



Project Fact File



30 Coleman Street



Pexhurst completes new reception and external works while keeping building fully operational during tight schedule

Client

Aberdeen Asset Management

Location

30 Coleman Street, London EC2

Value

£250,000

Programme

6 weeks

Office space is at a premium in the heart of the City of London and tenants pay high prices. Home to pension fund managers and investment bankers, 30 Coleman Street is no exception.

So when Pexhurst came to carry out a refurbishment of the ground floor reception, external cladding and staircase to first-floor offices, it was paramount to maintain an operational building and keep busy tenants happy during the works.

Pexhurst has had to contend with a mere six weeks to complete the works – no mean feat when you consider that the building has only one main entrance that was in use by 150 staff plus visitors daily. Pexhurst had to liaise closely with the in-house reception



team, building management and maintenance teams to ensure that all services were kept live while works progressed. Pexhurst made sure that each tenant was kept informed as the refurbishment advanced and immediately addressed any concerns that they may have had.

The result is a fabulous new reception area, befitting this prestigious location between Bank and Moorgate stations. Highlights include the Italian tiled flooring, the stunning floor-to-ceiling height glass panel behind the reception desk, LED lighting and the desk itself, with its Corian worktop. By sectioning off the works in stages, Pexhurst was able to maintain clear access at all times.

Pexhurst also had to carefully manage the external stone cladding works by not blocking the footpath. The City of London would not allow closure of the pavement due to other works being carried out around Coleman Street, so Pexhurst had to establish a good working relationship with the many retail businesses in the vicinity. Again, this was no easy task as special equipment had to be brought in to lift the extremely heavy cladding panels – the 800 x 800 mm panels were 35mm thick.

The project also included a refurbishment of the staircase to the first floor offices, with work, which included levelling the uneven steps, having to take place while access was maintained during office hours. Where necessary, Pexhurst carried out work at evenings and weekends to complete the six-week programme to deadline.

You can bank on Pexhurst to deliver in one of London's prime commercial centres.

