

Cat B fit-out across three occupied floors

Spinningfields, Manchester · offices · £400k to £500k · 14 weeks



CLIENT A professional services firm, for its main contractor	CONTRACT VALUE £400k to £500k	COMPLETED March 2026
MAIN CONTRACTOR A regional fit-out contractor	PROGRAMME 14 weeks	OCCUPIED THROUGHOUT Yes: the floors above and below traded throughout
CONSULTANT The tenant's M&E consultant	FLOOR AREA 2,800 m² over three floors	SAFETY 0 lost-time incidents
LOCATION Manchester	FORM OF CONTRACT JCT Design and Build subcontract	
SECTOR Offices and workplace	OUR ROLE Electrical subcontractor, design development	

7 days

ahead of the client's move date

0

unplanned shutdowns of the landlord's supply

260

workstations powered and commissioned

640

LED luminaires on DALI control

THE BRIEF

A professional services firm was moving 260 people onto floors 7 to 9 of a Spinningfields tower. Its fit-out contractor needed an electrical subcontractor to develop the consultant's design and deliver it without disturbing the tenants above and below.

WHAT WE WORKED AROUND

Noisy work and core drilling only between 6pm and 7am. Landlord's risers shared with three other tenants. Lift use booked in 30-minute slots through the building manager.

OUR SOLUTION

We split the work by noise: containment, core drilling and anything heavy at night, second fix and testing in the day. Every lift slot was booked through the building manager, and the landlord's fire alarm was extended zone by zone, so the building was never without cover.

THE RESULT

Handed over seven days ahead of the client's move date, with no unplanned shutdown of the landlord's supply and not one complaint from another tenant.

HANDOVER

As-fitted drawings, test certificates and the O&M manual were in the facilities manager's portal on the day of handover, and walked through with their team.