

# FRESSON 1929 AND TEE 2019

## In This Issue

---

Celebrating 90 Years

---

From Concept To Completion

---

The Bigger Picture

---

A Room With A View

---

TV Role For The Chocolate Factory

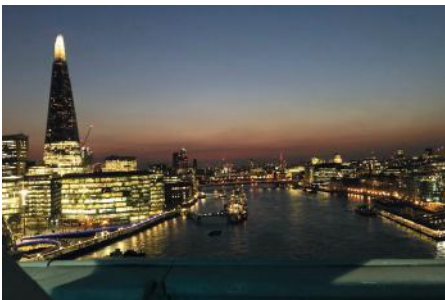
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Update  
**Winter 2020**

BUILDING EXPERTISE SINCE 1929

# Celebrating 90 Years

**For both clients and staff, 2019 was a truly memorable year for Fresson and Tee.** Not only was it an opportunity to celebrate the company's milestone 90th anniversary in style, but also, a perfect occasion for the directors to personally thank those who have helped Fresson and Tee go from strength to strength over the decades.



*Historic Tower Bridge was the venue for Fresson and Tee's 90th anniversary celebrations.*

*White water rafting at Lee Valley was exhilarating for both guests and staff alike.*

## **Robert Say**

Director, Architecture and Building consultancy  
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Spring saw guests – including representatives from Shaftesbury, Workspace Group and GMS Estates – head for London's historic Tower Bridge, where attendees were able to enjoy stunning views of the capital from the glass walkways, clink champagne glasses and party, with a live band and a magician providing the evening's entertainment.

Summer meanwhile, saw the celebrations moving to Lee Valley Park and the thrills and spills of white water rafting, with having fun at the top of the agenda. Demonstrating their ability to work in teams, as well as to take risks, guests and staff fearlessly rode the rapids at London's famous white water slalom centre which was built to host the canoe slalom events of the 2012 London Olympic Games. A sumptuous summer barbecue followed for the sporty as well as the not so sporty!

As the longest serving member of Fresson and Tee, Robert Say, director, Architecture and Building consultancy, summed up Fresson and Tee's historic 90th anniversary on behalf of the company: *"it's good to see that that so many of the clients and people I worked with when I joined Fresson and Tee over 30 years ago are still with us. And while professionally things haven't really changed in terms of the way we operate, what has changed is the way we do things. For example, there is a much greater emphasis on sustainability, with social media a game changer in the way we work."*

*"With a new decade unfolding in 2020, inevitably, there will be many more as yet unknown changes to come. However, having successfully adapted to change over the past 90 years, whatever those changes are we will be ready to adapt and embrace them."*

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# From Concept To Completion

7-8 Gerrard Street is a recently completed £1.39 million project at by our Architecture and Building consultancy department on behalf of client Shaftesbury Chinatown Plc. This project achieved an impressive 40/50 Considerate Constructors Scheme score, along with a 'very good' BREEAM rating.

Originally two addresses in London's Chinatown, Fresson and Tee's services involved a full design package to obtain local authority consents, preparation of the tender package and onsite contract administration/ project management from concept through to completion.

Works involved knocking through the two buildings to form four high-end one bedroomed flats, a three bedroomed penthouse with its own roof terrace, including elements of biodiversity such as a sedum green roof, bird boxes and insect hotels. The development also included associated common parts refurbishment and full external repairs and redecorations.

To conclude the redevelopment, separate retail space was formed to a shell and core fit out, including damp proof basement tanking and a new traditional style replacement shopfront, leaving it ready for a restaurant tenant to occupy and fit out accordingly.



## The Bigger Picture

Originally opened in 1938, and built in the distinctive Odeon art deco style, a 1930's cinema was taken over by Fresson and Tee's Property Management department at the beginning of 2019.

Although the auditorium was demolished, and much of the opulent interior destroyed, it was converted in the 80's, and refurbished in 2000, with the original façade remaining.

