

Co-Space, St. Albans

Project Value £3.2m
Programme 18 weeks

This refurbishment project comprised a comprehensive internal fit-out and mechanical and electrical installation at Eleanor Ormerod House in St Albans, creating high-quality office accommodation across the ground floor and four upper storeys.

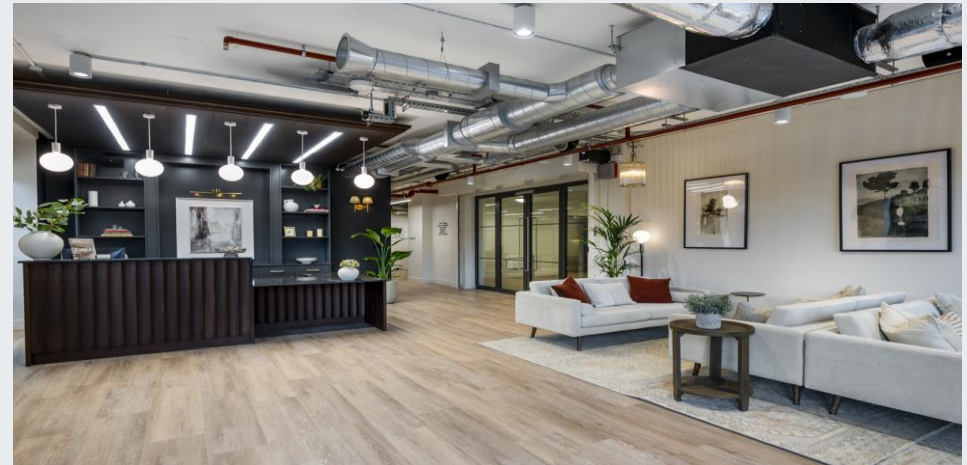
The scope of works included the installation of new plasterboard partitions incorporating acoustic and fire protection, glazed partitions, new floor finishes, and high-performance fire-rated doors. Modern ironmongery and bespoke joinery elements were also provided, including desks, cabinetry, and stainless-steel fittings.

The scheme was enhanced with a range of aesthetic and functional features, including acoustic lighting rafts, wall panelling, modern toilet facilities, private workspaces, a state-of-the-art kitchen area, breakout spaces, and fully equipped meeting rooms. In addition, there was also a full sprinkler installation.

The development faced some specific challenges along the way; this was a city centre location and therefore no loading out areas or storage areas were present and essentially it was all served off the pedestrian pavement.

This meant having very detailed processes in place for loading and unloading materials and waste.

The final product presents a modern approach to hot-desking and flexible office rental, ideally located in the heart of St Albans for all business professionals.



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Employer: Co-Space

Project Team:

- Waistcoat & Badgers Interiors
- JPL Architects
- BCAL Consulting
- ITS Consultancy

GIA: 53,820 Sq. Ft

Procurement Route: JCT 2024 DB



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