

A modern office interior featuring a glass-walled meeting room. Inside the room, there is a round white table with a laptop on it, surrounded by orange chairs. The room is situated under a ceiling with exposed white pipes and modern lighting fixtures. Potted plants are visible on both sides of the meeting room. The overall aesthetic is clean and professional.

THE WORKSPACE CONSULTANTS



building consultancy

We are independent consultants, project managers with our own in-house design capability, delivering practical, cost-effective solutions across the UK for landlords, asset managers, and tenants.

We act as your single point of contact and accountability from early advice through design, procurement, project delivery, compliance and handover - no fragmented consultant chain resulting in better landlord-tenant interfaces, so your buildings perform better, protecting value, and minimising risk.

We regularly act for both landlords/asset managers and tenants, so we understand the commercial tensions on both sides of the lease and can navigate them productively, so your buildings perform better, protect value, and minimise risk.

Why Work with Us

- Fully independent consultants, project managers with dedicated in-house design capability
- Focus on commercial outcomes: protecting asset value, controlling costs, and enabling smooth occupancy
- Experience working for both landlords/asset managers and tenants - we understand both perspectives
- End-to-end support from early advice through to handover and beyond



industry pressures

Energy performance & MEES trajectory

Larger commercial buildings (over 10,000 sqft) are expected to need an EPC B rating from 2031, were cost-effective. Smaller assets remain at E for now, but lender, insurer and investor pressure is already moving faster than regulation. We help you model realistic upgrade paths, cost recovery options under the lease, and avoid stranded-asset risk.

Building Safety Act & fire safety

Mixed-use and higher-risk buildings create new obligations around the golden thread of information, Accountable Persons, and Gateway processes. Tenant alterations in these buildings can trigger Building Safety Regulator involvement and programme delays. We coordinate the technical and landlord-tenant interfaces so works stay compliant and commercially viable.

Flight to quality and ESG

Occupiers and capital are concentrating on better specified, lower-carbon space. We turn this into practical retrofit and repositioning strategies that protect income and asset value rather than pure cost centres.

Rising rebuild costs and underinsurance

Construction cost inflation, regulatory changes and enhanced fire/energy standards have left many reinstatement valuations outdated. Accurate, current assessments protect you at claim stage.

Lease constraints on asset plans

Older leases often limit your ability to carry out necessary works or recover costs. We identify these early and advise on practical workarounds or negotiation positions.



our core services



Strategic Advice & Due Diligence

Pre-acquisition surveys, technical due diligence, condition assessments, and lifecycle costing. Our pre-purchase and pre-lease technical due diligence goes beyond a standard condition survey - covering residual risks, capital expenditure forecasts, compliance gaps, and implications for asset business plans. We help you understand risks, opportunities, and realistic capital expenditure before you commit.



Consultancy & Project Management

Independent consultancy and project management for refurbishments, fit-outs, reconfigurations, and capital works. We manage scope, programme, cost, quality, and stakeholders from briefing to practical completion.



In-House Design + Project Delivery

Because design sits inside the project management team the architectural and interior design is coordinated with project delivery. Concept through to detailed design, we close the gap between aspiration, buildability, compliance, cost and programme. Fewer interfaces, clearer accountability, better commercial outcomes without the friction of multiple external consultants.



Landlord & Tenant Coordination

Licence to alterations advice, landlord's works coordination, dilapidations strategy and tenant fit out support. We act as the technical bridge between landlord and tenant, so alterations protect the asset while enabling tenants to operate effectively, stay compliant, and do not create future dilapidations or safety issues.



Compliance & Risk Management

Building regulations, fire safety, accessibility, energy performance, and health & safety coordination. Practical guidance that keeps you compliant and audit ready.





Refurbishment, Repositioning & Asset Enhancement

Feasibility studies, option appraisals, and full delivery of works that improve lettability, energy performance, and long-term value.



Cost & Programme Control

Budget setting, tender management, value engineering, and ongoing cost reporting. We keep projects on track and commercially disciplined.



Post-Completion & Ongoing Support

Defects management, handover documentation, and advice on maintenance strategies so the building continues to perform after the project team leaves.



Planned Preventative Maintenance (PPM) & capital planning

Multi-year programmes that link day-to-day maintenance to longer-term capex, energy upgrades and lease events so spend is proactive rather than reactive.



Dilapidations strategy (landlord & tenant)

Interim and terminal schedules, quantified claims or defences, and commercially calibrated negotiation. We protect your position while keeping relationships and future lettings intact where that makes sense.





how we work with **you**

- Listen and understand your objectives, constraints, and timelines
- Provide clear, actionable recommendations
- Deliver with full transparency on progress, cost, and risk
- Hand over a well-documented, compliant asset ready for occupation or further investment

Whether you are preparing an asset for sale or refinance, managing a multi-tenant portfolio, or supporting a tenant's fit-out, we bring independent oversight and practical design thinking under one roof.

