



Project Fact File



Mead Park, Harlow, Essex



Pexhurst delivers high-quality refurbishment of industrial premises at Harlow's Mead Park.

Client

Prudential Assurance

Project manager

Malcolm Hollis

Location

Mead Park, Harlow CM20 2SE

Value

£835,000

Programme

18 weeks

Pexhurst has completed a stunning refurbishment of dilapidated industrial premises at Harlow's Mead Park for client Prudential Assurance and project manager Malcolm Hollis.

Pexhurst has brought the building up to modern standards and refurbished services so that the premises can potentially be subdivided by future tenants. Mead Park is a modern 290,000 sq ft industrial/distribution park with 24 hour staffed security. The scheme comprises units up to 50,000 sq ft with generous car parking. Its location, within Harlow's main trade area and close to the M11, M25 and A10, makes Mead Park a much sought after home for a number of automotive, building and engineering businesses.



In an £835,000, 18-week contract, Pexhurst has carried out an extensive refurbishment, including a major renovation of the roof, the creation of improved offices and industrial space, the replacement of the heating system, new electrical wiring and lighting, upgraded fire alarms, new bathrooms and WCs and an overhaul of the reception area. The result is bang-up-to-date facilities, with high-quality fixtures and fittings.



The roof was in a very poor state of repair, with substantial corrosion. This had to be treated and sprayed with an architectural coating, while rooflights have been changed and external gutters replaced and cladding cleaned up. The rooflights bring much needed natural light into the warehouse, where the new epoxy floor paint also contributes to the creation of a much brighter environment.

The premises had been used as one unit by the previous tenants. However, the client wanted Pexhurst to return the building back into its original layout, where the unit could be subdivided into two if needs be. The unit has two sets of roller shutters – now motorised instead of manually operated - on each side, a central reception and a staircase leading to offices on each side. By restoring separate services and toilets, Pexhurst's renovations have allowed the unit to be split into two and be adaptable for the future.

The old heating system – metal-cased perimeter units – has been replaced by a traditional radiator system with new boilers on both sides. The main electrical distribution boards have been replaced along with a total rewire and new warehouse lighting. Suspended ceilings have been installed throughout the toilets, common areas and first floor offices, with PIR-controlled lighting in the offices and reception area. A new stainless steel handrail, coupled with the existing wood tread stairs, improve and modernise the aesthetics of the reception.

Health and safety has been an important consideration throughout, particularly at roof level where working at height and the number of rooflights has necessitated careful risk assessment. The unpredictable wet winter weather also proved a challenge. With the roof work requiring safety nets internally, any delays would have put back the start of the renovation of the warehouse floor, which took two weeks to complete due to its large area. The team also carried out extensive drainage repairs, groundwork elements and tarmac works.

Pexhurst has taken all challenges in its stride and delivered an impressive upgrade to previously tired premises – a mighty show of industrial strength.

