

WAREHOUSE REFURB – LANDLORD WORKS

Sue Ryder, Sheaf Close, Lodge Farm Industrial Estate, Northampton. 2024

PROJECT OVERVIEW

On behalf of The Royal London Property Fund, B Melling Building Contractors were appointed to complete the proposed landlord refurbishment works at Sue Ryder, Sheaf Close, Lodge Farm Industrial Estate, Northampton, NN5 7UL. The property is a purpose built industrial unit and forms part of Lodge Farm Industrial Estate. The unit is of portal frame construction and is clad externally with brickwork at low-level and high-level cladding panels.

SCOPE OF WORK

- Replacement of roof sheets
- Replacement of roof lights
- Clean down existing gutters and replace gutter linings
- Re-decoration of all external cladding, trims and cappings
- Replacement of all damaged cladding
- Replacement of all damaged cladding flashings, trims and wall cappings
- Repair any damage to facing brickwork and internal blockwork, clean facing brickwork.
- Over-lay existing office flat roof
- Refurbishment to warehouse accommodation, office accommodation and toilets
- Service and overhaul existing windows



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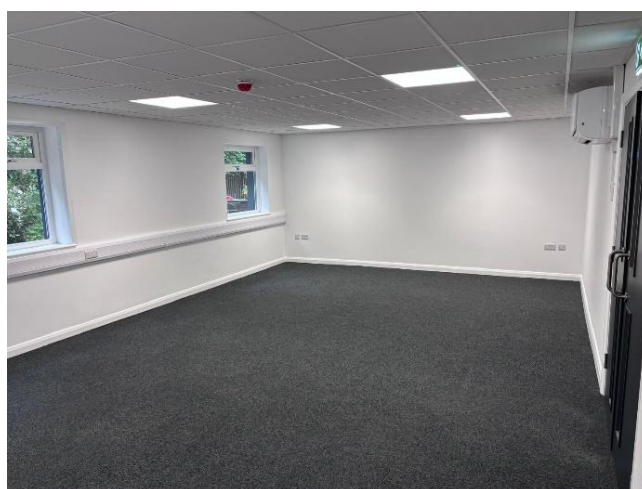
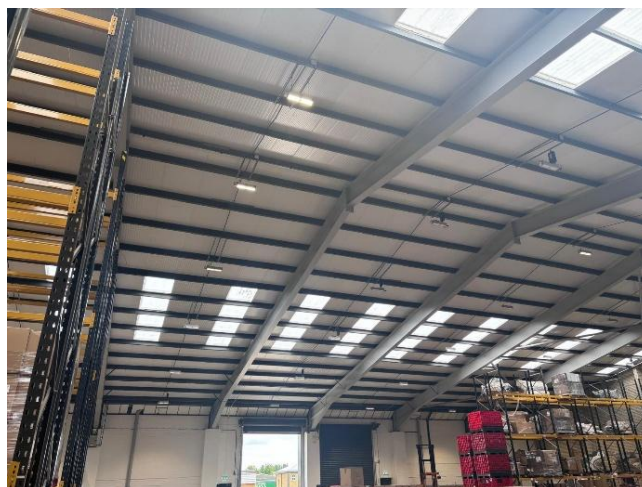
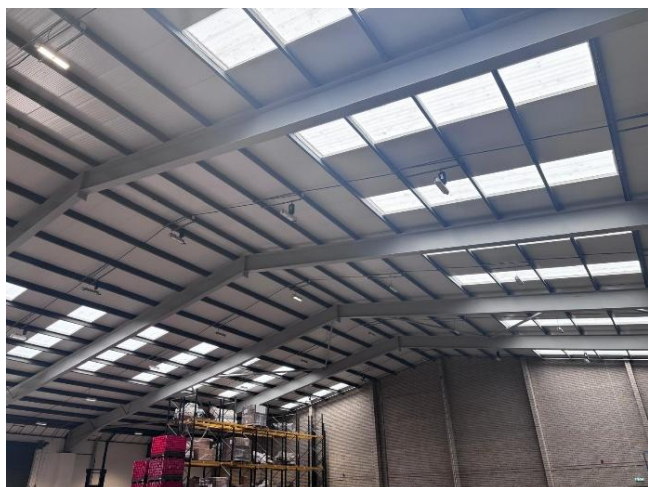
SCOPE OF WORK, CONT.

- Removal of all existing heating, rationalising back to source
- Install new VRF system to office areas
- Replace all lighting with LED
- Replace emergency escape doors
- Replace existing roller shutter doors
- Portal steel frame prepare and redecorate
- Clean cladding liner panels
- External yard repairs
- External asphalt repairs
- Electric vehicular (EV) chargers



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CHALLENGES & OUTCOMES

- Maintained full warehouse operations throughout the duration of the works
 - Full compliance with Building control and Local Authority
 - Completed programme on schedule
 - Successfully delivered to budget
 - Received excellent client feedback
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- Project Value: Circa £1.4 Million – 26Wk Project – 4270m² GIFA

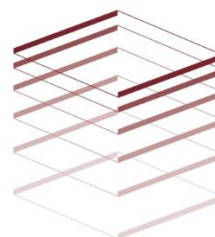
B. Melling

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