



overbury  
a passion for perfection

How Overbury can help commercial property owners and investors

# ‘ A REFURBISHMENT AND FIT OUT SERVICE FOR PROPERTY OWNERS AND INVESTORS FOR ALL VALUES OF PROJECTS ’

## Overbury is a construction company specialising in office refurbishment and fit out

The business undertakes a wide variety of office refurbishment and fit out projects, from a few thousand to tens of millions pounds.

Property owners and investors can benefit from our experience and cost effective project services when facing a variety of situations, including:

- **ENHANCING** empty space to make it stand out in a competitive market
- **REFURBISHING** facilities in occupied buildings to help retain existing tenants at lease breaks
- **GET AHEAD** of the government legislation on energy performance and carbon foot printing
- **LETTING SPACE** including the occupiers fit out within the rental arrangement
- **CREATING** a serviced office space to accommodate smaller more flexible lettings
- **IMPROVING** the value of a building for investment purposes
- **PLANNED MAINTENANCE** projects or services upgrades

We can deliver these projects directly for you and are happy to work with your externally appointed consultants. We can also help to recommend specialist consultants or additional support if you are considering a project.

# Why choose Overbury?

## Fast and cost effective projects

Overbury can offer the benefit of extensive experience delivering all forms of office refurbishment and fit out projects. We have a range of solutions to hand for every challenge encountered carrying out this specialist work. Your project will run quicker and more cost effectively as a result.

## High quality without complications

The service you receive from us is based on quality assured processes and is delivered by motivated and talented project teams. The Overbury experience removes effort and risk from you as a client and optimises the input of your professional team. This ensures a smooth and high quality delivery.

## Competitive costs and delivery

We offer a cost effective and market competitive service by utilising our extensive supply chain and passing on the benefit of our procurement influence. Your project is delivered to the required quality first time and there are no project overruns.

## Specialist in occupied buildings

Overbury has extensive experience of working within occupied buildings. Where required we can programme a refurbishment project to fit around the business operations of your tenants without disruption.

## Sound business

Overbury is a financially stable and well-backed business. With profitable turnover in excess of £350m for each of the last three years and the backing of our parent company – Morgan Sindall – selecting Overbury is a low risk choice.

We would be very happy to show you a recent project or one underway, and introduce you to past clients to hear first hand how we helped their business.

### Recent clients from the property owner and investor sector

- Argent
- AWG Property
- BAA Lynton
- BBC Pension Fund
- Berkeley Square Holdings
- Britel Fund
- British Land
- Britton Street Properties
- Burford Group
- Chiswick Park Estate
- Clerical Medical
- Commercial Union Life Assurance
- Consignia Property Holdings
- Coral Sea Properties
- CREMS
- Grainger Trust
- Hammerson UK Properties
- Helical Bar
- Henderson Global Investors
- Heron London Properties
- HSBC
- IVG Asticus Real Estate
- JLP Property Company
- Land Securities
- Legal & General Investment Management
- Lenhart Real Estate
- Linseed Assets
- London Thames Gateway
- Longford Estates
- MEPC
- Metropolitan Estates
- Morley Fund Management
- Northern Trust
- Norwich Union
- Nottingham Pension Fund
- P&O Properties
- Pollen Estates
- Prudential
- PRUPIM
- REIT Asset Management
- Royal & Sun Alliance
- Schroders Property Investment
- St Martins Property
- Stockland
- Sun Life Assurance
- Thamesbank Developments
- The Crown Estate
- Threadneedle Property Investments
- Tonstate
- William Pears Group

IN THE LAST TEN YEARS  
OVERBURY HAS DELIVERED  
**50M SQ FT**  
OF OFFICES – THAT'S  
NEARLY THE SIZE OF  
THE CITY OF LONDON,

# Refurbishment and fit out can help to **retain and attract tenants**

You may be considering refurbishment work in your properties at strategic points of the letting cycle. If you have empty space available for letting, or tenants with approaching lease breaks you may come under increased pressure to consider refurbishing your portfolio.

