

Streamlined – Reliable – Quality Workmanship



BUILDING SERVICES
Residential & Commercial

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Welcome to JNS Building Services Ltd

For residential and commercial property owners who require a variety of building services, our one-stop service of multiple tradespeople is the key to saving valuable time and money. We offer a streamlined, efficient solution that delivers high-quality workmanship and reliable results.



When you bring the skillsets of time-served builders and electricians together, a journey begins and this is where our story starts. At JNS Electrical & Building Services Ltd, we realise that a sizeable proportion of most projects will require the talents of multiple tradespeople. By merging two companies and bringing our builders and electricians into one place, we can save clients valuable time and money, and this is exactly what we have done for them. One-stop service delivery is the cornerstone of what we do.

Based in Rochester, we are perfectly located to serve the following areas:

Ashford | Maidstone | Sevenoaks | Tonbridge | Tunbridge Wells | Kent | Medway | London |
Canterbury | Whitstable | South East



RESIDENTIAL SERVICES

- Bathroom refurbishments
- Kitchen refurbishments
- Carpentry
- Painting and decorating
- Plastering
- Plumbing
- Roofing and guttering
- Electrical
- Landscaping
- Flooring
- Windows and doors

COMMERCIAL SERVICES

- Design
- Fit outs
- Planned maintenance
- Installations and alterations
- Refurbishments and renovations



BATHROOM REFURBISHMENT

Create a fresh and current look. We'll work with you to create a design that meets your needs and exceeds your expectations. Bathroom designs can be customised to incorporate extra storage, convenient fixtures and plenty of decorative details which will bring a brand new feel to your bathroom. Work can be completed in just a few days depending on the size of the project, offering convenience for busy homeowners without compromising on quality or style.



KITCHEN REFURBISHMENT

Kitchen refurbishment can breathe new life into your home. A kitchen is the heart of the house, where we cook, eat and socialise. Whether you want a lavish new work surface, modern flooring, ample storage options, or just some basic updating, our team are well-equipped to provide comprehensive solutions.



PAINTING AND DECORATING

The perfect way to add a personal and unique touch to your home. Whether you're looking for a subtle change or something more dramatic, our painting and decorating services provide an effective and economical way to achieve beautiful results.



PLASTERING

A durable and long-lasting protection providing structural integrity along with a desirable aesthetic.

PLUMBING

Our plumbers offer a variety of services from diagnose and repair to ongoing maintenance to keep your pipes, water lines and drain pipes in optimal condition.



ROOFING AND GUTTERING

Reliable roof repair and maintenance solutions catering to a variety of needs, ranging from gutter cleaning to energy efficient systems.



ELECTRICAL

Electrical services are an important component for any space, from wiring and lighting to security systems and appliance installation. A professional touch can not only make your home look better, but also give you peace of mind knowing the job is done correctly and safely.



CARPENTRY

We offer professional carpentry solutions for a wide range of projects — from doors and wardrobes to custom-built walls, mezzanine floors, shelving, and more. Our attention to detail is paramount, ensuring every project is built to last for years to come.



FLOORING

Long-lasting flooring solutions to fit your individual needs and budget. Here at JNS, we provide a wide range of flooring options, from hardwood and laminate to carpet and vinyl, and our team of experienced professionals can help you choose the perfect option for your space. We also offer a complete installation service, so you can be sure that your new floor will be installed correctly and will last for many years to come.



LANDSCAPING

Enhance the charm and value of your entire outdoor space with expert landscaping and garden care. Whether it's the front garden, side path, or full outdoor renovation, our skilled landscapers deliver high-quality work on driveways, patios, fencing, decking, turfing, and all your brickwork needs. We create outdoor areas that are not only visually stunning but also safe and functional for your family and pets.



WINDOWS AND DOORS

JNS can provide you with a range of choice from styles, shapes, materials, and finishes while also increasing the energy efficiency and security of your home.





EXTENSION

JNS offers expert residential extensions that add space, style, and value to your home. From design to completion, we ensure a seamless build that blends perfectly with your existing property.

EXTERIOR PAINTING

We provide professional exterior painting services that start with a thorough clean to remove dirt, mould, and old paint. This ensures a smooth, long-lasting finish that refreshes and protects your property.



