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Office Costs Calculator Overview



Bronze

Typically, our bronze level fit-out will include all of the basics you would expect with an office refurbishment. Whilst the range of this spend can vary, you will typically be looking at around £30 per square foot.

The below outlines the usual types of elements you could expect to be able to get within the bronze budget:

Internal Partitions

- Medium acoustic rated plasterboard with single skin construction
- Acoustic treatment to ceilings
- Single glazed partitioning

Wall Finish

- Painted dry lined partitions throughout
- Painted feature wall
- Painted feature walls in reception area with mounted logo
- Canvases/Framed feature pieces throughout the building

Floor Finish

- Medium-grade commercial carpet tiles to open plan offices, collaboration, and client facing areas
- Sheet vinyl fitted to raised floor areas

Mechanical

- Basic modifications to the existing space heating/cooling and air treatment. This will ensure adequate airflow to any new rooms

Furniture, Fittings & AV

- Non-bespoke reception desk
- Mid-level commercial grade furniture with standard grade fabric ranges available
- Standard tea point and joinery
- Moderate AV to each meeting area and the boardroom – typically would include 40" - 50" LED TV, HDMI cables and Cable trunking in wall



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Silver

Our Silver level fit-out is the most popular with clients. It will usually allow you to achieve a better quality finish, using a mix of premium and standard materials, and will also allow for some interesting design features. Whilst the range of this spend can vary depending on your requirements, you will typically be looking at between £40 and £50 per square foot.

The below outlines the usual types of elements you could expect to be able to get within the silver budget:

Internal Partitions

- Acoustic rated plasterboard with double skin construction
- Single glazed acoustic glass partitions with acoustic treatment to partitions
- Acoustic treatment to ceilings and vertical acoustic barriers in noise hotspots
- Enhanced manifestations to glazed partitioning

Wall Finish

- Painted dry lined partitions throughout
- Painted feature walls
- Feature wallpaper in reception area with mounted logo
- Acoustic panelling in key noise hotspots mounted logo
- Canvases/Framed feature pieces throughout the building

Floor Finish

- Medium-grade commercial carpet tiles to open plan offices, collaboration, and client facing areas
- Feature carpet in select areas
- Tiled/Planked Vinyl Fitted to Raised Floor - High Quality Wood Effect

Mechanical

Moderate modifications to the existing space heating/cooling and air treatment. This will ensure adequate airflow to any new rooms and new controls to each of the key spaces

Furniture, Fittings & AV

- Premium, non-bespoke reception desk
- Premium-level commercial grade furniture with mid/premium grade fabric ranges available
- Moderate AV to each meeting area and the boardroom – typically would include 60" - 70" LED TV, HDMI cables, Clickshare and Cable trunking in wall



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Gold

Our Gold level fit-out is for those clients who want to achieve the ultimate in office space. For this budget, it will allow us to use more premium materials, allow for some really quirky design features. Whilst the range of this spend can vary depending on your requirements, this typically starts at £60 per square foot, but the sky is the limit depending on your requirements and appetite for something truly unique.

The below outlines the usual types of elements you could expect to be able to get for the gold budget:

Internal Partitions

- Double glazed acoustic glass modules, Critall style
- Double glazed modules above partitions
- Acoustic treatment to ceilings and vertical acoustic barriers in noise hotspots
- Slab to Slab Soundbloc partitioning
- Bespoke manifestations to glazed partitioning

Wall Finish

- Painted dry lined partitions throughout
- Painted feature walls
- Feature wallpaper in reception area with mounted logo
- Feature wall panelling
- Premium Moss wall
- Acoustic panelling in key noise hotspots

Floor Finish

- Luxury commercial-grade carpet tiles to open plan offices, collaboration, and client facing areas
- Feature carpet in core areas
- Tiled/Planked Vinyl Fitted to
- Raised Floor - Luxury Vinyl Cushion backed

Mechanical

- Bespoke changes to the existing space heating/cooling and air treatment to suit the new layout. This will ensure adequate airflow to any new rooms and new controls to each of the key spaces. Would also include full rebalancing.

Electrical

- New lighting to be installed throughout and configured to suit new layout
- New lighting controls
- 2 data points per person to be installed

Furniture, Fittings & AV

- 'Bespoke reception desk
- Luxury-level commercial grade furniture with premium/luxury grade fabric ranges available
- Bespoke wall feature pieces
- Enhanced AV to meeting room - typically would include 60" - 70" LED TV, Clickshare and Cable trunking in wall
- Enhanced AV to boardroom - typically would include 60" - 70" Interactive Screen, Clickshare and Cable trunking in wall



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Whilst every effort has been made to make the cost calculator accurate, each and every office space is different. For a bespoke design and quote for your space, please get in touch.

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