



## Office Refurbishment Queen Square, Bristol

- Scheme:** Refurbishment of dilapidated office to attract new tenant.
- Client:** Large Pension Fund
- Project Title:** Rear ground floor office, Queen Square, Bristol
- Value:** Approx £35,000 contract value



### Client Benefits

- AJH were able to specify the works, obtain contractor's costs and analyse tenders under a single contract, enabling the client to step back from the project knowing that a single consultant was overseeing the entire process.
- Full negotiation with contractor during tender period, to achieve best value for the client.
- Monitoring works on site, dealing with unforeseen defects and implementing remedial works.
- Dealing with all relevant legislation within contract role to ensure that all paperwork was in place at completion of the project.

### Description

- Unoccupied office suite which was in a poor condition and received no interest from prospective tenants.
- The client wanted to refurbish the suite to a standard required to attract a new tenant on a full repairing lease.
- The remaining building was occupied and careful consideration had to be made in restricting noise and disruption to other tenants.
- AJH liaised fully with the client and the client's agent to ensure that the specification achieved would place the suite in a strong position within the letting market.

