



PROJECT: CAT A Dilapidations

Location: Bristol

Value: £2.1M

Timescale: 11 weeks



The client

XLB Property is a leading asset management company who manage and develop commercial property throughout the UK.

The brief

Strip out and refurbishment of a dated office building in a prominent area of Bristol's business district. Present CAT A fit-out office space with modern reception and entrance area.

Project delivery

Working with XLB and architects Spratley & Partners, Bbi managed the D&B project throughout the 15 month project. Having to start the works in a part occupied building, directly on a busy street location brought many challenges to the program of works. When the remaining occupier moved out 6 months in, the project was extended to include the additional floor.

The reception entrance and ground floor layout was altered to increase lettable space, as well as improve street presence. All 75+ windows were repainted, 2x new lifts cars installed, steel mesh external housing created for new mechanical condensers along with secure cycle storage and EV charging.

Each floor was opened up to present exposed ceiling services and lifts that opened directly onto each floor space. WC's and showers were redesigned to increase numbers to bring in-line with today's requirements. The top floor included an existing balcony that was given new decking, handrails and sliding access doors.



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