

Workplace
Thinkers
& Makers™

Working Together: Selling your space

Peldon Rose



Selling your space

We know that the pressure on landlords is greater than ever.

The needs of tenants have changed dramatically in recent months, with many re-evaluating what they want from a workspace. That's why our dedicated team of landlord specialists are here to help to deliver real value across commercial real estate.

Working together

Working with our clients and their partners, our team create futureproof workplaces. These spaces are shaped by current trends, reflect the changing needs of tenants and support the latest innovations.

Our passionate team are adaptable and use insight-led thinking to design offices that will attract and excite prospective tenants. From building analysis and design, to refurbishment and ready-to-work schemes, we offer a full range of services for you.

We combine knowledge and experience with creative thinking and commitment to bring a fresh and innovative approach to every project. We take the time to listen, to create something special for tenants.

Ongoing partnership

But those spaces don't deliver value if they're lying empty. So, we also help to make pre-lets and pre-lease agreements become a reality. We work to minimise void periods, manage capital expense, control the quality of the building and keep up with demand, changing market trends and regulations to deliver the most rental value.

We're with you every step of the way, offering support when it comes to feasibility, completion, right through to maintenance and optimisation of assets. We're here to help for as much, or as little, of that journey as you need.



How we work

To create a solution that works best for you,
we work under four pillars



Flexibility

We understand the landscape continues to change and we want to work with you to deliver a space that will meet the evolving needs of future tenants and the ever-changing movements in the market



Transparency

We are honest and upfront.

We keep you in the loop every step of the way ensuring a smooth and efficient process



