



CASE STUDY

Windmill Industrial Estate
Warehouse & Office Refurbishment





Project: Warehouse Dilapidation

Client: Brown & Lee Chartered Surveyors

Address: Windmill Industrial Estate, Luton

Contract Value: £750,000

Duration: 6 Months

Windmill Trading Estate is the primary trading estate in Luton, situated between the town centre and Luton Airport. We were contracted to undertake a dilapidation project with a CAT A fit out on a former distribution centre for an international writing implements manufacturer.

Before the demolition works could begin internally, we were tasked with the safe removal and disposal of asbestos containing materials (ACM's), which included the demolition of lightwork partition walls, the removal of floor coverings and other ACM items.



Industrial



Project
Management



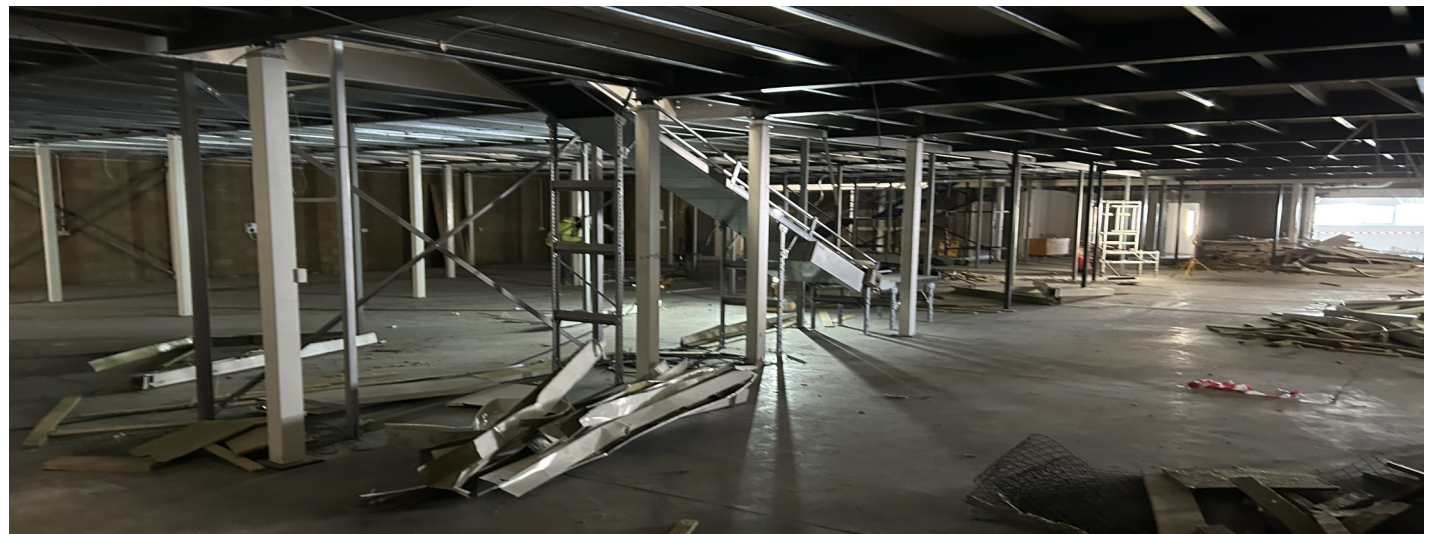
Design &
Build



Pre Construction Phase

After safely clearing the site of asbestos, we commenced with the demolition works which consisted of dismantling and removing a 545 m² mezzanine floor. While the strip-out works were ongoing internally, we installed a full wrap-around scaffold around the perimeter of the building to gain access the roof.

Following the strip-out, we installed a safety net fall arrest system internally to allow the safe removal and disposal of the existing asbestos cement roof and installed a new two-layer Tata Steel Roof System. This new roof featured rooflights to allow the property to benefit from natural light throughout, a galvanized box gutter liner, and new hoppers and rainwater outlets to achieve a Category 2 rating roof and drainage system, ensuring the roof's drainage capacity is not exceeded during intense storms.





The internal works included a full M&E replacement, installing a new DDA compliant WC in the reception, decorations throughout and to the cladding that was left in situ, installing a new suspended ceiling within the office and kitchen areas.

New floor finishes were undertaken in the office, kitchen and WC areas. We installed a new kitchenette which added a tea point in the kitchen area.

Within the main warehouse we had to bring the floor back to its original state which consisted of shot blasting, repairing and installing mastic to the expansion joints before painting the entire warehouse floor in a KDR resin paint. Externally, we made many repairs to the tarmac and replaced the existing drainage channel prior to removing and repainting the line markings throughout the car park and installed an EV charging point.



Virtual Tour

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