

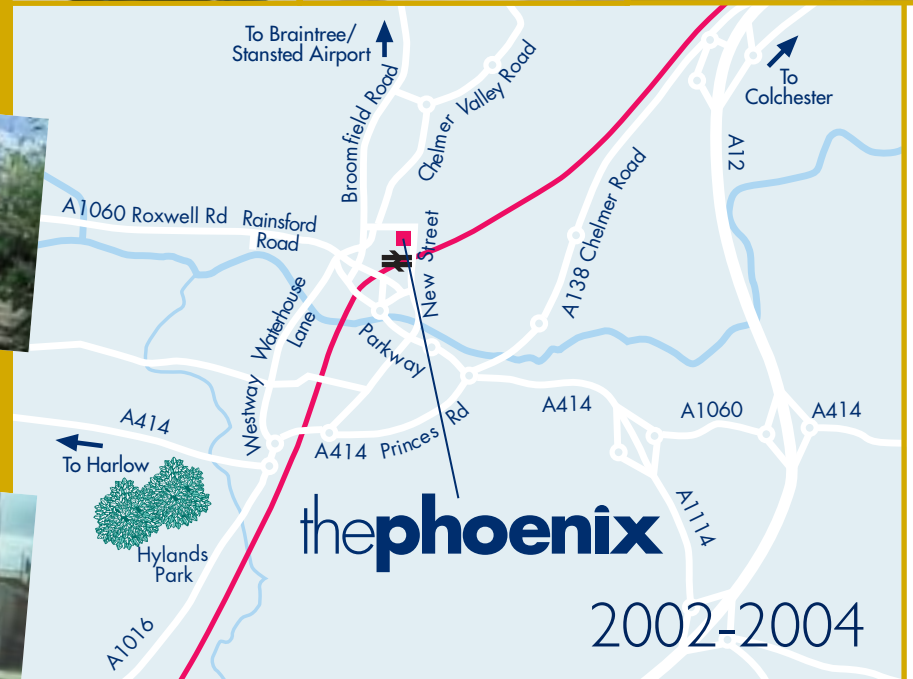
# the phoenix

Bermac Properties Plc acquired this site from a local engineering tool supplier in 2002 having secured detailed planning consent. Originally constructed as a telephone exchange and later used by a builder's merchant, the buildings had been used as offices since the early 1990's. Planning consent was obtained for the demolition of the existing buildings and the construction of 10 new 1 and 2 bedroom apartments and 1,860 sq ft of retail/office use on the ground floor with undercroft parking to the rear. The building has been designed to accommodate the future construction of an additional floor of residential accommodation if planning consent can be obtained.

The development commenced in Summer 2002 and practical completion was achieved in November 2003. The ground floor serviced shell was let to a retail tenant in December 2003 and the development was fully sales complete in Summer 2004.



*before...*



**BERMAC**