



SPACE

**CONSTRUCTION, FIT-OUT
& DILAPIDATION SERVICES**



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EXPERTS IN COMMERCIAL PROPERTY

With a proven track record in construction, refurbishment, dilapidation, and fit-out, we understand a brief and how to deliver it.

We provide a comprehensive construction and delivery service, working directly with client-appointed architect and design teams or through our in-house design and build process. Our flexibility gives you choice.

We know the buildings, we have the experience, and we plan and manage works to deliver projects on budget and on time.

WHAT WE DO

CAT A

This fit-out is the blank canvas, preparing a space for an occupier to make it their own. CAT A fit-outs typically include basic flooring, suspended ceilings, basic M&E services and fire detection.

CAT B

CAT B is adding all the final touches, working with architects, interior designers and builders to create the space. Here we add all the elements that make a space unique, ensuring it's the right fit for your business.

PLUG & PLAY

Plug & Play provides a mid-point between CAT A and CAT B, allowing landlords to deliver a basic fit-out that gets a space ready for tenants to arrive and start working.

DILAPIDATION

When the lease is up, we'll help you return the space to how it was when you found it. This is often returning it back to the original CAT A condition at the time you took on the lease.



Instant Group,
Lorien

FIT-OUT & REFURBISHMENT

We deliver high-quality property transformations, specialising in office fit-out, commercial construction, and refurbishment.

Our professional and construction teams are available as standalone services, fitting seamlessly within the scope of a traditionally tendered project. We manage each project in-house through our dedicated, experienced team who drive projects to meet the commercial and business needs of our clients.

Our strength is in our service, with communication, transparency, and first-class workmanship driving everything we do.

We're an in-house team with a diverse set of skills.

- **Estimators**
- **Quantity Surveyors**
- **Project Managers**
- **Site Managers**
- **QHSE Team**
- **M&E Partnerships**
- **Architects**
- **Interior Designers**

DESIGN & BUILD

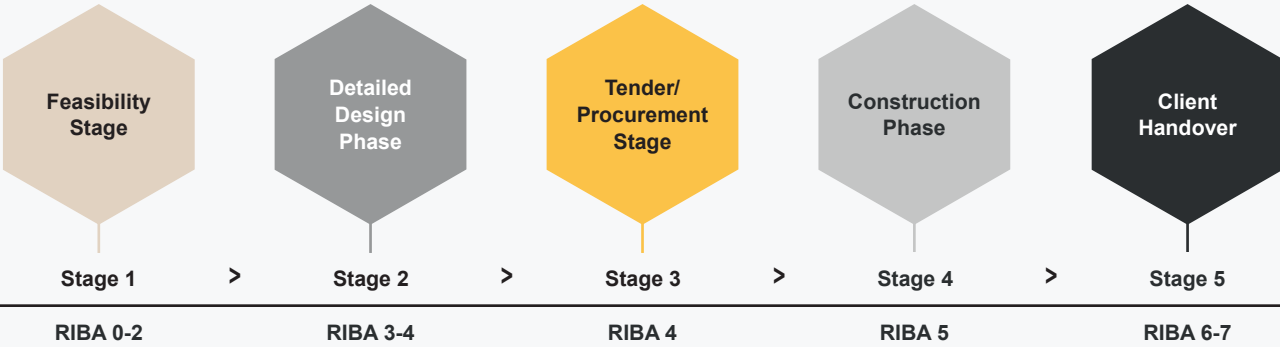
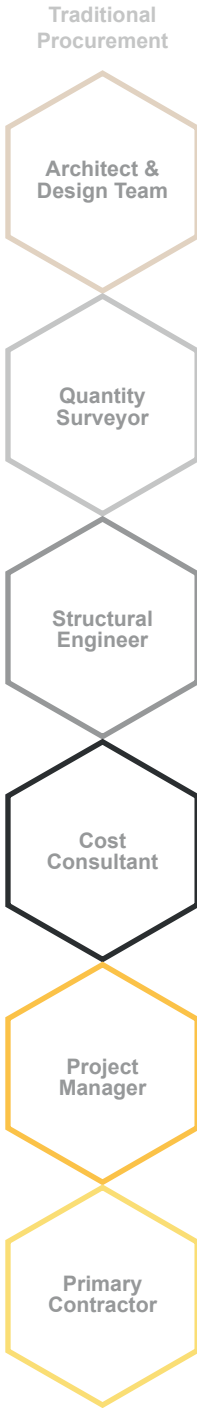
Design & Build brings all the expertise of traditional procurement under one roof, appointing a single company to deliver the design and construction of a project.

Working with a single service provider has big advantages. You get continuity and one point of contact, ensuring you keep control of your design, costs and timescales. Using this method means you can expect shorter timescales, reduced risk, and project security.

On average, Design & Build is 33% faster than traditional procurement routes.



up to
33%
faster



Seamless service from design to construction

Successful workplace transformations are the foundation of our Design & Build division. Our process is broken into five key stages aligned to the RIBA 2020 Plan of Work, supporting you at every step of the journey.

STAYING SAFE & COMPLIANT

We're proud of our commitment to Health & Safety. As one of our core values, staying safe and compliant is at the heart of everything we do.

Our policies and Safe Systems of Work guide our actions throughout a project in-line with our commitment to creating a Safe Space in all areas of our business.

BUILT ON EXCELLENCE

For each project, a dedicated, in-house QHSE manager monitors compliance with the standards outlined in our Health & Safety policy. These managers all hold trade and safety qualifications aligned to Construction Industry Training Board standards.



We work closely with our colleagues, clients, stakeholders and supply chains to build a safe, sustainable future for the business. Together, we create a safe environment to work.



