

# 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



# WAREHOUSE REFURB – LANDLORD WORKS

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

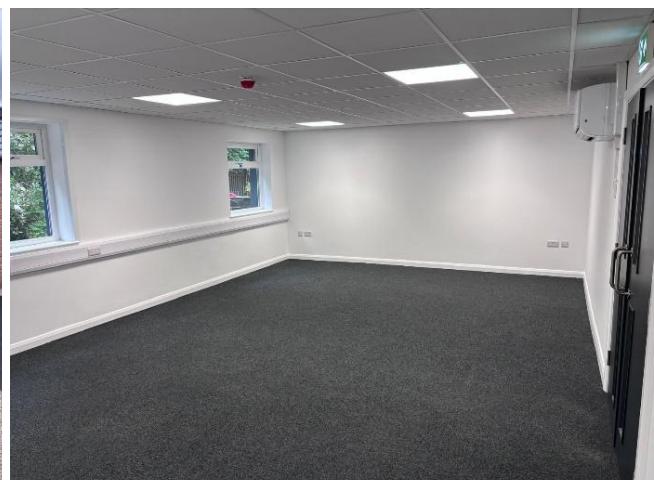
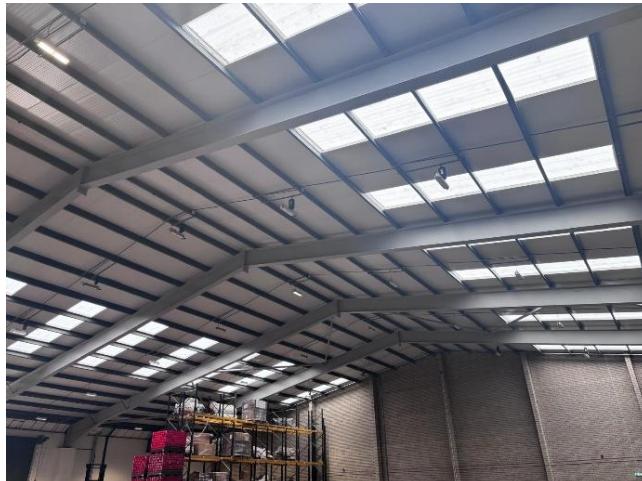
## SCOPE OF WORK, CONT.

- 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



## WAREHOUSE REFURB – LANDLORD WORKS

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



### CHALLENGES & OUTCOMES

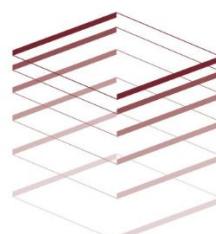
- Maintained full warehouse operations throughout the duration of the works
- Full compliance with Building control and Local Authority
- Completed programme on schedule
- Successfully delivered to budget
- Received excellent client feedback
- Project Value: Circa £1.4 Million – 26Wk Project – 4270m<sup>2</sup> GIFA

**B. Melling**  
BUILDING CONTRACTORS  
AND SHOPFITTERS LTD.

Tel: 01625 925785

Web: [www.Bmelling.co.uk](http://www.Bmelling.co.uk)

82 Albert Road, Bollington, Macclesfield, SK10 5HS.



[To see more Case Studies by B Melling Please see our Website](#)