Formerly a derelict landmark, the project brings together all three of Fresson and Tee consultancies: Architecture and Building, Commercial Property and Property Management.

It currently features eight apartments and ground floor retail use, giving new life to the building. The client has an ambitious asset management plan which will entail external and internal repair and redecoration works over the next 10 years. The work will be managed by Fresson and Tee's Architecture and Building Consultancy.

A returning client, the building came to Fresson and Tee by referral as a result of a long standing client relationship with our Commercial Agency consultancy.



## A Room With A View

A final floor remains at newly refurbished 29 Museum Street, ideally located for either Covent Garden, Holborn or Tottenham Court Road. Directly beneath a stunning communal roof terrace, the floor offers a room with a view, with a new rent of £24,300 PA inclusive of service charge and with no business rates to pay. At 360 sq. ft. large, this newly refurbished office benefits from LED lighting, comfort cooling, timber floors and windows front and rear.

On behalf of a private client landlord, Fresson and Tee's Commercial Property team recently let the second floor to a serviced therapy room provider with a five year lease and close to the asking rent of £57.50 per sq. ft. Along with a Korean business on the ground floor, and an Italian finance company on the first floor, the building's occupants represent London's diverse population.

Our Architecture and Building consultancy department separately carried out the project management of sympathetic office refurbishment works of all three floors in August 2018 for the contract value of £180,000,00, creating self-contained offices.



## TV Role For The Chocolate Factory

A completed £3.8 million refurbishment project for Fresson and Tee's client Workspace Group was recently featured in a Kellogg's Crunchie nut cereal TV commercial.

Fresson and Tee's role was to provide a full project management service for refurbishing the offices and the upper floors into modern formal areas to attract new businesses. The company's involvement was further extended as a contract administrator for a new ground floor reception and restaurant, which will be used by employees working in the building, as well as the general public.

The Chocolate Factory is located in Wood Green as part of a trendy, thriving cultural quarter in North London. The Victorian chocolate factories and warehouses were converted into a centre of creative industries in the late 1990s.

# Featured Properties

Find more properties at [www.fandt.com](http://www.fandt.com)

## Office to Let

### The Old Dairy, Wakefield Street, London WC1

1,259 sq. ft. – 2,680 sq. ft. £70 per sq. ft. Newly constructed media style offices in a private courtyard setting. Ground and 1st floors remaining. Generous floor to ceiling height, air conditioned, raised floors, great natural light and outlooks.



## Office to Let

### 1st floor, 20-21 Jockey's Fields, London WC1

1,654 sq. ft. £55 per sq. ft. Newly refurbished open plan offices. New timber floors, comfort cooling and lighting. Windows to 3 elevations. Fabulous communal kitchen and break out area within a glass roofed atrium.



## Office to Let

### Ground floor, 29-30 Field Street, London WC1

676 sq. ft. £53 per sq. ft. To be refurbished. Economic office in the heart of King's Cross. Own front door, new timber floor with data and power floor boxes, new LED lighting, good natural light, new kitchen, WC and shower



# News in Brief

Having joined Fresson and Tee in 2015, **Andy Kirby** was made an **Associate of the Architecture and Building Consultancy** department earlier this year.



**Amelia Shah** who recently joined our **Architecture and Building Consultancy** team as an apprentice on day release to University.



New appointments at the company include **Susan Schwarze**, who joined as a part time **book keeper**.



**Ellie Albiston** joins our busy **Building Surveying** department as an APC candidate enrolled on the accelerated course to obtain MRICS qualification.



**Dipak Vekaria** joins our busy team as an **Architectural technician**.



**Fresson and Tee** is proud to be **registered as Professional Members of the Considerate Constructors Scheme**



launched this year to help improve the image of the industry and to raise standards.

# 10 Reasons Why You Should Contact Fresson And Tee

Purchases and Sales

Leasing

Property Management

Design

Building Conservation

Party Walls

Project Management

Rent Reviews And Lease Renewals

Dilapidations

10 Decades in Business, 10 Decades of Experience

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