DELIVERING A MORE SUSTAINABLE FUTURE

We're a team of passionate individuals committed to reducing our carbon footprint and helping our business and others achieve net zero targets. **Our approach to sustainability is built upon three pillars:**

1. What we do in our organisation
2. How we work with our clients
3. How we communicate both internally and externally

Our thinking is informed by the UN Sustainable Development Goals and RIBA's Sustainable Outcomes Guide. We will share best practice, learn from technical experts and report regularly on our journey towards our targets. We have published our Sustainability Statement and will update this and our Carbon Assessment on a regular basis.

There is opportunity at every stage of a project to help our clients reduce their carbon footprint. We challenge our clients and accept the challenge in return to push boundaries and work together towards achieving net zero.



Reduce embodied carbon through retrofit



Discuss sustainability goals early on with the client



Understand the benefits and constraints of green leases



Design spaces with natural ventilation and daylight in mind



Right-size space requirements and manage evolving demand for space



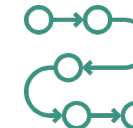
Embrace the circular economy



Creating a sustainable supply chain



Reduce, monitor, measure and manage site waste



Address sustainability in every stage of the RIBA 2020 Plan of Work

ANALOG DEVICES

LOCATION: Edinburgh

SIZE: 28,000 sq. ft.

Scope

Dilapidation, Design & Build including CAT B Fit-out



Largest new
investment of
Grade A offices
in Edinburgh in
2023



UTOPI

LOCATION: Glasgow
 SIZE: 5,059 sq. ft.



Scope
 Design & Build including CAT B Fit-out

OREGA SERVICED OFFICES

LOCATION: Aberdeen

SIZE: 13,906 sq. ft.

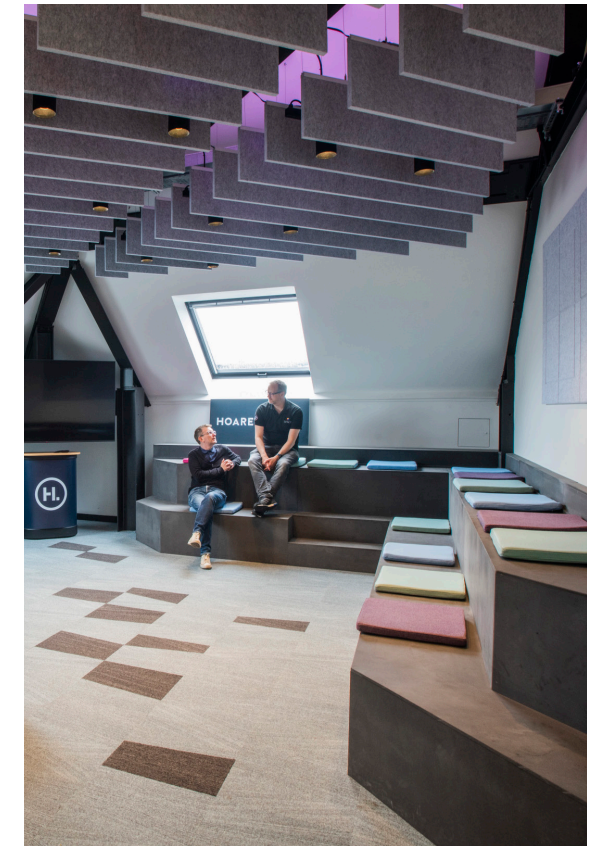


Scope
Dilapidation, Design & Build including
CAT B Fit-out

■ HOARE LEA

LOCATION: Glasgow

SIZE: 5,059 sq. ft.



INSIGHTS

LOCATION: Dundee

SIZE: 23,470 sq. ft.



Scope
Design & Build including CAT B Fit-out

■ PURE GYM

LOCATION: Multiple across Scotland
SIZE: Various

Scope
 CAT B Fit-out

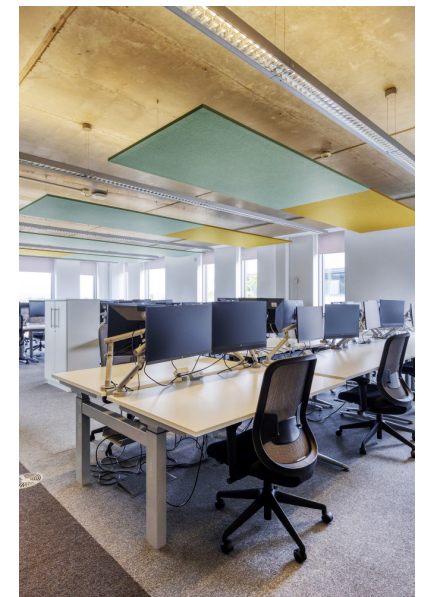


Photos by Marek Kargier ©

■ EAST RENFREWSHIRE COUNCIL

LOCATION: Glasgow
SIZE: 19,913 sq. ft.

Scope
 Dilapidation, Design & Build including CAT A & CAT B Fit-out. Phased approach within live building



■ 3-5 ALBYN PLACE

LOCATION: Aberdeen

SIZE: 22,916 sq. ft.

Improved
energy
performance to
EPC Rating A



Scope
CAT B Fit-out



OUR EXPERIENCE



Get in touch to discuss a project with our team.

enquiries@spacesolutions.co.uk




Piper Sandler

TRANSFORMING YOUR FUTURE WORKPLACE

We work with property partners and clients to create amazing spaces for the businesses and people that inhabit them.

Our customer-focused philosophy drives our approach to projects, which is based on understanding client needs and interpreting these into solutions that are creative, flexible, and efficient.



EDINBURGH
0131 221 5210

GLASGOW
0141 331 6910

ABERDEEN
01224 218500

DUNDEE
01382 569960

enquiries@spacesolutions.co.uk
www.spacesolutions.co.uk