

PHOENIX CONSTRUCTION SERVICES LTD

LEADERS IN COLLABORATIVE CONSTRUCTION AND FIT-OUT DELIVERY

WAREHOUSE & COMMERCIAL UNITS

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Warehouses & Commercial Units **By Phoenix Construction**

Introduction:

As business owners and construction professionals both Glyn Pockett and Mark Woods have a combined experience in managing complex construction projects of over 75 years and during that time have led many projects in designing and constructing warehouses and commercial units. Our team of construction professionals, with similar experience, are highly motivated individuals well versed in delivering projects to a very high quality, safely and on time and our data base of approved subcontractors and suppliers is extensive. Our design team are highly effective in identifying design solutions that meet and often exceed our clients expectations.

We are experienced in both traditional and design & build delivery and have particular capabilities in providing a 'conception to completion' turnkey service where we take the clients requirements at concept stage, through design, the obtaining of planning and statutory approvals, project site delivery and 'in use' training. Our turnkey service typically saves 30% in overall delivery time. As a team we can demonstrate extensive relevant experience on a number of projects all typically

involving road and infrastructure work including, pollutant filtration drainage systems, structural steel frames, often portals with moment connections to maximise span and provide flexibility, steel mezzanine floors, high tolerance industrial concrete flooring as well as insulated profile metal cladding, curtain walling, structural glazing and motorised shutters. All of these projects required high levels of technical design and off site prefabrication and using our particular experience in the Design & Build procurement process our teams are able to deliver our buildings very quickly and cost effectively. Our M&E designers are well versed in finding cost effective solutions to matters such as space heating, environmental control and security.

Project Examples: **Christ's Hospital School**

£900k design and construction of a new maintenance department building including associated external works and services. Set upon a concrete raft, with a steel frame with masonry walls and Kingspan cladding and roof system.

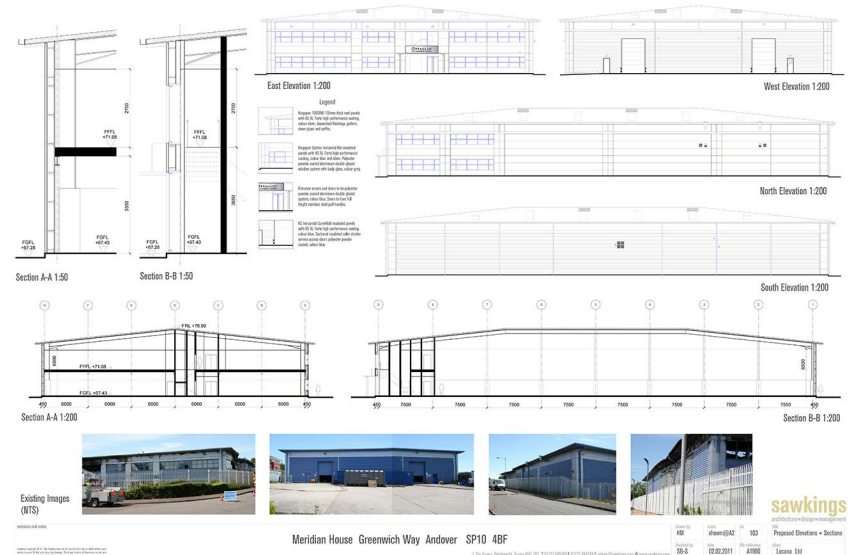
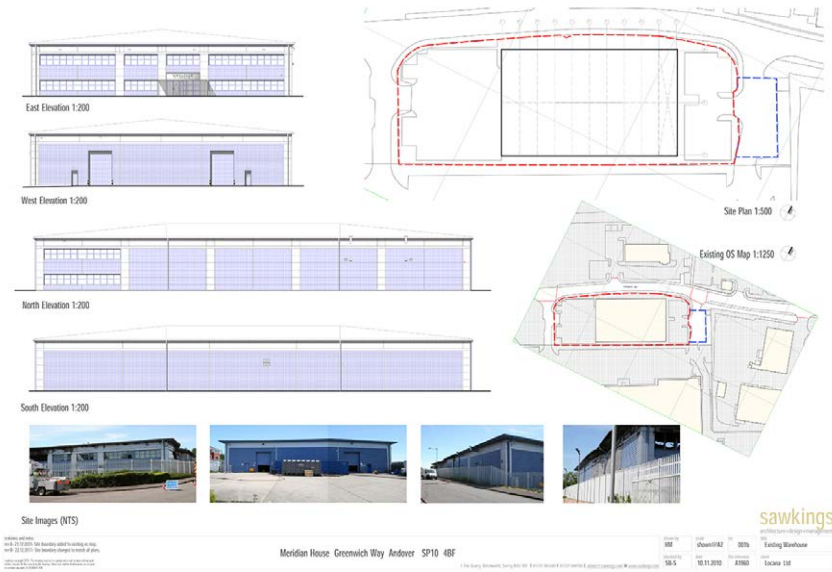
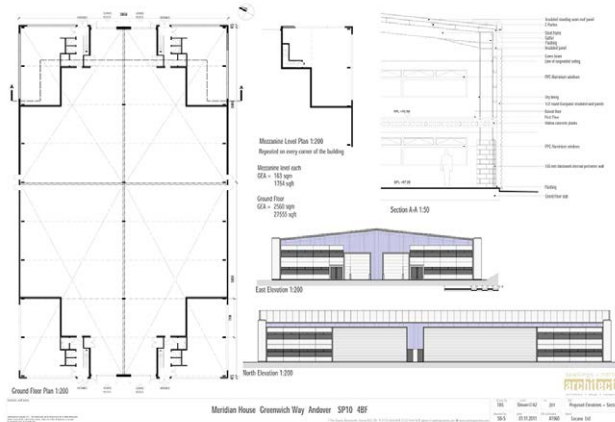


