

## Commercial Development – 55 Baker Street



Client: London & Regional Properties

Location: West End, London

Project Value: £130m

Completed: Autumn 2008

L&R redeveloped the landmark former Marks and Spencers headquarters, to create just under one million square feet of prime mixed use (office, retail, leisure and residential) space. This refurbishment retained and reused the original structure and added a new stunning glass atria to create an iconic entrance.

The award-winning 55 Baker Street offers a variety of quality office accommodation in suites ranging from 3,000-250,000 sq ft, all enjoying a top specification fit out, onsite facilities (including a health centre) and parking. The highly efficient building utilises a chilled beam solution and achieved BREEAM "Excellent" status.

In addition to the west of the building 20 new two and three bedroom townhouses were constructed in a quiet mews.

The CDM service was carried out through from an initial demolition phase, the design of the main scheme and some specific tenant fit out works.