



**Design and build - Office fit out showcase**

# 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 We've turned disorganised, outdated offices into bright, modern environments that invite productivity and collaboration.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.



# 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.





Process

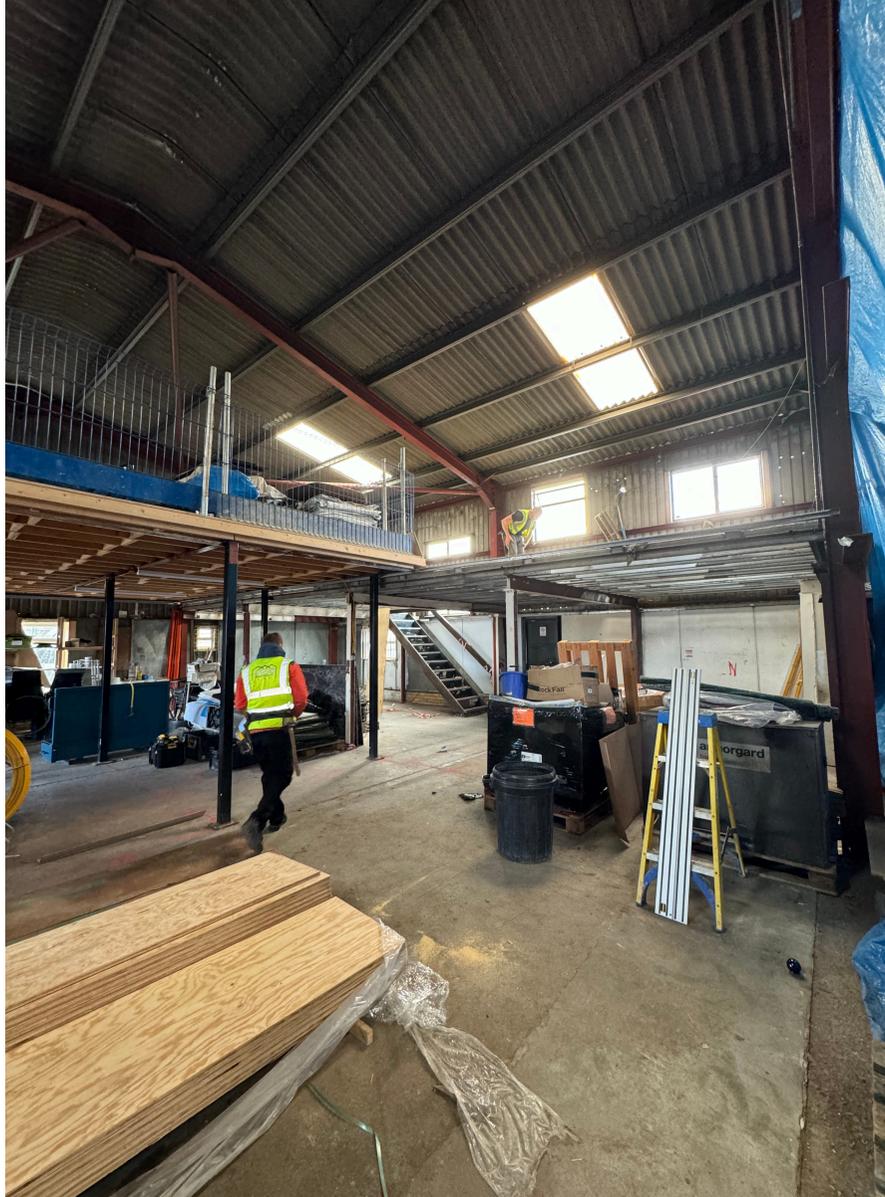
# Following the

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

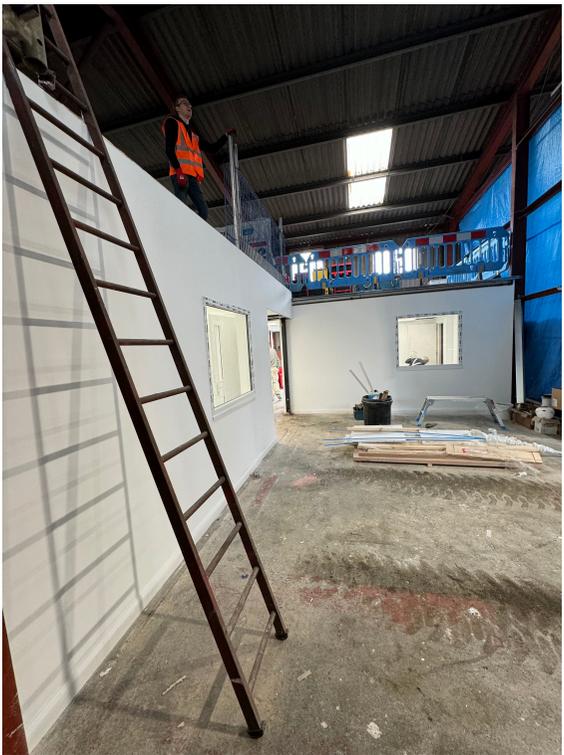


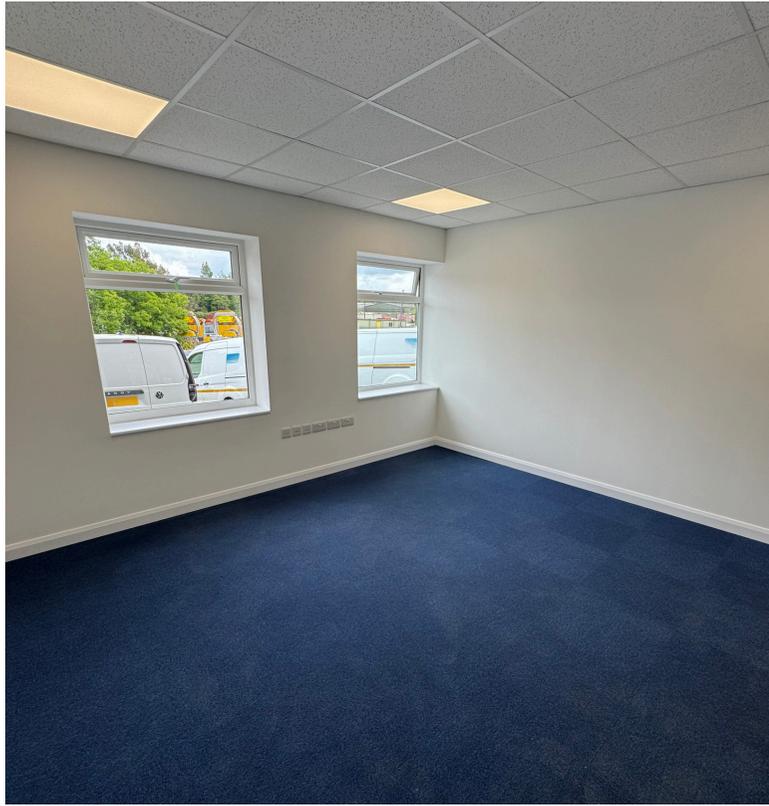
## This project

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.