Clients typically come to us when they need clear technical advice that protects asset value, controls cost and keeps lettings and refinancing on track - whether that is a single refurbishment, a multi-asset compliance programme, or landlord-tenant works coordination.

next **step**

Ready to discuss a specific building, portfolio challenge, or upcoming project?

Book a no-obligation 30-minute portfolio risk conversation - tell us about one building or your wider holdings and we will outline the priority issues we would examine first.

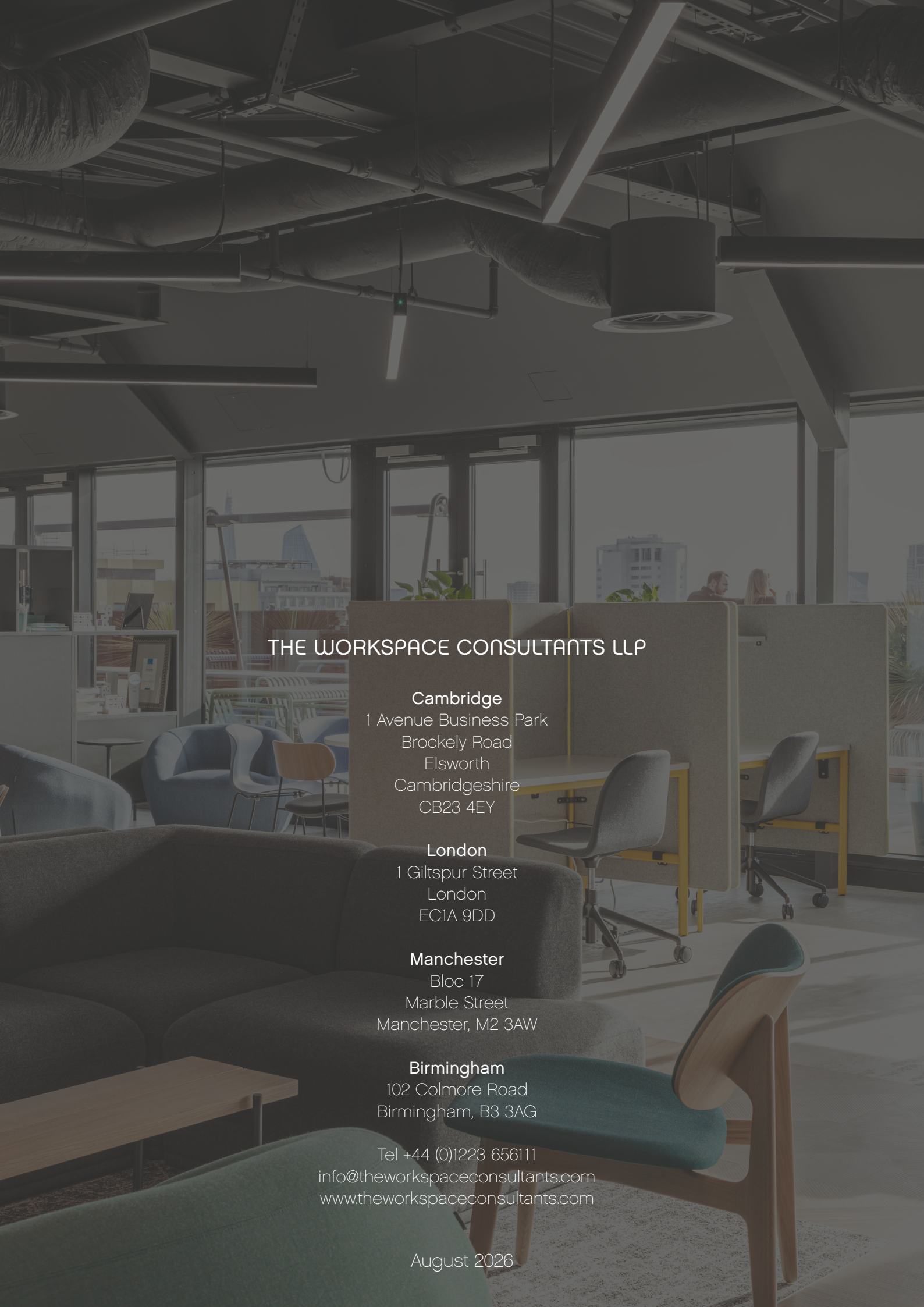
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