

BLYTHE HOUSE

HEMEL HEMPSTEAD

The 3-story, 30,000 sq feet office block on the outskirts of Hemel Hempstead required refurbishment to a very high specification for sale/re-let.

The project was managed by Colliers CRE for property managers, RREEF.

The building was initially stripped of all fixtures, fittings and non-structural elements back to shell and core condition.

A new adaptable VRF air conditioning system was installed throughout the building, WCs on each floor and two passenger lifts were refitted.

The front entrance was completely re-modeled with a new reception desk, new ceiling grid and fully accessible raised floors fitted throughout.

The interior was fitted with walnut veneered doors and entire building re-carpeted and decorated ready for turnkey occupation.

Extensive re-landscaping was carried out to create a modern exterior environment. This included re-paving and re-pointing steps, pathways, installing hand-rails, planting trees and grass.

The work was carried out by a multi-disciplined team of over 60 specialist craftsmen.

Discipline: Building

Duration: 5 months

Value: £1.5m

Architect: Michael Ross/HXR (interior); Norman Ullathorne (landscaping)

Client: RREEF

Blythe House was refurbished to a very high standard which Clifford Devlin delivered on-time and to specification. RREEF were very satisfied with the outcome of this project and would happily recommend Clifford Devlin's Building Division for similar refurbishment work in the future.

Joss Dobbie, Asset Manager, UK Office Fund, RREEF Ltd

