



Client: Och Ziff, Iona Building, Regent Street, London W1

The Project

Och Ziff took a lease on 25,000 sq ft of office space in the old Dickens & Jones department store on Regent Street in the West End of London. The building is now called the Iona Building. It has a Grade 2 listing which means the design of the Client's interior needed to be in keeping with the requirements of the Westminster Conservation Department.

Client Objectives

To create a new London Headquarters for this New York Hedge Fund, offering a well designed facility to impress Clients and give Staff a quality working environment. To install specialist IT facilities for the Traders and Support Teams with good back up including new UPS and a roof mounted generator.

Key Facts

The design had to take account of existing decorative columns and coffered ceilings which are a feature of the listed building. The air conditioning and ventilation is via an pressurised underfloor system. Client facilities included a Gym adjacent to the Break Out area. Interactive had to wait until the Developer had completed the refurbishment of the building before fit out could start. In order achieve **a fast fit out programme**, the Contractor was appointed early in the lead in period so that manufacture and construction of joinery, plant, electrical equipment etc could take place and be delivered to site ready for installation.