

We recently supported Fundment, a growing fintech company, with their new office fit-out across two floors at 58-60 Berners Street, W1. We were brought in to provide full project management, cost consultancy, and support through the tender and delivery stages. The 8,000 sqft fit-out covered the 6th and 7th floors and was delivered by GTA Interiors under a design and build contract.

Our role focused on keeping things on track, managing the tender process, negotiating costs, overseeing the programme, and making sure the works were delivered to a high standard, on time and within budget. We were also the main point of contact for the client throughout, helping to guide decisions and smooth out any bumps along the way.

# THE WORKSPACE CONSULTANTS

The programme was tight, just 11 weeks; and the building was live and fully occupied throughout the works, so early planning and close coordination were key. We worked closely with the landlord, the contractor, and neighbouring tenants to make sure there was minimal disruption. This included managing approvals, coordinating access and deliveries, and keeping everyone informed with regular updates.

Although we weren't involved in the design, we made sure the layout and finishes were delivered as planned. The open plan design creates a modern, collaborative feel, and while it looks clean and efficient, we supported the team in refining some of the detailing, especially around acoustics and flexibility, to make the space more comfortable and adaptable for future growth.

**CLIENT NAME: FUNDMENT | LOCATION: 6th & 7th FLOORS, BERNER ST, W1 | DURATION: 11 WEEKS | SIZE: 8000 SQFT | ACCOMMODATION TYPE: OFFICE SPACE**





On the cost side, we handled everything from the early budget through to tender analysis and final account. We negotiated value engineering options to keep things within budget without losing quality, and managed variations carefully to avoid surprises. We also tracked cash flow and payment approvals to give the client full visibility at every stage.

Throughout the project, we kept a close eye on the programme. We held weekly progress meetings, monitored contractor performance, and made sure any issues were dealt with quickly to avoid delays. In the end, the project was delivered on time, ready for Fundment to move in as planned. This was a fast-moving project in a tricky environment, but thanks to good teamwork and open communication, we delivered a great result. Fundment now has a smart, modern space that reflects who they are and supports how they work, and we were

# THE WORKSPACE CONSULTANTS

*"As a new business moving into our first premises, we were navigating unfamiliar territory and The Workspace Consultants made the entire process remarkably smooth. From the very beginning, Mike Bird and his team were instrumental in guiding us through each stage of the project. They coordinated a complex tender process involving five different companies, and Mike's deep industry knowledge and relationships with design and build firms proved invaluable.*

*Once we had selected our fit-out company, Mike continued to support us by overseeing the installation and ensuring everything ran as smoothly as possible. We faced several unexpected challenges, including a persistent roof leak that delayed the build, but Mike took the stress from our shoulders. He handled communications with our lawyer and the building landlord professionally and persistently, always advocating for the best outcome on our behalf.*

*Throughout the build, we encountered unforeseen changes and additional costs, but Mike was incredibly helpful in negotiating with contractors to keep expenses under control. His support not only made the process easier but also helped me grow and learn along the way. I'm truly grateful for his expertise, patience, and dedication and I wouldn't hesitate to recommend TWC to anyone embarking on a similar journey."*

**Bradley Meneer - Office and Facilities Manager**

**CLIENT NAME: FUNDMENT | LOCATION: 6th & 7th FLOORS, BERNER ST, W1 | DURATION: 11 WEEKS | SIZE: 8000 SQFT | ACCOMMODATION TYPE: OFFICE SPACE**

