

## Mace Interiors appointed to transform 21 Bloomsbury Street

2 years ago



Capital 38 and Morgan Capital have appointed Mace Interiors, the fit-out arm of global construction and consultancy company Mace, to undertake the refurbishment of 21 Bloomsbury Street, an 85,000 sq. ft office located in London's Bloomsbury conservation area, within a 2 minute walk of Tottenham Court Road Station.

The three-phase £40 million project will involve the extensive refurbishment of the existing building, including new mechanical, engineering and plumbing services, new vertical transportation, reception, core and atrium works and extension of the upper floors and the rear.

Designed to raise 21 Bloomsbury's sustainability credentials, the development is targeting BREEAM Outstanding, NABERS 5\*, WELL Platinum ratings, and net zero in operation.

Retaining 95% of the original structure, the development aims to set a new benchmark for how existing buildings can be sustainably reimagined, providing state of the art amenities, while minimising the carbon footprint.

Upon completion in early 2025, 21 Bloomsbury will offer occupiers an additional sixth floor office and

seventh floor amenity pavilion with a 4,500 sq. ft communal roof terrace, alongside a café/lounge, a wellness studio, and 174 cycle spaces.

Nick Hoffman, Operations Director at Mace Interiors said:

*“We’re delighted to be appointed to bring 21 Bloomsbury up to modern building standards, so that it can compete with London’s best new offices and satisfy the increasing demand for high-quality sustainable office space in the UK capital. We share our client’s commitment to delivering sustainably and ensuring that we leave a lasting positive impact on the local community and the planet.”*

James Meaden, Development Manager Morgan Capital said:

*“Our vision for Bloomsbury Street has been to create a cutting edge workspace that combines sustainability, innovation and functionality whilst maintaining the historic character of the building. We are delighted to appoint Mace as our delivery partner and have been impressed by their values, approach and commitment. We look forward to realising our long-held ambition for the site in delivering market leading next generation office space”*