

**Client**  
 GRANGEWOOD  
 BRENTWOOD



**Services**

PROJECT  
 MANAGEMENT

LEASE  
 CONSULTANCY

**Project**

We were instructed to project manage the 15,000 sq ft new build Toyota dealership for Jardine Motors Group constructed on a brownfield site.

**What we did**

Our lease consultancy team led the process to agree the terms of lease between our client and the tenant (Jardine Motors Group). We were then instructed to act as Project Manager, Employer’s Agent, Cost Manager and Principal Designer for the scheme from inception to completion through design development, procurement and construction phases.

Once the terms of the lease were agreed, our brief was to deliver a completed scheme that met the requirements of our client and the tenant. This entailed ensuring the design was developed in compliance with the tenant’s design brief, procured within our client’s budget and constructed in accordance with the building contract.

**What we achieved**

The construction programme was particularly challenging and a key element was coordinating and integrating the tenant’s fit-out works into the landlord’s works. This was successfully achieved and the new dealership opened on time and the overall project was completed within our client’s budget.

**Testimonial**

*“I was very pleased with the performance of Rapleys during the construction phase that enabled the project to be successfully completed on time and within budget. The construction programme was particularly challenging with dates that could absolutely not be missed.*

*A vital aspect of the project was coordinating and integrating fit-out works within the main contract period without causing delay. This was successfully achieved and the new dealership was trading within 72 hours of practical completion”.*

Colin Chambers, Director of Grangewood Brentwood.