Value for money

We ensure the best quality and return on investment

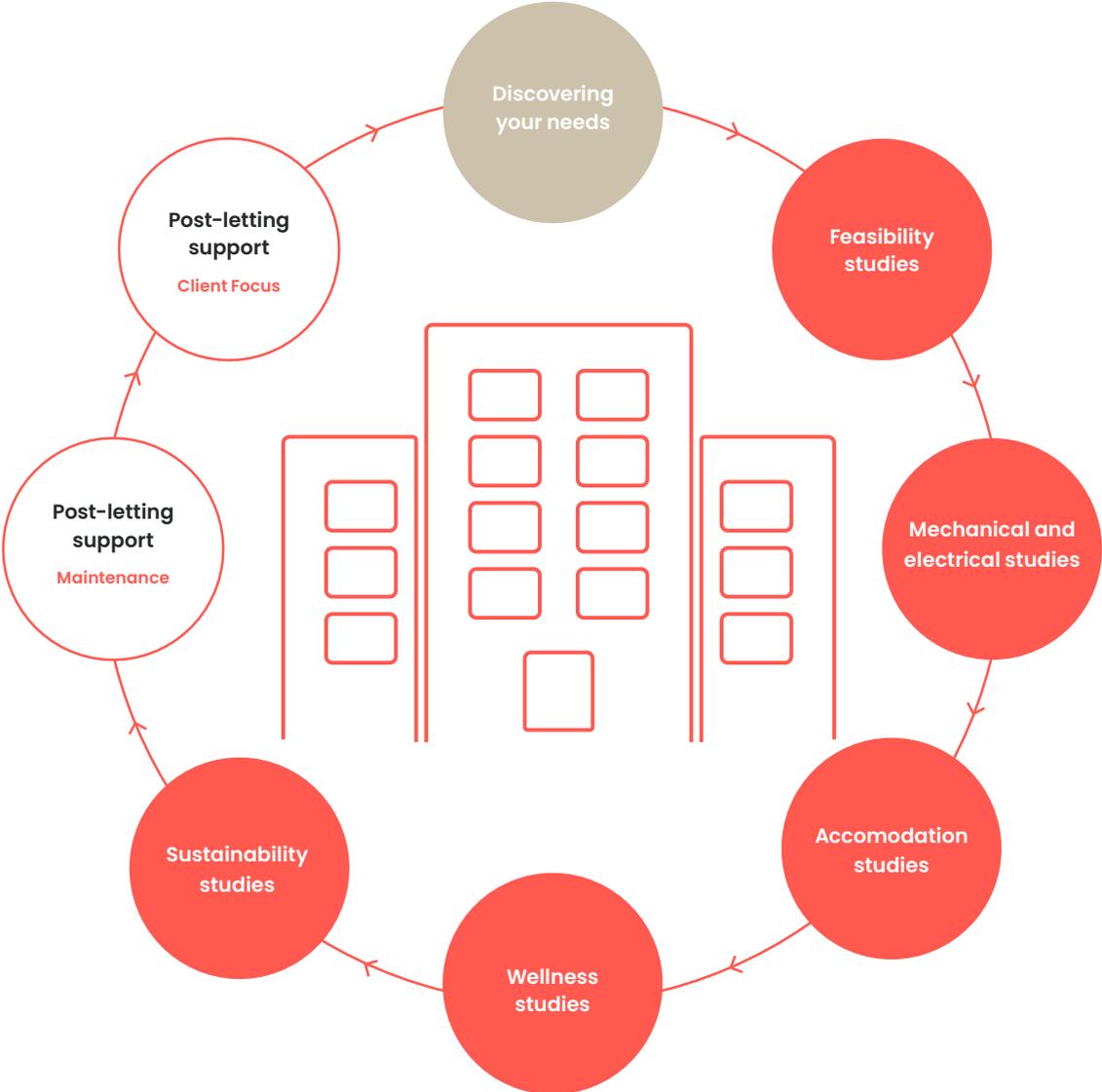


Deliver excellence

We want to create destinations for tenants.

We work with you to deliver excellence in the short and long term

Our considerations



Whatever point in the lifecycle of the asset, our team of experts can apply strategic thinking to create a competitive commercial offering.

We'll tailor our approach and design strategy to your needs, to deliver an attractive tenant proposition which offers real value and return on investment, for today and for the future.

What we have to offer

Building from the ground up with Cat A

To us, Cat A is so much more than just providing you with the basics. We want to create the best space possible to take to a competitive market.

This means providing a workplace that performs and is compliant, but also delivers on creativity and innovation so it can easily adapt to the needs of future tenants.

We design Cat A spaces to provide limitless design possibilities, making sure each space is unique, and can be adapted to any future occupant. We work carefully to reduce the risk of having to relocate HVAC and other key building features, saving precious time and money.

What's more, we can deliver Cat A spaces and beyond. Once you know which tenant will occupy your space, our full end-to-end services can take your space one step further.

Following an initial Cat A fit-out, we offer Cat B fit-outs that prepare the space for the individuals who will inhabit the space. The entire process is seamlessly handled with one, safe pair of hands.

Our dedicated team are here to support you through the whole process.



Commercial office space in Hammersmith

What we have to offer

Ready-to-work

Ready-to-work spaces mean tenants don't have to imagine what their potential space will look like, or spend time creating it, it is ready and waiting for them to use from the minute they step through the doors.

We put people at the centre of the space, so it works no matter who the tenant is and what their business or organisation does. We provide everything that a co-working space does, but on a bigger scale, including design, desk layout and the latest technology. All that needs to be added is that personal stamp of branding.

Ready-to-work means the space can be let today and welcome occupants tomorrow. It provides tenants with an immediate workplace solution, while reducing the length of the void period.



