



Nomura Building Tour

23 November 2010 at Nomura International plc, 1 Angel Lane, London EC4R 3AB

Introduced by: Robin Harris, CoreNet UK Chapter, Board Member
 Speakers: Tony Bartle, Head of Real Estate & Services EMEA, Nomura International, Mark O'Donnell, Director Design Team Leader, ttsp, Henry Tamaro, Project Director Como

The acquisition by Nomura of Lehman Brothers in 2008 triggered a strategic appraisal of the bank's real estate requirements in central London and a selection process that culminated in the acquisition of Watermark Place (now renamed One Angel Lane) as the new London headquarters.



Delegates assembled on the eleventh floor of this impressive new headquarters building, occupying a site just east of Cannon Street Station and between Upper Thames Street and the river that was formerly a telephone exchange and had once been a Roman wharf. The programme: a brief explanation from client, architect and builder, was to be followed by an extensive tour of the building.

Introduced by **Robin Harris**, the first speaker, **Tony Bartle**, Nomura's head of real estate and services EMEA, gave us a brief canter through the story of the acquisition of the Lehman Brothers business in Europe and Asia and the consequent assimilation of staff and property - 'Reinventing the business' as he described the process of bringing together two different brands. And part of that reinvention was the provision of a 'brand new platform' as a London HQ: an award winning building, Carbon Trust accredited, with a number of green properties including the largest water-cooled desk set-up on the trading floors worldwide.



Describing the original choice of building and design processes, **Mark O'Donnell**, explained how, given the short time available (just over 12 months) Angel Place was the best of three possible new buildings - in terms of space and flexibility. Appointed in July 2009, the first task was to look at other similar banks. As a result the central atrium was filled in on a couple of floors to provide extra desks, the top (eleventh) floor given over to meeting rooms and entertainment space, and a gym and staff restaurant, together with sophisticated auditorium installed in the basement.



Lastly **Henry Tamaro**, project director from Como, ran rapidly through the requirement: 525,000 square feet to be fitted out, a consistent top quality to be maintained throughout and a huge team, or teams, of suppliers to be managed. In September 2009 they were able to take possession of the site, in October the enabling works were started and in January 2010 the fit-out began. On 7th July the official hand-over of the building took place and on 19th July the first trades took place. Some works are still continuing - the basement floors will be handed over in mid-February 2011 but essentially the building was acquired, re-configured and occupied in just over 12 months - an impressive achievement made possible largely through close co-operation of all parties.



And finally, we were divided into several groups and given a tour of the whole building from the eleventh floor and the roof terraces, through the trading floors and down into the basement to see the auditorium and gym. Fascinating.