



## Schroders, Gresham Real Estate Fund

*“Maleon are trusted to work with some of the most prestigious properties across London and the UK, ensuring works are completed with minimal down time, saving our clients extensive costs.”*

**Client: Schroders**  
**Value of works: £5,000,000**

The project comprised the phased refurbishment of a 1980's six storey office building in the centre of Bracknell, the building remained occupied throughout the refurbishment works.

### The phases of work were:

- Reception and common parts (toilets and lobbies) including refurbishment of the existing two lifts
- Replacement of the existing roof mounted air handling units, chillers and control panel
- Replacement of the main LV switchpanel
- New fire alarm panel
- Phased floor refurbishment inc new VAV air conditioning, lighting and power

Maleon designed the MEP works for all phases and were principal consultant, project manager and contract administrator for the replacement of the roof mounted plant as well as the floor refurbishment phases of the project.

The works were designed to be undertaken in phases that did not disrupt the tenants of the building who remained in occupation throughout the construction stage of each phase, all building shutdowns had to be carefully planned and agreed in advance with each separate tenant within the building. Throughout the project all planned services shutdowns were completed successfully and disruption to the tenants was minimised.

The refurbishment works were very successful and enabled the Landlord to negotiate new long-term leases with each tenant at increased rental values, thereby significantly increasing the value of the property and more than repaying the investment in the refurbishment works.