

Motorway Trading Estate



Facts

Client:

Nuffield College

Location:

Aston, Birmingham, U.K.

Date:

2006 - 2010

Value:

£450,000 – Uplift Scheme



Project Details

Brief Description

Comprising 6 industrial units built in 1979, Cassian has been involved in this estate since 2006, undertaking a number of different tasks. The estate extends to approximately 30,000 ft² of industrial space and 5,500 ft² of office space arranged in a three-storey block.

In 2006, the internal refurbishment of units 5 and 6 was project managed in advance of re-letting. The contract value was £20,000. In 2007, Unit 1 was vandalised resulting in a £50,000 internal refurbishment.

In 2008 the existing tenant of units 2, 3 and 4 submitted notice to exit their lease and so Cassian prepared a dilapidations claim for submission to the tenant and ultimately were employed to negotiate a settlement. This prompted the owner to undertake a feasibility study in late 2008 to improve the estate. Cassian, together with architects 3D Reid, prepared a number of costed options from which the owner agreed to commission a £450,000 uplift scheme. This was completed in January 2010.

Services Provided

Project Manager and Employer's Agent, including cost consultancy and pre tender design management tasks.