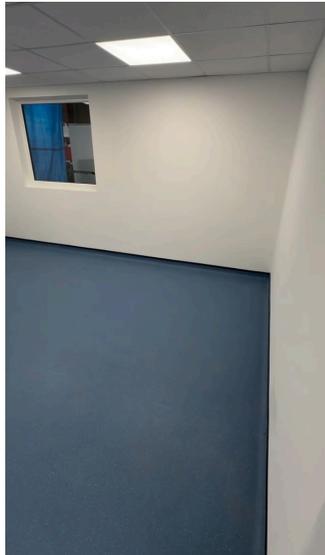
# Process





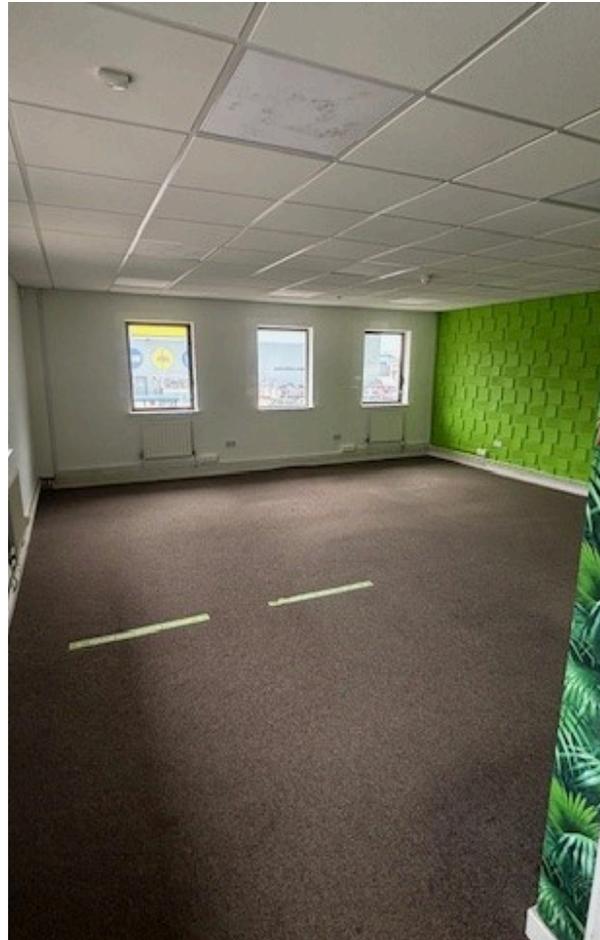
## The completed

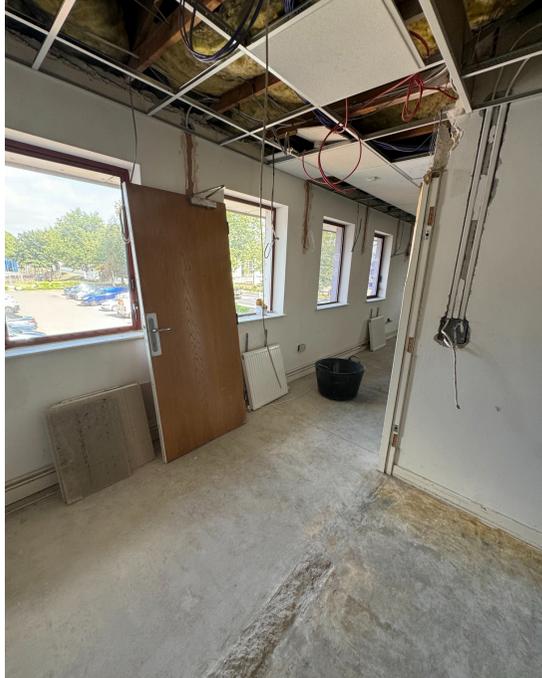
fit out successfully delivers a cohesive and highly functional workplace that meets the client's operational and spatial needs. Within the existing warehouse shell, we created a series of well integrated office and amenity spaces that support both administrative