

+ HSBC Middle East HQ

Dubai, UAE



The What

In 2015, Gulf Resources Development and Investment (GRDI) were approached by HSBC to construct their new Middle East headquarters in Dubai.

Overview

HSBC acknowledged at the outset that GRDI were the only developer in Dubai who had a track record of successfully delivering a Build-to-Suit for a major financial institution.

There followed a 4 month highly collaborative and intensive programme of defining the building specifications primarily utilising the HSBC Global Property Standards with the building to be delivered fully-fitted.

In late 2015 GRDI entered into a Sale and Purchase Agreement with HSBC and following extensive discussions with Emaar the last prime site in Emaar Square was secured next door to the Standard Chartered Bank Building.

The Sale and Purchase Agreement was based on GRDI delivering to all of HSBC's Global Workplace and Engineering Standards. This happened without exception and in many areas these standards were exceeded.

Furthermore, the Agreement was predicated on HSBC having full participation and final right of approval over all of the design and specifications and having zero capital spend or contribution with the exception of active equipment and artwork.



16 FLOORS OF OFFICE SPACE,
780 CAR PARKING SPACES, 3
BASEMENTS AND 4 PODIUMS



SUPPORTING 2,800
STAFF MEMBERS



312,000 FT²



£200M

A key component of the Sale and Purchase Agreement was that purchase price was agreed and fixed with HSBC and the final account did not deviate from this. There was never any penalty to HSBC for indecision and late change and the contract with the Main Contractor was structured to ensure this 'flexibility without penalty'.

A multi-national consultancy team was appointed with architects, engineers and cost managers from the UK comprising of Broadway Malayan as base building architect, LOM as Interior Designers and Turner & Townsend as Cost Managers. Multiplex were appointed as the Main Contractor.

HSBC Tower comprises of 3 basements and 4 podiums in which there are 780 car-parking spaces. In addition to this there are 16 floors of office space with a total net internal area of 312,000 sq. ft. The floorplates have been designed for optimum efficiency with a final net to gross efficiency in excess of 85%.

Included within the NIA is the provision of 8,000 sq. ft. of retail space on the ground floor.

HSBC occupy 13 of the 16 floors, with 3 floors delivered to a CAT A standard for sub-let into the market. There are a total of 2,000 desks, and utilising HSBC's workplace standards these support 2,800 staff.

The design includes the provision of multiple F&B facilities within the building including a podium rooftop restaurant and a third-party operated coffee shop. The building also houses an Executive Suite on the 20th floor.

A key feature of the building are the 5 interconnecting feature staircases that allow vertical movement internally between the office floors. The building supports a wide range of HSBC functions including a Trading Room, Data Centre and Regional Crisis Management Centre

At a cost of circa \$200,000,000 HSBC tower was constructed over 30 months and completed in 2018 and is a true Build-To-Suit of the highest specification.

Once completed the building gained a LEED Gold accreditation with the team focusing primarily on energy and water usage.