Overbury can help you deliver a high quality and cost effective service for any construction elements of these projects.

## Overbury can help you with

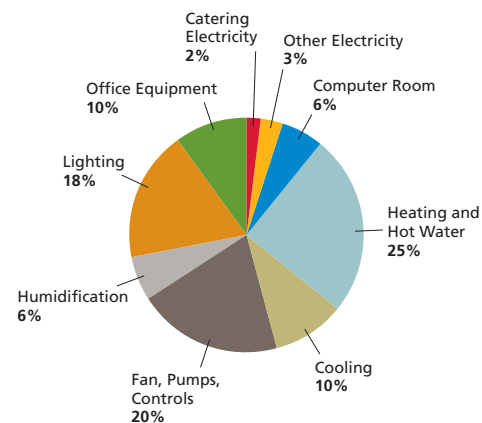
- **LETTING SPACE** including the occupiers fit out within the rental arrangement
- **CREATING** a serviced office space to accommodate smaller more flexible lettings
- **ENHANCING** empty space to make it stand out in a competitive market
- **REFURBISHING** facilities in multi-tenanted buildings such as:
  - Reception areas
  - Lift lobbies, stairwells and landings
  - Café, catering or retail areas
  - Toilets and other services
- **IMPROVING** energy efficiency and reducing running costs to appeal to companies Corporate Social Responsibility agendas



# Reduce the cost of carbon footprinting

The increase in energy legislation is likely to have a significant legal and financial impact on property owners. Overbury can help you prepare your business and your buildings to lessen the financial and compliance overhead across your property portfolio.

Typical use of energy in an office building



Source: British Council for Offices

## CARBON REDUCTION COMMITMENT

How it will work

- Every business will have to forecast the carbon footprint of its operations
- Carbon credits can be purchased from the Government
- Additional credits if required can be bought at a premium on an exchange
- Surplus credits can be sold on an exchange
- Large fines for non-compliance
- Top 5,000 companies in the UK will be league tabled
- Worst performers will be charged fines
- Fines paid to top performers as bonuses

Likely impact on the landlord

- Forecasts will have to be made for each building where an electricity bill is received
- Accurate planning needs to take place to convert the energy consumption to carbon tonnes
- Purchase of relevant amount of Carbon Credits (£12 per tonne of carbon)
- Management of year end trading to balance final amount
- Carbon reduction will be a legal requirement on your business
- Significant financial penalties on poor performance
- Potential to earn bonuses for excellent performance
- Impacts on tenant retention and attraction from resulting PR

## ENERGY PERFORMANCE CERTIFICATES

How it will work

- Most building transactions require the landlord to prepare an EPC
- Covers newly completed buildings and any sale or lease
- An assessment is carried out to monitor energy performance
- A letter grade is awarded to the building or space, from A for excellent to G for poor

Likely impact on the landlord

- Huge Government promotion of the initiative
- Difficulty of leasing lower rated buildings
- PR implications of a poorly performing portfolio

# Overbury can help

Carrying out refurbishment work or early consideration of the energy impacts of a fit out can have a huge impact.

There is a lot of opportunity to improve the energy performance of a building and lessen the impact of the Government's energy legislation on your business. We can help prepare for the monitoring, measuring and reduction of your portfolio's carbon footprint. This will yield significant commercial benefits.

## Overbury can help with refurbishment and fit out work to:

- Renovate or replace inefficient plant
- Modernise or service heating and cooling systems
- Alter or adjust temperature control systems
- Include energy monitoring systems in buildings
- Include insulation and ventilation
- Install innovative equipment, isolation switches and shut down equipment
- Install environmentally sensitive systems such as combined heat and power units, photovoltaic generation and heat exchanges



**OVERBURY HAS COMPLETED MORE THAN £125M OF PROJECTS FOR PROFESSIONAL PROPERTY CLIENTS IN THE LAST 5 YEARS**

Here are a few examples.