GARAGE CONVERSION

Unlock the potential of your unused garage with a high-quality conversion by JNS. Whether you're after a home office, extra living space, or setting up a home business like a beauty room or dog grooming studio, we'll tailor the space to suit your needs and add real value to your property.

SEE MORE Page 13

Create spaces that support success

We understand that working environments are key to the success of your business. From schools and nursing homes to retail spaces and offices, JNS delivers high-quality refurbishments, extensions, and fit-outs that enhance functionality, meet compliance standards, and create spaces where people thrive.



and more.



The image shows a bright, empty office space. The room features a deep blue carpet, white walls, and white baseboards. There are two windows: one on the left wall and one on the right wall. The left window is a double-pane window with a view of green trees. The right window is a single-pane window with a view of a parking lot and a white van. The ceiling is a drop ceiling with a square recessed light fixture.

CAT A

We offer a comprehensive interior fit out service for landlords, tenants and property developers. If you're looking to put a property to market, then we can fit out your space to CAT A standard to attract prospective tenants.



The image shows a furnished office desk. The desk is made of light-colored wood and has a black office chair in front of it. On the desk, there are two black lamps with wooden tripods, a black telephone, a small potted plant, and some papers. The desk is positioned in front of a window with a view of a brick wall and a railing.

CAT B

If you're a tenant, we will create a CAT B space that meets your unique needs by guiding you on furniture solutions, space configuration, branding integration and much more.

OUR PROCESS

Whatever your goals, we'll join you and walk with you step by step through the process from space design to the final install and make sure we've not only ticked off your to-do list but also satisfied your wish list.

SITE SURVEYS

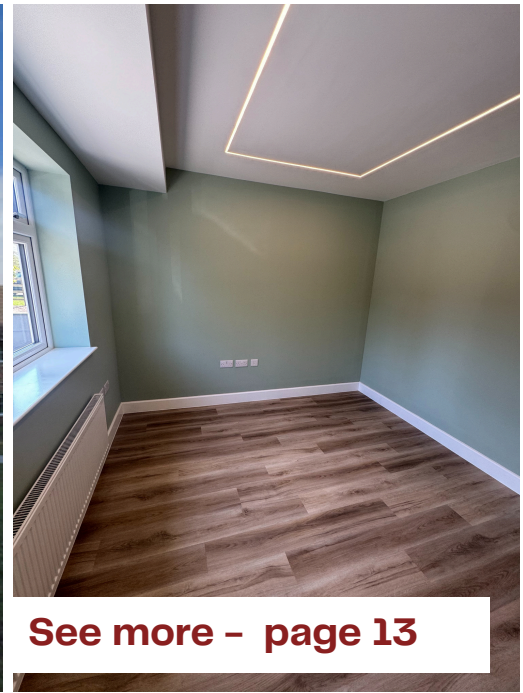
**SPACE PLANNING
& DESIGN**

TRANSFORMATION

AFTERCARE

We even like to check back in with you after our projects are complete to make sure you're still loving your new space.





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1. Large residential property in Kent – We converted a large indoor swimming pool area at this private residence, preparing the space for the installation of a bespoke golf simulator.
2. Countryside Property in Yalding, Kent – We removed an old, rotten conservatory and constructed a full single-storey extension, creating a modern and durable new living space.
3. Residential property in Maidstone, Kent – We converted an existing garage into a fully functional home office, tailored for everyday comfort and productivity.



See more - page 16



1. Office refurbishment in Maidstone, Kent – We added a mezzanine floor to double the office space and carried out the full fit-out, including a large glass partition.
2. Concierge fit out in Aylesford, Kent – We completed a full concierge fit-out, modernising and opening up the space for a more welcoming and functional layout.
3. Platform at Rainham Train Station, Kent – We replaced and extended the platform decking at Rainham Train Station using non-slip materials to improve safety and durability.

Welcome

to our showcase of this residential garage transformation, where thoughtful design meets practical innovation. This garage conversion project exemplifies our ability to reimagine everyday spaces into functional, future ready environments tailored to modern living. What was once a standard residential garage has been thoughtfully transformed into a stylish, fully equipped home office perfect for focused work without leaving the comfort of home.

From initial consultation to final completion, we collaborated closely with the homeowner to ensure every aspect of the space from natural light to insulation and finishes was carefully considered. The result is a bright, comfortable, and efficient workspace that blends seamlessly with the rest of the home. This project is a testament to how underused areas can be brought to life with a clear vision, expert craftsmanship, and an eye for detail.



