

Our cautious stance on development last year meant less activity than usual and we completed only one development during the year.

At Woolyard we sought to retain the building's warehouse aesthetic while offering a contemporary interior, mixing historic internal brick with full height picture windows. Dark, inefficient space was transformed to provide bright open plan modern offices. The carefully integrated cooling and lighting systems together with the exposed concrete structure and opening panels for natural ventilation, all serve to keep energy consumption to a minimum.

By working closely with Delfina, the existing restaurant occupier, using our Tenant Action Plan and holding regular on-site meetings we were able to minimise the impact of our works on their business. As a result of the development, Delfina now have a new alfresco area and enhanced facilities to cater for the increased demand arising from the regeneration of the adjoining buildings.

reinventing space

before

- An under utilised site
- Poor quality space
- Low rental value
- Limited letting prospects



“Located in the heart of Bermondsey, SE1, Woolyard is an integrated collection of new and historic buildings; its architecture is simple, robust and flexible, mixing the best of the old with the best of the new. The scheme has proved successful, offering both a characterful and contemporary office environment which has attracted a wide range of occupiers.”

Richard Amlot Development Manager

after

- Sq ft increased by 24% to 47,000 sq ft
- Reinvented building
- Rental income rebased from studio to modern office rents
- High quality interior
- Improved public open space