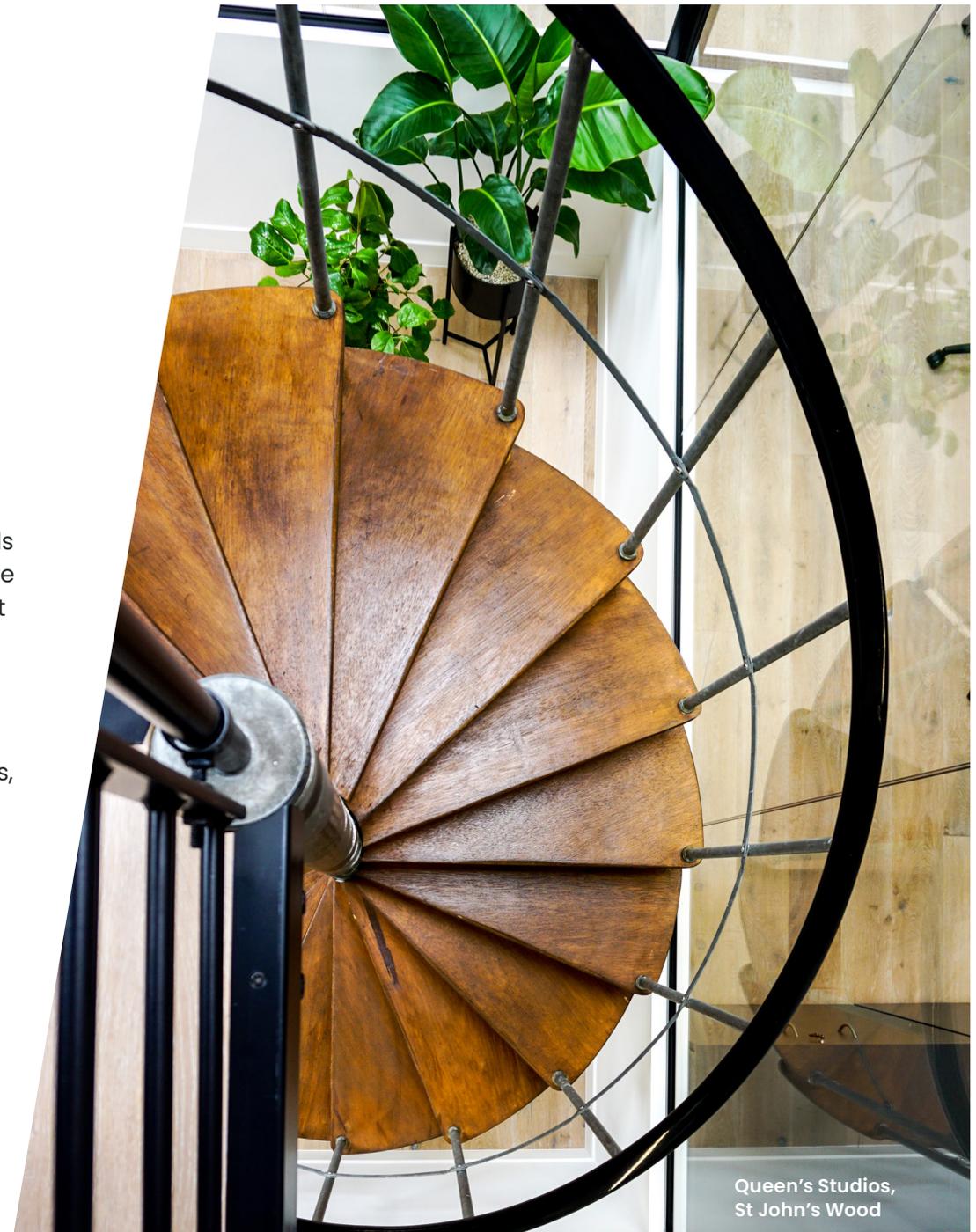
What we have to offer

Post-occupancy

Our relationship doesn't end when we've handed over the keys. We want to make sure that the workspace continues to perform perfectly and evolves with the team that's using it.

Our maintenance teams are on hand to carry out planned and preventative maintenance to make sure that building services are running at optimum levels, dramatically reducing the risk of breakdowns. If you need a helping hand, we're available 24-hours a day, seven days a week.

We understand the importance of continuing to adapt to meet the needs of tenants. Working alongside our core project team, our Client Focus project managers offer bespoke, ongoing support. Providing a tailored, consultative service, we analyse the best options then we'll seamlessly manage anything from churn projects, to small works and larger workplace alterations.



Queen's Studios,
St John's Wood

Sustainability

Ensuring a space delivers when it comes to sustainability is now fundamental for businesses and is a must-have when it comes to attracting tenants.

With one in 10 London offices predicted to become unusable in two years unless landlords invest heavily to bring them up to new environmental standards, embedding sustainability isn't just a benefit, it's a necessity.

That's why we make it an integral part of the design, build and operations of an office and work with you to ensure the space reaches key criteria and standards, and doesn't fall foul of regulations which could cost time and money.

<https://www.egi.co.uk/news/a-tenth-of-london-offices-could-be-unusable-in-two-years/>



London-based Law Firm,
Clerkenwell

Sustainability

Our team of experts help to deliver a range of accreditations to your project



SKA

Led by the Royal Institution of Chartered Surveyors, SKA Rating is an environmental assessment method, benchmark and standard for commercial fit-outs. Its aim is to help landlords and tenants assess fit out projects against a set of sustainability good practice measures.



Fitwel

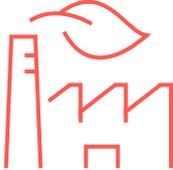
Fitwel is a building rating system for commercial interiors that provides guidelines on how to design and operate healthier buildings. It specifically looks at staff wellbeing, and rates a building based on seven health impact categories.



Sustainability considerations

WELL Building

WELL combines best practices in design and construction with evidence based medical and scientific research. Harnessing the built environment, it acts as a vehicle to support human health and wellbeing.



BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method) first published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing rating, and certifying the sustainability of buildings.