Introduction

Process



The project began with our team carrying out a full strip out of the existing garage, removing outdated fixtures, finishes, internal fittings and the garage door to create a clean, empty shell.

This crucial first step allowed us to assess the space in its raw form and plan the layout with complete flexibility.



Process

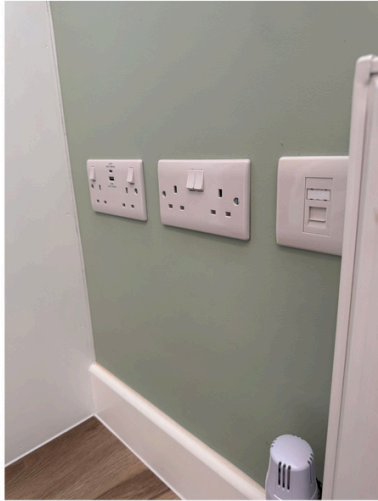
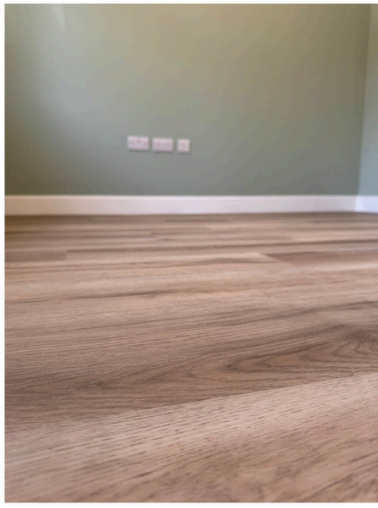


Following the initial strip-out, we began preparing the space for its transformation, starting with the structural changes. A new entrance door was formed, and fresh brickwork was installed at the front to accommodate new window openings, bringing natural light into the room. With the shell ready, we installed updated plumbing for radiators and external taps, completely rewired the electrics to meet the demands of a modern home office. The walls were insulated, battened, and lined with plasterboard before being professionally plastered. We screeded the floor and installed efficient underfloor heating, finishing with high-quality LVT flooring for durability and style. The full painting and decorating was also completed by our team, bringing the design together with a fresh, cohesive look. Externally, we installed new outdoor lighting, taps and power sockets, along with adjustments to the guttering and fascia ensuring the exterior was just as refined and functional as the interior.

Process



Complete



A bespoke corner unit was built to maximise functionality, and the space was completed with subtle LED strip lighting along the ceiling adding a sleek, contemporary touch to this thoughtfully converted workspace.



“Employed JNS to carry out a garage conversion into a home office. The team were fantastic! Daily communication of planned works and the different phases required. Everything went so smoothly, protection put down on existing flooring and walls/doorways. Tidied up each day both inside and out. Friendly and polite team, no issues at all. Inevitable snagging list was a single item and picked up by the team themselves and resolved the next day. Highly recommend and would absolutely use them again.”

Welcome

to our showcase of office design and build projects, a reflection of our commitment to creating inspiring, functional, and future ready workspaces. Each project featured in this document demonstrates our tailored approach, where creativity meets craftsmanship and every detail is thoughtfully considered. From initial concept through to final delivery, we work closely with our clients to transform vision into reality, ensuring each space not only looks exceptional but performs seamlessly for the people who use it.

From CGI visuals to the finished product, our projects highlight the journey of transformation, breathing new life into a wide range of spaces. We've turned disorganised, outdated offices into bright, modern environments that invite productivity and collaboration. In other cases, we've adapted warehouse spaces by constructing mezzanine floors, creating innovative internal office areas without compromising on storage or operational flow. No matter the starting point, we bring a clear vision, technical expertise, and a flexible approach to every build.



Introduction

Project 1



This project

began as a completely bare shell, offering a blank canvas with endless potential. Working closely with the client, we designed a bespoke layout tailored to their specific needs and vision for the space. To help them visualise the final outcome, we produced detailed CGI imagery, allowing them to explore the design before any work began.

The brief included the creation of multiple private office stations, a meeting room, kitchen area, breakout space, and both standard and accessible toilet facilities. Every element was carefully planned to ensure a functional, inclusive, and cohesive environment that supports both productivity and comfort.

