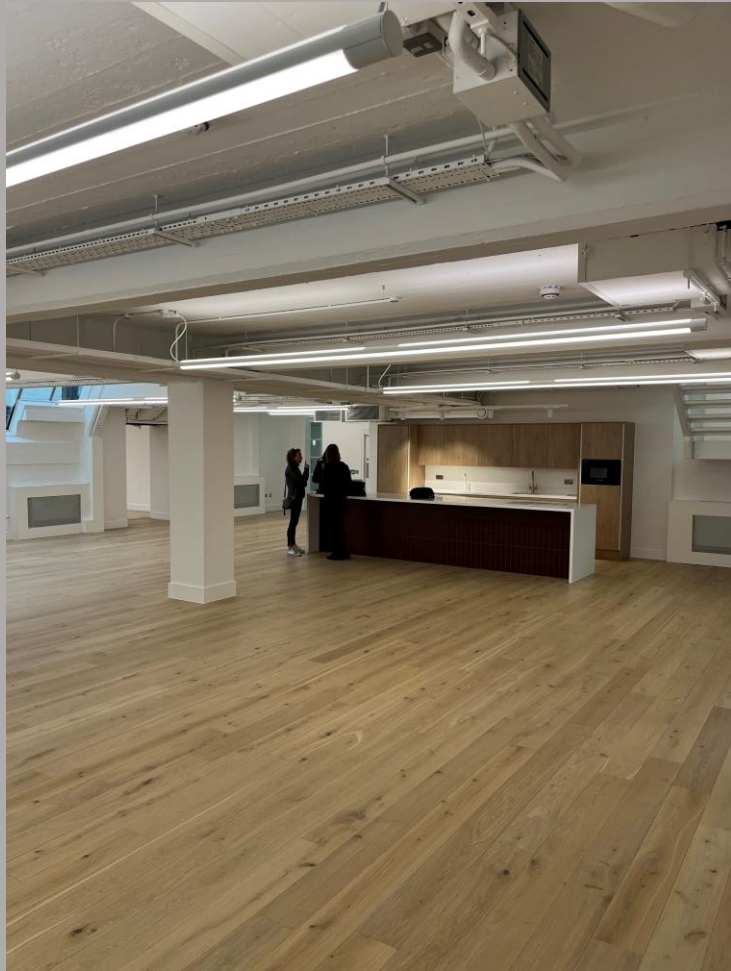


Project Ref: S4918

Client: Bordeaux Index

Address: Units 4.3 & 5.2 Heals Building, Tottenham Court Road

Design & Access Statement



Design & Access Statement

Existing Use

The premises are commercial office space with contemporary finishes, fixtures and electrical and mechanical services in an open plan condition.

Proposed Works

The proposed works allow for the modification of existing installed services to suit a new layout providing 3no. meeting rooms to facilitate the premises being used as a commercial office by the incoming tenant. The flooring and lighting remain and largely the incoming tenant utilises furniture solutions to carry out their intended business pursuits.

The proposed internal demountable partitions are a crittal style glazed partition to compliment the existing finishes and fixtures within the office units.

The existing teapoint installed by the Landlord is to remain and a further vend area is to be installed in the upper floor unit for the purpose of wine tasting events and presentations as part of the incoming tenants business operations.

Impact

No works are proposed to alter the access or fabric of the building, all works are internal and can be easily removed at expiry of the tenant's lease, without damage to the structure or curtilage of the listed building.