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## REFURBISHMENT WORKS PAY DIVIDENDS

Following refurbishment works an office building in Penarth has secured a number of new lettings. Penarth Management, who specialise in Compliance Consultancy and Training for Quality, Environmental, Health and Safety Management, have recently taken approximately 1,500 sq ft, and First Choice Housing Association have taken a new lease on a suite of 4,160 sq ft.

Avon House was purchased by Robbick Properties approximately 9 months ago, since when they have undertaken a comprehensive refurbishment programme to improve not only the interior but exterior including new windows, security, entrance lobbies and wc's.

Jodie Read, Managing Director at Penarth Management said "taking space within a refurbished property fits well with our environmental policy and we were able to influence the decision to reuse some of the existing fixtures and fittings within our suite, thereby proving that we really do practice what we preach when it comes to environmental management"

Hilary Ryan, Interim Chief Executive of First Choice Housing Association, commented further saying "First Choice has had its offices in Avon House for 9 years. Over the last two years we have experienced organisational growth resulting in an increase in staff numbers with the creation of new posts. Therefore our office space was no longer fit for purpose. By moving to the new area of the building we have created a more comfortable and efficient working environment for our staff and Board with potential for further growth."

FCHA were represented by David Williams of Emanuel Jones.

Mark Andrews of Robbick, commented, "We are delighted how Avon House has turned out. It is now the premier office in Penarth. We have been able to attract first class tenants and interest in further space is strong."

Gary Carver, Director at Savills, said "The works carried out demonstrates my client's commitment to providing good quality offices in Penarth. Additionally, it further

demonstrates the fact that second hand buildings refurbished to a good standard will generally attract occupiers who are keen to improve the quality of offices they occupy. We have agreed terms with another company and have interest in another suite. We are able to provide suites from 200 sq ft up to around 3,000 sq ft in the building.

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