CASE STUDY

TECHNICAL SERVICES



CONTRACT ADMINISTRATION FOR COMMERCIAL PROPERTY IN SHOREDITCH

TEAM
Building Surveying

CLIENT
Simon Teff Investments Ltd

LOCATION
7–8 Charlotte Road, Shoreditch

DATES
August 2025 - December 2025

PROJECT SUMMARY
Graham + Sibbald were instructed to act as Contract Administrator on the refurbishment of 7–8 Charlotte Road, a four-storey, 4,000 sq ft commercial property in Shoreditch.

SUMMARY

Graham + Sibbald were instructed to act as Contract Administrator on the refurbishment of 7–8 Charlotte Road, a four-storey, 4,000 Sq Ft commercial property in Shoreditch. The building had suffered from poor maintenance and a substandard tenant fit-out, with no air conditioning, a leaking roof, inadequate fire protection and limited market appeal.

The building was vacant at instruction and required substantial investment to attract new occupiers. While the client's preference was to secure a single FRI tenant, the market indicated that flexibility may ultimately be required. Alongside our role, our managing agency colleagues supported tenant matters and our commercial agency team advised on positioning the asset to achieve the strongest possible leasing outcome.



APPROACH & SERVICES PROVIDED

We developed a comprehensive refurbishment strategy to reposition the building and enhance its long-term performance. Recognising market uncertainty, we installed new electrical distribution boards to each floor, enabling subdivision if multi-let occupation became necessary.

The roof was fully replaced and upgraded to achieve a 0.18 U-value, improving thermal efficiency and comfort while meeting current Building Regulations. As part of a wider energy performance strategy, we introduced targeted fabric and services enhancements which improved the property's EPC rating from D to B, ensuring future compliance with Minimum Energy Efficiency Standards (MEES) and protecting the asset's lettability and value for years to come.

Fire protection had been compromised by the previous tenant, so we reinstated and upgraded detection and compartmentation measures to restore regulatory compliance

To strengthen market appeal, we delivered a sensitive design response aligned with the Shoreditch warehouse aesthetic: new WCs and tea points, exposed services, crittall-style glazing, painted masonry finishes, and screeded & sealed floors, creating a modern industrial character that aligns with current occupational expectations.

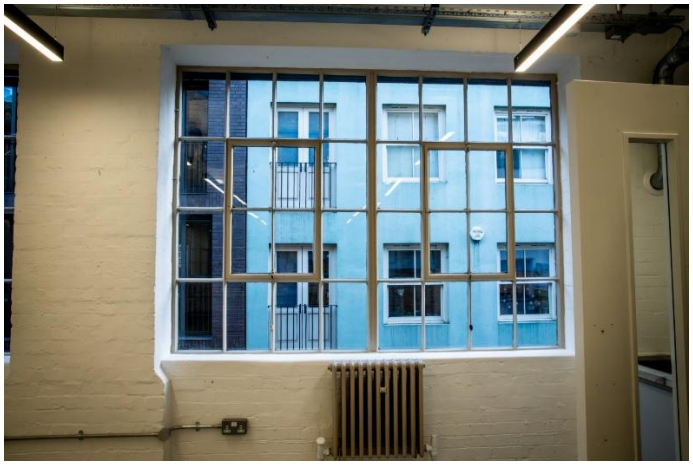
As tenant interest emerged during the programme, we worked closely with the incoming occupier to integrate aspects of their requirements into the refurbishment, enabling efficient transition to their fit-out. This resulted in a CAT A+ delivery, reducing abortive works, shortening occupation lead-in, and retaining flexibility for the landlord.

Throughout, we coordinated with our managing agency colleagues to ensure consistency in approach across refurbishment, tenant liaison and future asset strategy.



ADDED VALUE

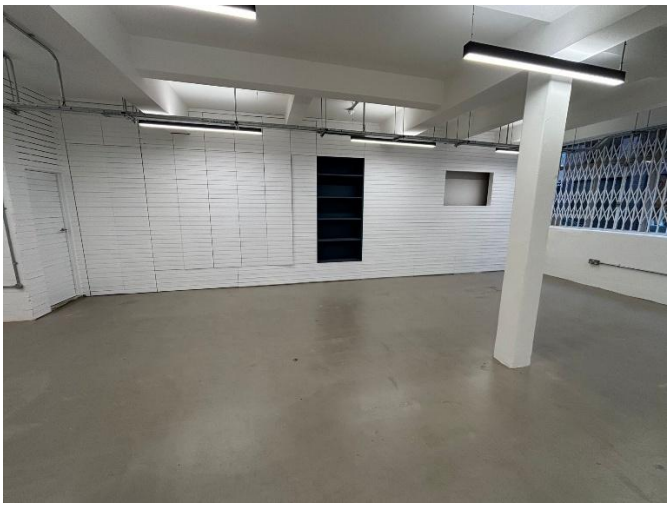
- Future-proofed the asset by improving the EPC from D to B, ensuring long-term MEES compliance and protecting capital value.
- Energy efficiency uplift through full roof replacement and insulation upgrade achieving a 0.18 U-value.
- Leasing resilience through services strategy enabling multi-occupier subdivision if required.
- Market-driven CAT A+ delivery by integrating tenant requirements within the base build programme.
- Regulatory protection via reinstated fire compartmentation and upgraded detection systems.
- Enhanced marketability through tailored design choices reflecting Shoreditch industrial character.
- Holistic service delivery through collaboration across contract administration, managing agency and commercial agency teams.



OUTCOME

The refurbishment repositioned the building as a compliant, energy-efficient, adaptable and market-aligned workspace. The uplift to EPC B enhanced its long-term investment profile and ensured future MEES compliance, reducing risk exposure for the landlord and widening the tenant pool.

The CAT A+ delivery enabled the incoming tenant to occupy more efficiently, supported by reduced duplication of fit-out works and smoother mobilisation.





CLIENT RESULT

Our commercial agency team secured a single occupier for the entire building — achieving the client's preferred outcome and validating the strategic design and refurbishment approach. Engagement with the incoming tenant throughout the programme streamlined occupation, while our managing agency colleagues ensured continuity during tenant transition.

This project illustrates Graham + Sibbald's ability to add value throughout the property lifecycle, combining technical delivery, compliance expertise, energy performance improvements, and market insight to create a highly lettable, future-proofed asset.



WHY G+S

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

Thanks to our expertise, experience and nationwide network of local offices we are able to deliver a professional, cost-effective service with a real personal touch. We place a high priority on expertise, good communications and building long-term client relationships based on trust.

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