

Case Study: Zenith Refitment

Zenith refurbishes industrial unit to a high standard

Client: Dunedin LLP

Project: Unit 1A Ringway Industrial Estate, Lichfield

Contract period: 18 weeks

Contract value: £820,000

Project Description

Zenith Refitment was appointed to handle the complete refurbishment, including structural changes, of an industrial unit on the Ringway Industrial Estate in Lichfield. This was to meet the requirements of incoming tenants into a vacant property.

The contract required Zenith to strip out the previous tenant's fixtures and fittings, dividing walls and all electrical and mechanical services. Zenith then had to remove the existing roof and install a replacement to comply with current regulations. This aspect of the project involved modifying and site-welding the existing portal frame to accommodate the increase in weight.

Externally, existing vehicle roller doors were removed and new openings prepared for the installation of additional doors and glazed curtain walling, providing new entrances to the sub-divided accommodation. In addition, external facades were rendered to improve the unit's appearance, and new power-coated aluminium glazing fitted.

Contact

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Internally, a new increased power supply was installed, including an external transformer, providing power and lighting throughout. The office accommodation was stripped back and new suspended ceilings and floor finishes fitted, and existing toilet facilities improved with the installation of new sanitary ware and cubicles. Finally, dated brickwork walls were plastered and decorated, and new steel handrails installed to completely update the interior.

During the course of the works, over £300,000 worth of contract variations were undertaken to meet the requirements of the incoming tenant. The final result was a light, bright, modern industrial unit, finished to the highest standards, with increased access, additional power and enhanced facilities.

Works carried out

- Stripping out fixtures and fittings
- New roof
- Modifying portal frame
- External doors, glazing and rendering
- Power and lighting
- Flooring
- Suspended ceilings
- Toilet facilities
- Plastering and decorating
- Installation of handrails