The result is a fully customised, modern workspace that meets the client's expectations.

Process



Complete



For this project

we delivered a comprehensive turnkey solution, managing every stage of the fit out from start to finish. Our team carried out all works in-house, including electrical and mechanical installations, plumbing systems, plastering, and full decoration. We also constructed new partition walls, installed suspended ceilings, and laid high quality flooring throughout the space.

By handling all aspects of the build, we ensured complete consistency in quality and finish, while also streamlining communication and timelines. Our integrated approach not only allowed for greater efficiency but also gave the client peace of mind, knowing they had a single point of contact throughout the entire process. The result is a cohesive, high-spec office environment that's both functional and visually impressive.

This project

involved the complete design and build of a large scale concierge space, tailored to meet the client's unique requirements and vision. From the outset, we worked closely with the client to understand their operational needs and desired aesthetic, translating those into a bespoke design that balances functionality with premium visual appeal.

To help bring the concept to life ahead of construction, we provided high-quality CGI visuals that gave the client a clear, immersive look at the proposed layout and finishes. This collaborative approach ensured every detail was refined and approved before work began, resulting in a smooth and efficient build process.



Project 2



Process

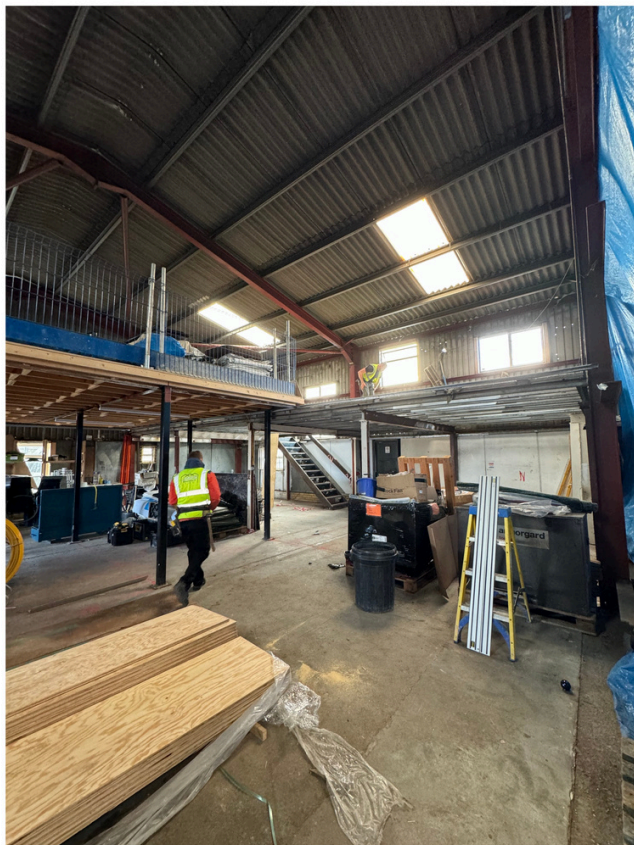
Following the

initial planning and CGI phase, we carried out a full strip-out of the existing space, paving the way for a complete transformation. The project included the installation of a new glass frontage at both the front and rear, allowing natural light to flow through and enhancing the welcoming feel of the concierge area. We designed and built entirely new ceilings and flooring throughout, incorporating premium finishes that aligned with the client's vision. A standout feature is the bespoke reception desk, crafted to specification and acting as the centrepiece of the space. Carefully considered lighting and power layouts were also integrated to ensure both style and functionality, resulting in a polished, high-performing environment that delivers on both form and function.



Complete

Project 3



This project

began with a clear and focused brief to introduce functional, quality office and amenity spaces within an existing warehouse setting. The client, whose operations are centred around storage and logistics, needed an efficient internal layout that would support their growing on site team without disrupting the core function of the warehouse. They required a tailored solution that would not only accommodate daily office tasks but also provide comfortable, practical facilities for staff working across both environments.

From the outset, our goal was to create a smart, space conscious design that made the most of the building's footprint while staying fully aligned with the client's workflow and operational requirements. We took into consideration factors such as natural light, traffic flow, accessibility, and acoustic separation to ensure that the new spaces would enhance productivity and staff wellbeing. With these priorities in mind, we proposed a carefully planned layout that would transform the warehouse into a more dynamic and versatile workplace, blending form, function, and long term usability.