and logistics based roles. The layout 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.





## 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.

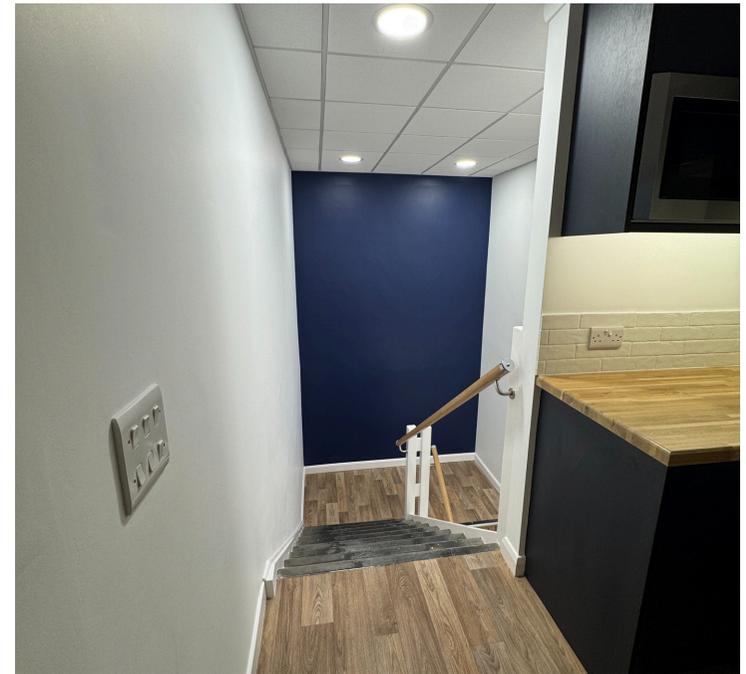
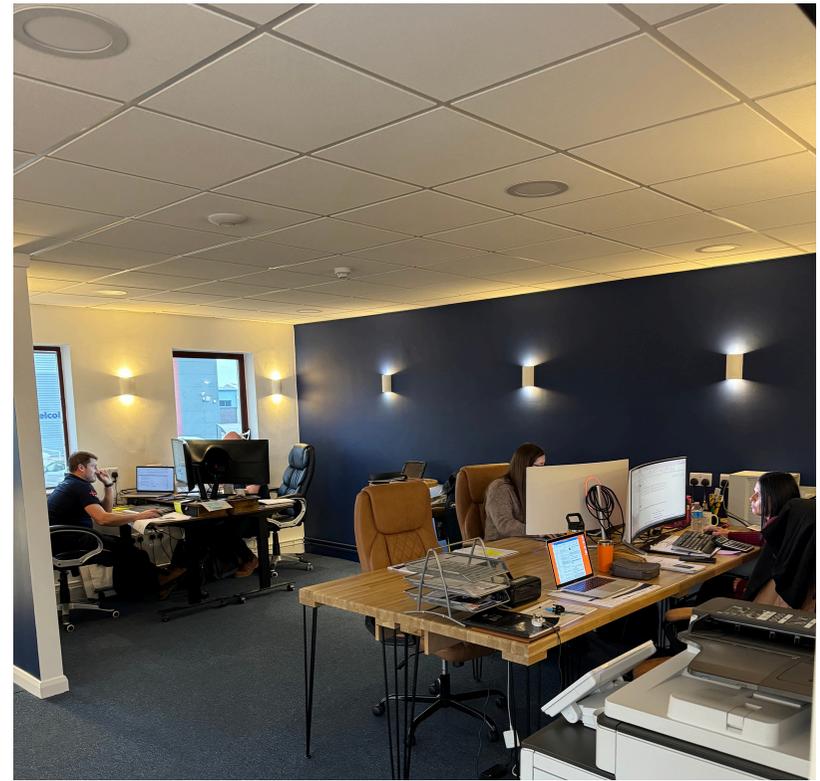


# The completed

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**





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Contact our team to discuss your next project !

