



Broadgate Estates – UBS

“Where understanding return per share and having a passion for property meet – Maleon’s experience in the REIT sector is second to none.”

Client: UBS
Construction value: £1,800,000
Scale of works: 100m²
Project: Design of an upgraded communications centre facility, 1 Finsbury Avenue, London

Due to an expansion programme of UBS data centres, critical switch centres and communications rooms in the UK, Maleon were instructed to design an upgraded communications room with improved resilience and maintainability in a central London location.

Maleon’s brief included project planning and this involved complex phasing of works to enable the installation to be implemented outside normal working hours. Maleon’s engagement required continued Landlord negotiations with this REIT owned site.

The engineering design for the overall solution was complex due to the fact that the existing base building

services had to be retained and optimised to support the upgraded design. Maleon undertook a full rationale of the existing base building services and then prepared calculations and attended witness testing of the existing building services prior to designing the upgraded rooms.

The two new communications rooms were designed to 2N Resilient Services Application Standards and this was achieved using a combination of thermal imaging calculations using TAS software and Computational Fluid Dynamics (CFD) analysis to assess the environmental performance of the space. At the end of the project, the CFD analysis was checked and verified by ‘live’ commissioning of the space.