Process

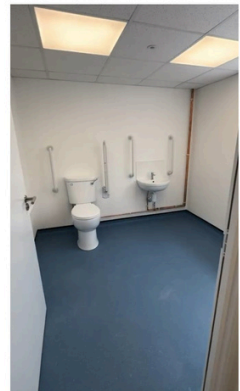
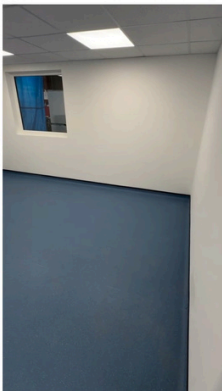


Complete



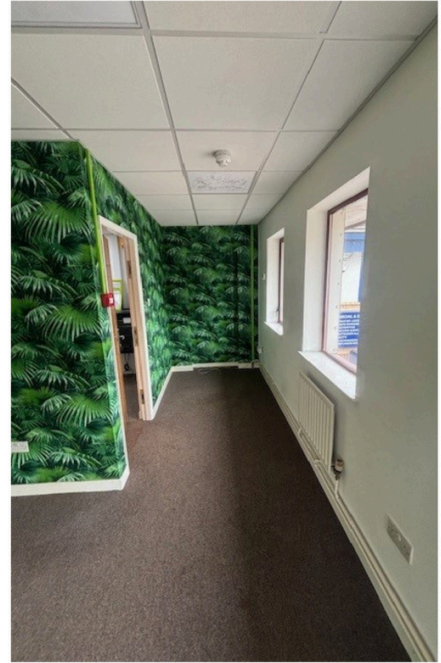
The completed

fit out successfully delivers a cohesive and highly functional workplace that meets the client's operational and spatial needs. Within the existing warehouse shell, we created a series of well integrated office and amenity spaces that support both administrative and logistics based roles. The layout ensures smooth movement between zones, while thoughtful design elements such as maximised natural light, clear paths, and acoustic separation enhance day to day efficiency and comfort. The result is a robust, future ready workspace that strengthens team collaboration and wellbeing without compromising the core operations of the warehouse.



This project

was especially significant to us, as it involved designing our own new office space. With our team expanding, we required a larger premises that could effectively combine office functions with essential storage. We took on a commercial unit in poor condition previously used as an office but in need of a complete strip out and redesign. The two storey layout allowed us to clearly define zones, the ground floor was designated for storage and washroom facilities, while the upper floor was planned to accommodate a modern office environment with dedicated spaces for meetings, collaboration, and a kitchen breakout area.



Project 4



The process

of this project was relatively straightforward, with clear goals guiding each stage of the build. We began by constructing a substantial amount of storage space on the ground floor to meet our practical requirements. One key design move was extending the area beneath the stairs, which allowed us to create a spacious washroom complete with a toilet, sink, and walk-in shower. On the upper floor, we installed a partition wall to divide the open space, establishing a functional separation between the main office area and the meeting room, and setting the foundation for a productive and comfortable work environment.



Process

The completed

space now functions well for our everyday needs, providing a clear and practical layout that supports both storage and office use. The ground floor offers the storage capacity we were looking for, and the addition of the washroom has proved useful for the team. Upstairs, the office, meeting room, and kitchen area create a comfortable and efficient working environment. We've also had some lovely feedback from visitors, who have commented on how well the space works and how welcoming it feels. Overall, it suits our current way of working and gives us room to grow.



Complete





Why our customers keep coming back

At JNS, we believe lasting customer relationships matter as much as quality work. Whether your project is big or small, you need a trusted team that cares about your home or business and takes pride in every job. Our clients keep coming back because we deliver honest, reliable service with great workmanship and value. We look forward to earning your trust on your next project.



We instructed JNS to build our new company offices. Their quotation was clear, concise and competitive. Jon was timely in his responses to all our queries and the work has been completed to a very high standard. We would have no hesitation in recommending JNS to others.



“Many thanks to Jon and the entire team for their outstanding work from start to finish. Their professionalism and attention to detail truly stood out. The team worked efficiently, maintained excellent communication throughout the process, and left the site impeccably clean and tidy. We’re extremely pleased with the results and will definitely be returning for our next project. Highly recommended!”



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