**Location**  
Tottenham Court Road,  
London W1

**Contract Period**  
6 weeks

**Quantity Surveyor**  
Currie & Brown

**Project Manager**  
Apex Project Management

## Land Securities

### Description of Works

The objective of the project was to return 2,200 square metres of floor space on the first, second, third and fourth floors to a Cat A fit out. The works included a full validation of the existing mechanical and electrical services and identification of necessary repairs and installations.

- Removal of partitions, carpets and first floor ceiling
- Repair of fan coil units
- Internal cleaning of ductwork
- Lighting and fire alarm systems
- New underfloor power system
- Repairs to second, third and fourth floor ceilings utilising parts salvaged from the first floor
- New ceiling to first floor
- New carpets and decorations throughout



Location  
Abingdon

Contract Period  
34 Weeks

Architect  
TTSP

Quantity Surveyor  
Chisholm Nurser & Partners

Project Manager  
Chisholm Nurser & Partners

M&E Consultant  
Buro Happold

## IVG Asticus Real Estate

### Description of Works

Overbury refurbished the building from previously occupied space to Category A refurbished space ready for re-letting.

The works consisted of:

- Part infilling 2 floors of Atrium
- Increased the floor space with 3 floors of Atrium glazing dividing the 3 floors into 7 individual units
- Modifying M&E works to suit new layout
- Stripping out existing toilets and installing new
- Relocating reception from first floor to ground floor
- Installation of new bridge to front of building



Location  
9 Argyll Street, London W1

Contract Period  
12 weeks

Architect  
Tectus

Quantity Surveyor  
Fanshawe & Partners

M&E Engineer  
Curona Design

Project Supervisor  
PFB Construction  
Management

## Legal & General Investment Management

### Description of Works

Overbury completed the refurbishment of an existing listed office building to a standard suitable for letting. The project involved the alteration and refurbishment of the entrance to form a new reception area with glazed entrance doors and a curved glazed screen.

- Joinery detail in reception
- New toilets
- New air conditioning system
- Suspended ceilings
- Refurbishment of existing oakwood block flooring
- Redecoration throughout, including main staircase



Location  
Berkeley St, London W1

Contract Period  
25 weeks

Architect  
Woods Bagot

M&E Consultant  
F C Foreman & Partners

Structural Engineer  
WSP Consulting Engineers

## Morley Fund Management

### Description of Works

This fit out and refurbishment project over three floors for Morley Fund Management included new mechanical and electrical plant, and the building of a rear extension of around 8,000 square feet.

The extension was constructed at the rear of the building to extend the third and fourth floors. The project required Overbury to ensure existing building services were maintained at all times to the occupied retail units on the first and second floors, and the hotel on floors four to seven.

The scheme also included new reception areas, refurbished lifts, and new common parts including landings, staircases and toilet facilities.



**Location**

New Broad Street House,  
New Broad Street,  
London EC2

**Contract Period**

30 weeks

**Architect**

RHWL Architects

**Quantity Surveyor**

WT Partnership

**Project Manager**

Gleeds

**M&E Consultant**

Furness Green Partnership

**Structural Engineer**

Mott McDonald Group

**Planning Supervisor**

Capita Symonds

## Norwich Union

**Description of Works**

The New Broad Street building required a strip out and re-fit in order to upgrade the M&E systems and interior appearance and modernise the building to current standards. Works were carried out on the basement up to the fifth floor, excluding the fourth which had an incumbent tenant with an operational trading floor.

Floors one and five were re-fitted to a semi Cat B standard with cellular and open plan offices. Floors two and three were re-fitted to a Cat A standard, providing open plan space for future cellularisation by the client.

The ground floor was substantially changed to provide a new reception area compliant with DDA regulations, high level meeting rooms and an architectural staircase within the atrium area to gain access down to the lower ground floor.



