

case study



**BUILDING
CONSULTANCY**

CLIENT

Gort Securities Ltd.

SERVICE

**Building Survey
Project Management
Cost Consultancy**

PROJECT

37A Waterloo Street, central Birmingham

KEY ISSUES

**Sourced investment for client
Grade II Listed Building
Multi-letting
Mezzanine/Mansard roof features**

Knowing that the client was seeking an investment in central Birmingham, Fusion used their business intelligence to introduce Gort to this property before it was placed on the open market.

Having stood empty for three years, 37A Waterloo Street was in a dilapidated state. Additionally, extensive dialogue with the conservation officer and design team was required before the proposed internal refurbishment could be finalised. This included '3-D smoke modelling' to demonstrate how any fire would spread.

Once approved, Fusion project managed a fast-track circa £1 million project, including a new mansard roof, a mezzanine floor and a new fire staircase, which jointly increased the lettable floor space by around 50 per cent.

Tenants now include a Thai restaurant, a solicitors practice and a firm of stockbrokers.

What the client said: *"This was a complex and involved project, whereby Fusion worked hard to maximise the profitability of the lettable areas and potential of the building."*

Henry Gwyn-Jones, Managing Director - Gort Securities Limited



Griffin House
18-19 Ludgate Hill
Birmingham
B3 1DW

Tel: 0121 236 3515
Fax: 0121 236 3671

info@fusionbc.co.uk
www.fusionbc.co.uk