

Baker McKenzie Offices

# A global hub fast tracked for illustrious legal pacesetter

**£1.7m**

/ Project value

**March 2015**

/ The build commenced

**14 weeks**

/ The duration

Capturing the sophistication expected from an internationally-renowned legal practice, our team delivered a flawless premium office fit-out as the new home of Baker McKenzie's second Global Services Centre. The 28,000 square feet full fit-out incorporated Category A and B works and complete M&E installations throughout two floors of prime office space.

## The Brief

The new, open planned office accommodation was part of an overall £250 million redevelopment, acting as a catalyst for the regeneration of 20 acres of former shipping land. In this context, we designed, and delivered, an iconic working environment to reflect Baker McKenzie's established reputation while resonating with its illustrious clientele.



**"The success of the Baker McKenzie Fit-out led to the recommendation of their appointment on further fit-out contracts within the building. This is testament to GRAHAM's capability in the delivery of projects to a high standard"**

Harry McConnell, Project Architect  
RPP

**“The stellar pedigree of GRAHAM has been proven time and again over many years, with the company having developed a portfolio which includes some of the most high-profile projects across the UK”**

Graeme Johnston, Belfast Harbour Property Director

### The Challenges

With an agreed 14-week timeframe to complete the £1.7m contract, our expert team embraced the challenge of coordinating the ambitious full fit-out against this testing deadline. Rapid deployment of highly-skilled colleagues, and the efficient management of resources, ensured sign-off was completed as planned. Typically, the obstacles associated with operating in a city centre location, such as significant local authority restrictions on access, noise and logistics, were seamlessly surmounted.

### GRAHAM's added value solution

Committed to further expansion, and the establishment of a second Global Services Centre, Baker McKenzie had a suite of options available to it across the globe. We therefore inherited the privileged position of producing a working environment befitting of this leading law firm and testament to its decision to locate to the 1 City Quays Development. As such, a premium 28,000 square feet full office fit-out was completed that exceeded expectations. Over two floors, the work included Category A and B works and full M&E installations. Despite the swift 14-week turn-around, there was no compromise on the quality of work delivered, which was led by our Design Manager, and adorned with innovative, eye-catching features. The calibre of the final product secured our appointment to additional fit-out contracts within the building on behalf of similarly prestigious clients Cayan and Macom.

### Outputs & Benefits

- Delivery as Planned:** The project was completed on time and on budget
- Strengthening our Reputation:** On the back of this project we secured additional work within the building on behalf of clients Cayan and Macom
- Understanding Client Expectations:** This fit-out project was completed with high-end finishes to reflect the calibre of its future inhabitant – Baker McKenzie
- Design Awareness:** Our in-house Design Manager ensured that the project team was fully aware of the design deliverables



For more information on how we're delivering lasting impact:

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**GRAHAM**