Location

Lower Thames Street,  
London EC3

Contract Period

47 weeks

Architect

Swanke Hayden Connell

Quantity Surveyor

Gardiner & Theobald

Structural Engineer

Hilson Moran Partnership

Planning Supervisor

Gardiner & Theobald

## HSBC

Description of Works

This project entailed the strip out and refurbishment of 8 floors of Cat A floor space. A new entrance was installed with a stone floor and metal clad reception desk. Works also included the refurbishment of the passenger lift and replacement of central plant and equipment.



Location

City Place House,  
55 Basinghall Street,  
London EC2

Contract Period

12 weeks

Project Manager

King Sturge LLP

Architect

Haddon Few Montuschi

Quantity Surveyor

Cyril Sweett

M&E Consultant

Hoare Lea & Partners

## Prudential

Description of Works

Overbury fitted out one of the floors at City Place House. The works included stripping out both internally and externally. In addition, the main reception and atrium were refurbished.

- New raised floors
- Wall and ceiling finishes
- Overhaul of internal doors
- Refit of WC's
- M&E works
- Lift refurbishment



Location

Apex Plaza, Reading

Contract Period

15 Weeks

Architect

Taylor Hammond Architects

Quantity Surveyor

Tuffin Ferraby & Taylor

Project Manager

Tuffin Ferraby & Taylor

M&E Consultant

JDP Building Services Consultants

CDM Co-ordinator

Tuffin Ferraby & Taylor

## PRUPIM

### Description of Works

The works consisted of the refurbishment to landlord common areas including the link bridge, the main reception, 8 main lift lobbies, 8 main lift cars, the main atrium, new west entrance doors, the lift lobby staircases, the car park signage and decoration of the west and south exterior canopies.



Location

The Quadrant,  
Richmond High Street,  
Richmond, Surrey TW9

Contract Period

29 weeks

Architect

Tate & Hindle Design

Quantity Surveyor

Gleeds

M&E Consultant

Hurley Palmer Flatt

Planning Supervisor

Gleeds

## St Martins Property

Description of Works

Overbury carried out a Cat A fit out at Oriel House. A stainless steel staircase balustrade was built from the ground to third floor, and a canopy of stainless steel with granite feature columns was installed at the main entrance.

- New reception area
- New stone flooring
- Raised access flooring
- Full new air conditioning system
- New lighting installations including switch panel to basement



Location

Whittington House,  
London WC1

Contract Period

21 weeks

Architect

Tate & Hindle Design

Quantity Surveyor

Gleeds

Project Manager

Cotton Thompson Cole

Services Engineer

MTT Consulting

Planning Supervisor

Goddard Consulting

## Sun Life Assurance

Description of Works

This project comprised the Cat A fit out of the whole building from shell and core, with the exception of the occupied ground floor retail area. The works included the refurbishment of four existing lifts, new roof finishes and external glazing refurbishment.

- Installation of partitions
- Suspended ceilings
- Raised floors and floor finishes
- Fixtures and fittings, including new toilets
- M&E installations



