



PROJECT: CAT A+ at St Mary Axe

Location: 63 St Mary Axe, London

Value: £550K

Timescale: 8 weeks

constructive 

 Investment Managers

The client

Working on behalf of AXA IM, Constructive TPM is an independent firm of specialist property professionals providing property owners, asset managers, developers and occupiers with expert advice and support across the real estate sector.

The brief

Complete CAT A works to the 7th floor and a CAT A+ fit-out to the 3rd floor.

CAT A+ is defined as the line between a Cat A and Cat B fit out. It serves as the mid-point where the landlord appoints more practical design features that will make the space ready for occupation immediately.

Project delivery

The project covered works on two separate floors for the landlord.

The 7th floor was mainly updating the lighting to LED across the 7335 sqft open plan area, along with sprinkler modifications and decorations throughout.

The CAT A+ works on the 3rd floor required M&E modifications as well as a design scheme developed to provide a new reception, tea point and office furniture layout to half of the open plan floor area. The 9832 sqft floor was created as a space that a tenant could move into immediately, with scope to expand and use the remaining areas as they so wish.



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"I'm not sure I've had a project go quite so well as this one"

Carlos D'Ovidio - Director, Constructive

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