LEED

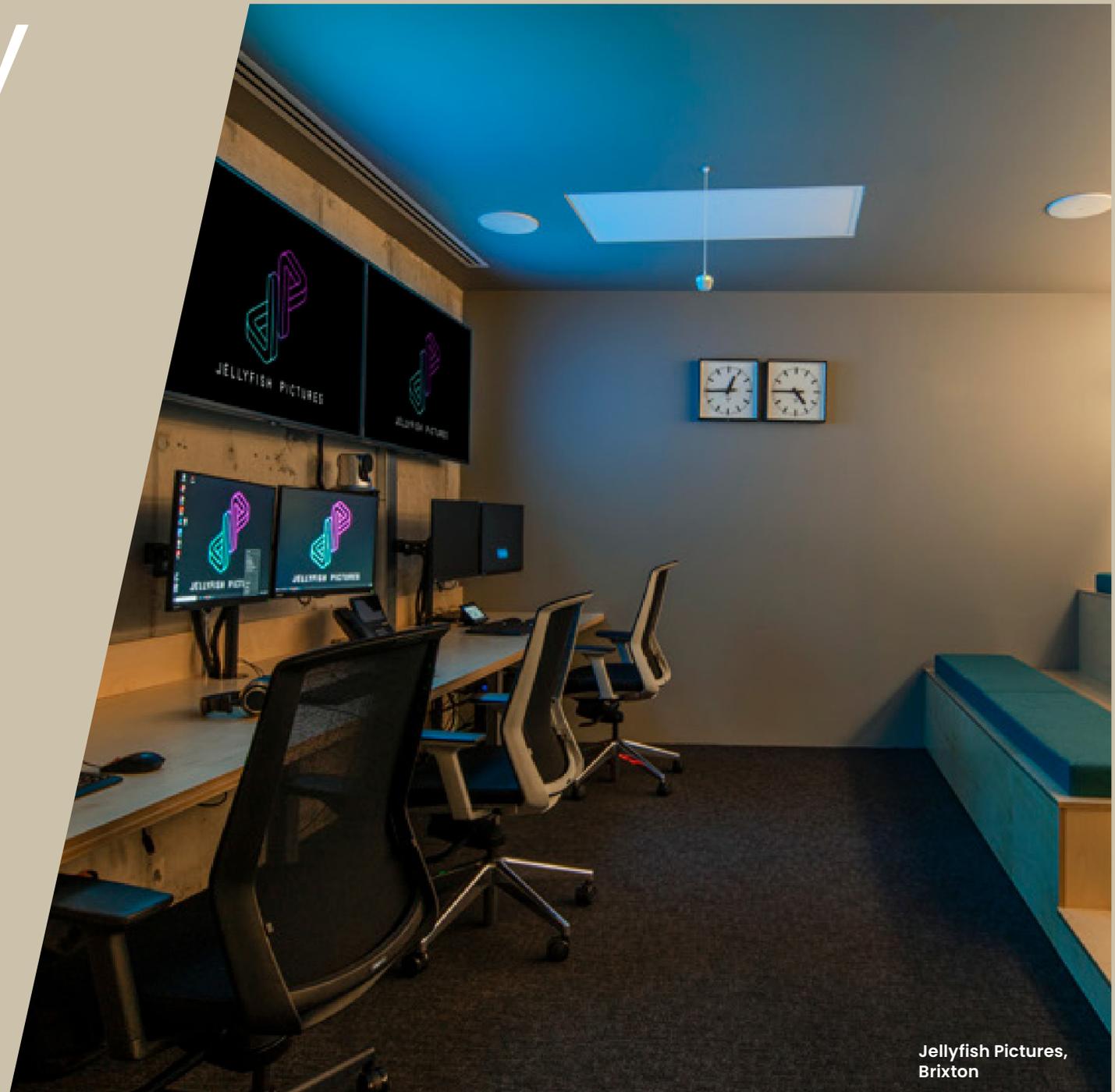
Leadership in Energy and Environmental Design (LEED) is a rating system devised by the United States Green Building Council (USGBC) to evaluate the environmental performance of a building and encourage market transformation towards sustainable design.

Technology

We want to futureproof assets and that means keeping our finger on the pulse when it comes to the latest technology and innovations.

The pandemic has accelerated innovation and widespread technological adoption across commercial real estate, from software that connects every operational part of a building, to live visualisation of a space. It can sometimes feel easy to get left behind.

We want to help you in navigating the digital landscape. Our specialist M&E team work with you to ensure you're armed with the most advanced tools to help manage spaces in the most efficient way and ensure they can adapt to future challenges.



Jellyfish Pictures,
Brixton

Technology

Our expert team offer you guidance on the latest technology and innovations.

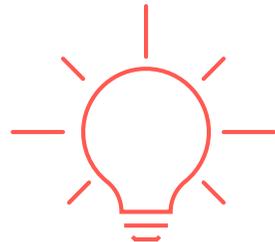
Access control & building security

Electronic access controls can increase the security of your building and provide flexibility for your tenants.



