



# Excellence in Commercial Projects

Automotive & Retail Education Commercial Ecclesiastical Heritage Residential Sport & Leisure



## Our service sets us apart

### Synergy Services:

**Cost Consultancy**

**Project Management**

**Building Surveying**

**Health & Safety**

**Specialist Consultancy**

### Synergy sector expertise:

Automotive & Retail

Commercial

Education

Ecclesiastical

Heritage

Residential

Sports & Leisure

We are passionate about offering an exceptional partner led service, seamlessly integrating into your team. Our aim is to produce buildings that perform to the clients brief, but exceed expectations. Our hard working partners and staff are totally focused on providing real added value to your projects.

### **Cost Consultancy**

We have over 100 years of cost management expertise. We employ advanced modelling techniques which enable us to highlight areas of risk at the project outset and recommend ways of reducing uncertainty, thereby empowering our clients to make informed decisions.

### **Project Management**

Our Project Managers support our clients by acting as a single point of responsibility, making even the most complex projects run as smoothly as possible. We proactively find ways of optimising resources to improve on our clients' pre-defined aims.

### **Building Surveying**

Our Building Surveyors offer proactive support throughout the life cycle of the building, our support is comprehensive and relates to any construction or property related matter during the occupation of your building, including maintaining, refurbishing, adapting and altering your building.

### **Health & Safety**

From advice to training, we offer professional expertise in a hands-on way to clarify and comply with legal and corporate responsibilities regarding health and safety legislation. We focus on understanding the project aims and adopting and instilling the principles of risk prevention.

### **Specialist Consultancy**

Our Specialist Consultancy team are all experienced Surveyors offering advice in areas such as claims and dispute resolution, Party Wall Awards, dilapidations as well as acting as expert witness. Our Surveyors combine this work with live projects to ensure their knowledge is current.

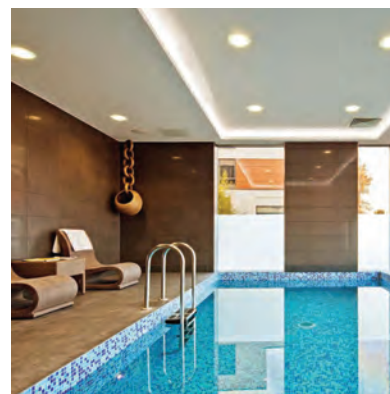
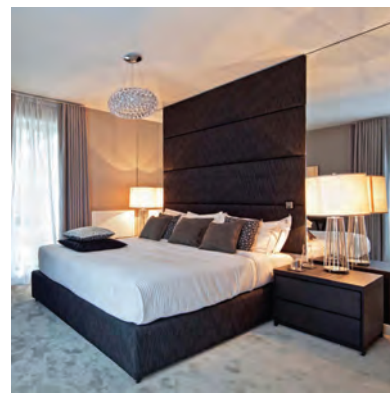




## Excellence in **Commercial** projects

Synergy's work in the commercial sector is diverse, ranging from large multi purpose developments, to small business units and office refurbishments.

We aim to make our clients' commercial investment in any property portfolio as profitable as it can be. Our teams are highly experienced in keeping all stakeholders best interests at the forefront, thereby minimising disputes and maximising return on investment. We offer support right from feasibility to completion and are completely focused on delivery, as quite literally time is money in this fast-paced world.



"The Synergy Partners and staff were able to seamlessly integrate themselves into the team whilst providing a very professional and tailored service to meet the commercial and programme management challenges of a demanding portfolio of works."

Brian Stratton, Managing Director – EDF Energy, London 2012

**Guildford Hotel.** The hotel comprises 185 bedrooms with standard and deluxe rooms with 3 levels of underground car parking. The hotel also includes an extensive spa, gym and swimming pool.





**Guildford Hotel.** Incorporated within the overall design are 38 luxury apartments all to a superior specification, including two roof-top penthouses with terraces.

## Hotels

We have vast experience in this sector and fully understand what makes hospitality projects successful. Our portfolio ranges from smaller private ventures and low budget 'pod' hotels to luxury five-star-plus hotels at the upper end of the market. Our clients include The Cheval Group, Travelodge and the Radisson Blu Edwardian Hotel, Guildford. Our work includes both new build projects as well as the refurbishment of existing property.

In this competitive market our teams appreciate the need for economic solutions that both meet the client's brief and look to provide an enhanced customer experience. We have a wealth of knowledge in this sector and understand the pressures these projects can face, and proactively look for solutions to even the most challenging project limitations.



**EMAP Offices.** Refurbishment and alteration of existing offices at lower ground, ground and first floors, including a new glass staircase leading to a new central cafeteria at first floor.

## Offices

Our experience is both in new build and refurbishment projects in this sector. We work for a broad range of stakeholders and on a wide range of buildings from period buildings to 21st century new build. Our project list ranges from small office refurbishments, to larger office developments with prestigious clients such as EMAP and Church House (the Headquarters of the Church of England). These projects often call for work within occupied buildings. We understand the health and safety, operational, programme and sequencing challenges involved. We understand the need to be inventive and to find value driven solutions that ensure that agreed budget and delivery timescales are met. We are passionate about doing this without compromising on quality and the end user experience.





**EMAP Offices.** New partitioning was installed including glazed screens to create new meeting rooms.

## Commercial Infrastructure

We have long term experience and in-depth knowledge of this sector and have worked with UK Power Networks in excess of 20 years. We understand the importance of delivering a scheme that unifies both good design with value for money. Our portfolio of projects is diverse and ranges from major connections, infrastructure upgrades, the building of new switch rooms and the construction of primary and distribution substations.

For UK Power Networks we provide a full range of services from CDMC, Logistics, Health and Safety, Project Management of the Civil Engineering and building elements, Project Planning, Quantity Surveying and most recently Commercial Management. All of which are supplementary to the core of the project which is the Engineering



**Kings Yard Primary Substation.** At the Queen Elizabeth Olympic Park, London (won the Brick Awards - 2010).

design and construction. One of our most notable and more recent projects has been to assist UK Power Networks in the construction and delivery of all aspects of the electricity necessary to serve London 2012. This involved the construction of two GIS switch rooms, the removal of overhead power lines, the fitting out of tunnels, the construction of a primary substation (in record time) and the building of the HV and LV networks.



Synergy Construction and Property Consultants is a limited liability partnership

[www.synergyLLP.com](http://www.synergyLLP.com)



**RICS**

the mark of  
property  
professionalism  
worldwide