



**2 NEW SQUARE
BEDFONT LAKES**

135,000ft office
space Extension and
refurbishment
£20 million construction cost

CLIENT
Aberdeen Asset Management

AWARDS
2015 Shortlist BCO *Recycled Workplace*

A full Cat A refurbishment and extension of an existing 1990's office building at 2 New Square, Bedfont Lakes to secure a 135,000ft² pre-let to BP, which has expanded its presence at Bedfont Lakes Business Park, near Heathrow Airport.

The project includes the partial infill of the existing oversized atrium forming two smaller atria, as a result greatly increasing the net to gross ratio. Internally the building was stripped back to structure, with a new 45,000sqft open plan office formed on each level to full Cat A spec. Additionally a new central core has been formed, stairs, lifts and WC facilities added to each level along with new basement shower facilities. Externally new curtain wall infills have been added, including new entrance portals, and the existing cladding recoated in various shades of grey.

CDA has also carried out refurbishment works at earlier phases of New Square, for park owner Aberdeen Asset Management, the first building of which is also let to BP.