurst has created equally desirable top-end office space close to bustling Parkway.

In a 14-week Category A landlord's fit-out, main contractor Pexhurst has completed a high-end office scheme for Threadneedle Pensions, with Malcolm Hollis as building surveyor on the £900,000 project. Bespoke materials abound, from the reception area, grandiose staircase and on to the open-plan offices. Letting agents are confident that the space will achieve the highest value floor area in the borough.



The quality is visible right from the exterior. A bespoke lantern above the front door is complemented by a new granite ramp, front door and specially-commissioned "128" signage, which is lit by concealed LED lighting in the handrail above. Once inside, a highlight of the gorgeous reception is the ornate, European-sourced tiled floor, complementing the crisp white walls and black oak veneer finishes. Bespoke brass pendant lighting close to the lift completes the look.

The oak and brass theme continues up the listed marble staircase to the first floor offices. The welded brass balustrade needed careful crafting to achieve the desired finish, again concealing LED fittings that light up the floor below. More bespoke lighting, this time in the form of diamond-shaped fittings, lead you on to the open-plan office floor. Here, exposed services are the order of the day, with black linear downlighters offsetting the white interior, including re-clad ductwork sprayed white.

The high-end interior continues right through into the WCs, where the black timber is contrasted by a 3m-long white Corian basin trough and brass taps and downlighters above the mirror. Tiles set on a diagonal achieve another touch of class.

As main contractor, Pexhurst has overseen all trade subcontractors on this high-spec fit-out, including substantial modifications to the building services. As well as the re-clad ductwork, there are new fan coil units, plenum boxes, grilles and boilers and pressurisation units in the plantroom. A new fire alarm and building management system will put the tenant in complete control.

With neighbours ranging from an organic health food store to the Fitness First gym and residential tenants above, Pexhurst has ensured all parties faced minimal disturbance. Drilling work was restricted to between 9.30 am and 3 pm but Pexhurst kept the tight programme on track. With long lead-in times for bespoke fittings, early design co-ordination was essential for yet another successful project delivery from Pexhurst.