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Project Examples: Andover

The project was for the replacement of an industrial unit destroyed by fire. As a result of the fire, the new unit was designed to offer a suitable unit for the commercial market and to offer flexibility in configuration. Whilst structured as a single large span warehouse with ancillary offices, due to local demand, the building was divided into 4 units for initial marketing purposes. This required the incorporation of 4 entrance cores and ancillary offices at first floor. However, on completion the building was taken as a single unit by a nationwide domestic appliance supplier.

The completed building provided 32,000sqft of warehousing, of which 5,000sqft serves as ancillary offices.



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Project Examples: **Ringway Basingstoke**

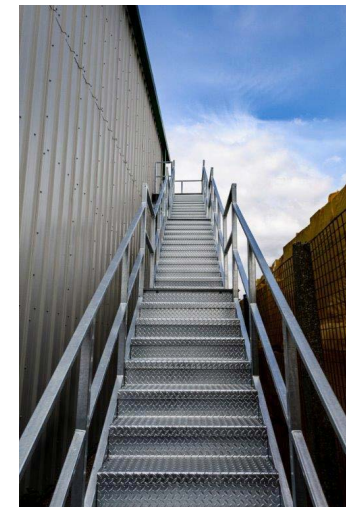
This project comprised of 5 lettable units in 3 buildings to address the 'Hi Tech' market place in Basingstoke. The developer selected a two stage tender process with contractor design. The works were completed to the agreed budget and programme and were successfully marketed

for immediate occupation. The total area built was 92,000sqft, with 3 units at 10,000sqft each, 1 unit at 40,000sqft and 1 units at 22,000sqft, the eventual occupiers included 2 aerospace companies, 2 pharmaceutical companies and a nationwide domestic heating company.



Project Examples: **Forvall Close**

A challenging project. This was a design and build extension to an existing cleaning supplies wholesale company. We were appointed to undertake the project from inception to completion, in the knowledge that the existing tight site was to remain operational at all times. With our professional team, we developed a simple solution that could be erected as quickly as possible and then created two internal mezzanine levels to accommodate additional storage. We eventually exceeded our clients storage area by 22%, whilst keeping to the original project budget. The overall project took 9 months, including the planning process and the building was fully operational on the day of handover.



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