Density awareness software

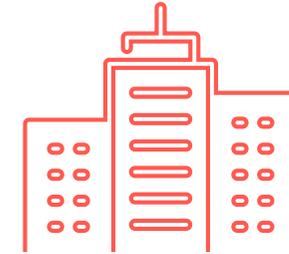
Software to help keep people safe, reduce space waste, and optimise your building's occupancy.



Technology considerations

Smart buildings

Automatically control everything in your building's operations including heating, ventilation, air conditioning, lighting, security and more.



Fibre connectivity

Offer your tenants full fibre infrastructure to give them ultrafast connectivity.

Lighting control & sensors

Automated lighting control systems and sensors can help you save energy and reduce your costs.

Case study

DTZ Investors



Project build

12
weeks



Location

**Suncourt House,
London, N1 8LN**



Size

8,000
sq ft



DTZ Investors,
Suncourt House

[Click here to find out more](#)



Case study

Thirty Lighterman



Project build



Location

14
weeks

Thirty Lighterman,
King's Cross, NIC 4BH



Size

14,000
sq ft

[Click here to find out more](#)

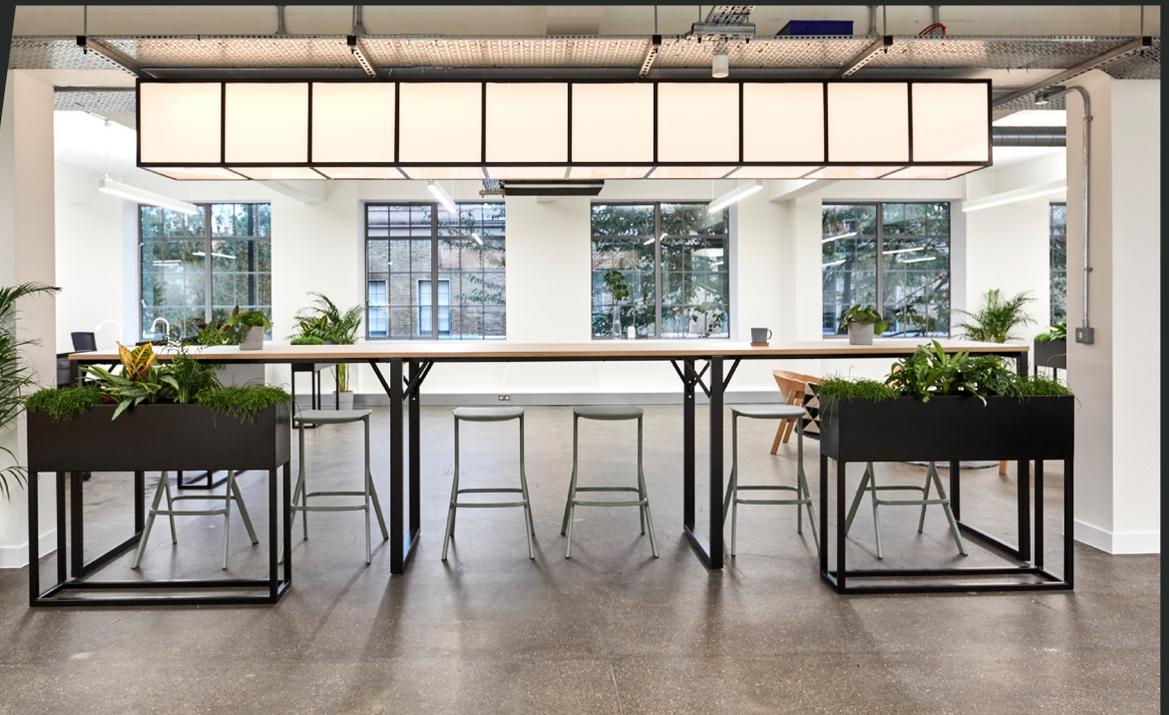
Peldon Rose | NORTH HILL



Thirty Lighterman,
King's Cross

"This project represents our latest thinking on what the workspace of the future should be, flexible, high tech combined with a thoughtful and calming interior décor. Peldon Rose really listened to our requirement and delivered a stunning product"

NorthHill



Case study

WSS



Project build



Location

8-9 Well Court,
London, EC2N 2QP



Size

9,950
sq ft

[Click here to find out more](#)





Workplace
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& Makers™

Want to find out how this
could work for you?

Give us a call on

020 8971 7777

Send us an email at

hello@peldonrose.com

Visit us

www.peldonrose.com

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