**Location**

Gracechurch Street,  
London EC3

**Contract Period**

40 weeks

**Project Manager**

Hunter & Partners

**Architect**

TP Bennett Interior Design

**Quantity Surveyor**

Rider Levett Bucknall

**Services Engineer**

Hurley Palmer Flatt

**CDM Co-ordinator**

Rider Levett Bucknall

**Structural Engineer**

Hurley Palmer Flatt

## Stockland

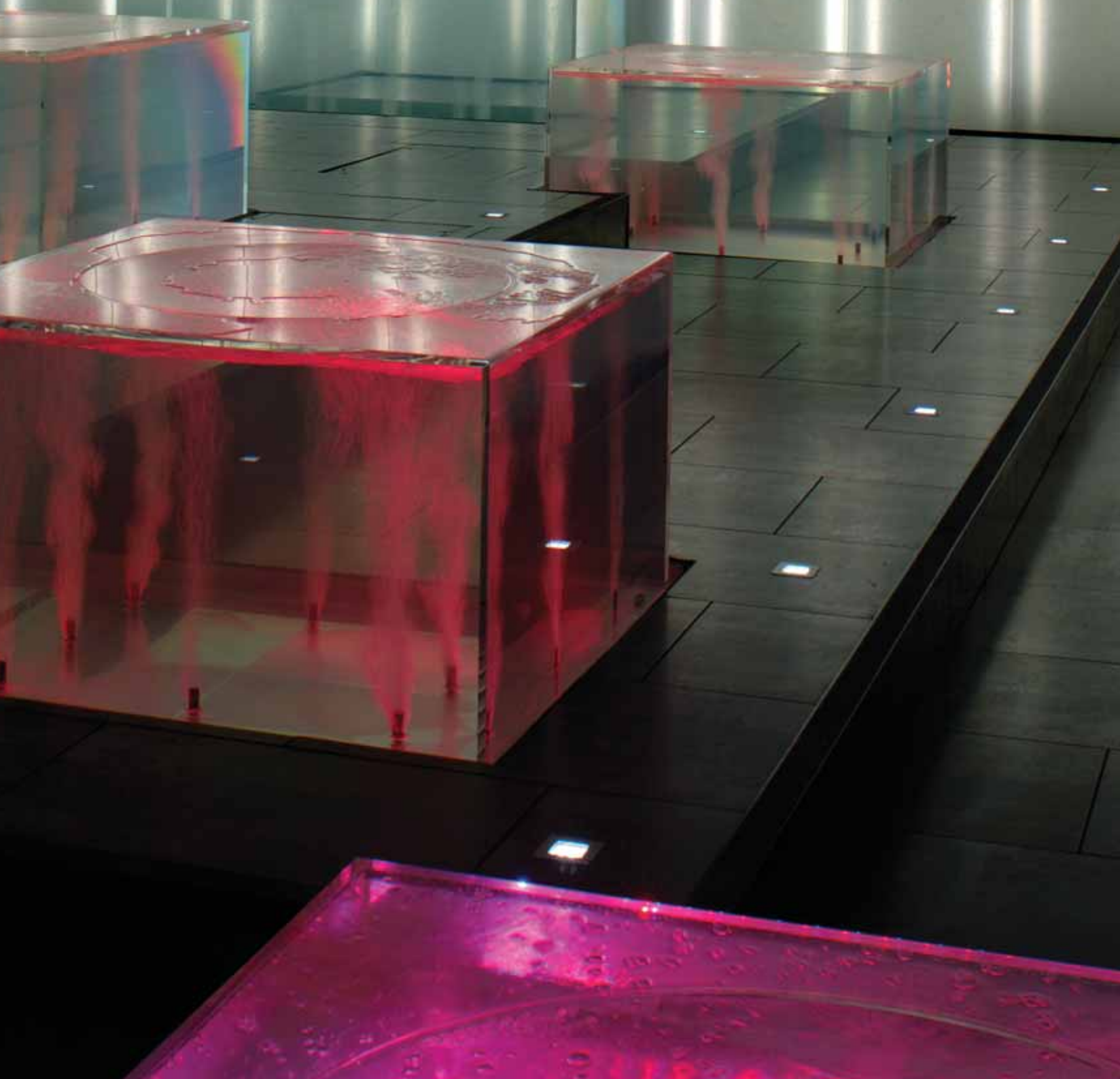
**Description of Works**

Refurbishment to Cat A of seven floors and three basements totalling 110, 000 square feet of office space.

The project included the refurbishment of seven lifts, stair cores and lobbies and alteration to the reception to create double height space with a full height glazed entrance screen, glazed canopy and revolving doors.

- New male and female WC's
- Complete new services installation
- New ceilings and floors
- Stone flooring and specialist joinery in reception





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