Case study

Hicks Baker
Commercial Property Consultants

Fact File

LOCATION	Wallis Way, Bedford
Type	Commercial
Issue	Project monitoring & office fit out
Project Manager	Andy Colangelo FRICS
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Client Issue

Our client, a national logistics company, agreed terms with a developer to lease a new 230,000sqft distribution building in Bedford. The building was to be constructed to incorporate our client's requirements. Hicks Baker was approached to provide professional building surveying advice to the client on the proposed design and procurement of landlord's works and to monitor progress of the works on site.

Solution

Hicks Baker was appointed by the client to provide project monitoring services. These included providing initial advice on the landlord's proposals and the client's requirements. We monitored the construction works to ensure that the standard of works and progress were in strict accordance with the agreement to lease and associated documents. Progress meetings with the Client and the landlord's project team were attended regularly. We were also instructed to take on the role of Employer's Agent in relation to the client's fit out of the office and ancillary accommodation. Works were procured under the 216 edition of the JCT Intermediate Building Contract with contractor's design.

Outcome

The building was completed on time following a 23-week program of works to allow occupation by the client. Fit out works were satisfactorily completed on time and within the expected budget. Our Client now successfully operates from the building.