



Case Study

Bespoke Office Building, Skyline 120 Business Park, Braintree

A 1,950 sq m (20,985 sq ft) office building including ancillary warehouse for Majesty House Group.

Countryside Properties undertook the development of a purpose built 1,950 sq m (20,985 sq ft) GIA office building with ancillary warehouse space at Skyline 120, Braintree.

The building provides a new Headquarters for Majesty House Group who relocated to the business park from Bishops Stortford. The building was designed in conjunction with Majesty House to provide a contemporary working environment for their business including an executive suite and ancillary warehouse area.

Countryside Properties were responsible for coordinating all aspects of the development, including design, planning, construction and delivery. Planning permission was secured within 3 months, whilst Kier Eastern carried out the construction works in 8 months.

The building was specifically designed to meet Majesty House's operational needs and to provide the flexibility to accommodate their future expansion.



Building Specification

- Feature double height reception area
- Open plan office area to ground and first floors
- Ancillary warehouse area
- Staff room with kitchen area
- WC accommodation and shower facilities
- 6 person passenger lift
- Air conditioning (comfort cooling)
- Full access raised floors
- Tenant fit out works included in the design

Environmental Credentials

A BREEAM Offices 2006 'Very Good' Rating was achieved for the building, through incorporating the following specification items:

- High standards of thermal performance to improve energy efficiency and reduce heating requirements
- Movement sensitive lighting within the office areas to reduce running costs
- Low flush toilets and spray taps to reduce water consumption and costs
- Additional rooflights to the warehouse area, reducing the need for artificial lighting and improving the quality of the working environment