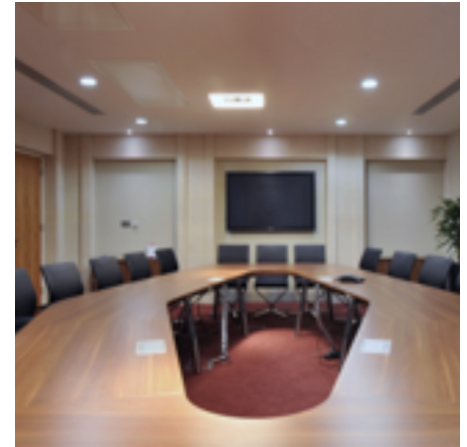


## 68 LOMBARD STREET



### Project Profile

This 10 storey office building at 68 Lombard Street, which was formerly Martins' Bank, has been remodelled and upgraded to meet the needs of 21st Century companies using Regus flexible office space and services. Green Building Design Consultants managed the design and sequencing of all building services, whilst the upper floors remained occupied by existing tenants.

A new light and spacious reception area now welcomes guests to the ground floor, which includes a new business lounge, with

refreshment bar and pods for private working. The 2No lower ground floors were reconfigured to allow new meeting rooms, a new board room and an enlarged food preparation area to be constructed. This followed the removal of a dated water feature which provided the much needed additional floor space.

### Key Features

- The project was completed in three phases to minimise disruption and enable continuity of services.
- The final phase of the project involved the replacement of cooling towers on the roof, installing a new building control system and cleaning and re-commissioning air conditioning equipment on the seven occupied floors, to allow the systems to operate more efficiently.
- Further mechanical and electrical work included replacement of the 22-year-old hot water cylinders, as well as upgrading and rewiring the fire alarm system throughout the entire building, to provide for easier and hence lower cost maintenance.
- Approximate area of works was 45,000sq ft

PROJECT VALUE: £1.25m

CLIENT: Regus

CONTRACTOR: Modus Workspace