

A Cat A refurbishment with two floors still let

Altrincham · offices · £600k to £750k · 20 weeks



CLIENT
A commercial landlord

MAIN CONTRACTOR
A regional refurbishment contractor

CONSULTANT
The landlord's building services engineer

LOCATION
Altrincham

SECTOR
Offices and workplace

CONTRACT VALUE
£600k to £750k

PROGRAMME
20 weeks

FLOOR AREA
4,200 m² over four floors

FORM OF CONTRACT
JCT Design and Build subcontract

OUR ROLE
Electrical subcontractor, design and build

COMPLETED
September 2025

OCCUPIED THROUGHOUT
Yes: two floors stayed let and trading

SAFETY
0 lost-time incidents in 11,000 hours

4
floors refurbished to Cat A

0
interruptions to the let floors' supply

12
tenancies sub-metered

1 Sunday
to change over the landlord's switch room

THE BRIEF

A commercial landlord was refurbishing four floors of a 1980s office building in Altrincham to Cat A, with two other floors still let and trading.

WHAT WE WORKED AROUND

Two floors still let and trading, with their supply kept on throughout. The landlord's switch room changed over on a single Sunday. The agent's marketing date fixed before work started.

OUR SOLUTION

We designed the new risers so every let floor could be moved onto them one at a time, built the landlord's new switchboard alongside the old one and changed over on a single Sunday. Every tenancy got its own sub-meter, so the landlord can recharge energy accurately.

THE RESULT

The floors were ready on the agent's marketing date, the let floors never lost supply, and lighting energy on the refurbished floors fell by 62%.

HANDOVER

As-fitted drawings, the sub-metering schedule, test certificates and the O&M manual, with a building log book for the landlord's managing agent.

"We could market the floors with confidence because they were never going to miss the date."
Asset manager, commercial landlord