



*Collins*

MUCH  
MORE  
THAN...

# ...COMMERCIAL.

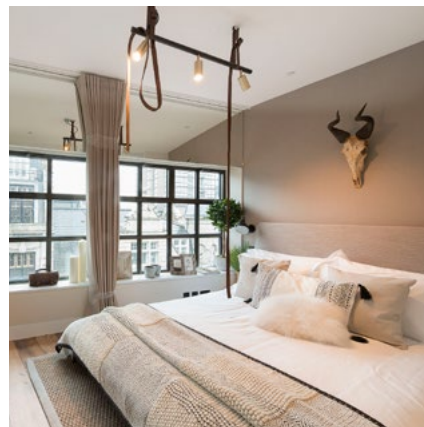
## We understand how all types of buildings work

Collins is a market-leading refurbishment company in London and the South East.

In recent times we have become better known for our commercial refurbishment and fit out schemes, but we also have 65 years of experience delivering **MUCH MORE THAN** the office schemes you may be familiar with.

Over the following pages we are going to show you exactly what 'more' we do.

Our sweet spots are building projects between £500,000 to £25m, in any environment that enables us to live up to our reputation of expertise in tackling complex schemes, and working in true collaboration with our clients and their design teams.



## When you need SOMEWHERE TO...



- Live
- Learn
- Relax
- Shop
- Co-work
- Recover
- Eat
- Be Out of Town

## ...Collins has you covered.

When you need to turn your space into something new, Collins helps shape future environments through high quality refurb and fit out.



*How we use our spaces is changing. You need someone who knows how to make buildings work differently.*



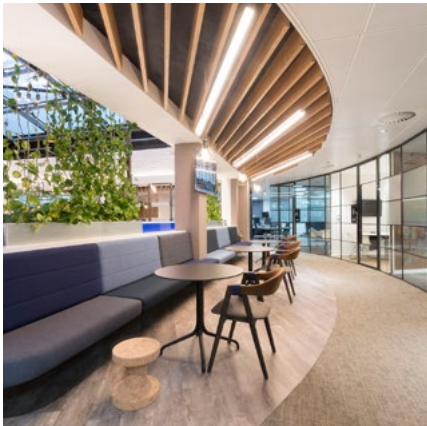


# OUR RELATIONSHIPS

By forming close relationships with the following clients, we have demonstrated a consistent approach delivering somewhere to live, relax, co-work, eat, learn, shop, recover or be out of town.

- |                              |                         |
|------------------------------|-------------------------|
| Merlin Entertainment         | Workspace               |
| Blackstone                   | The Office Group        |
| Debenhams                    | Mars UK                 |
| Landsec                      | University of London    |
| Fortius Clinic               | Global Holdings         |
| WD-40 Group                  | Nestle                  |
| Unilever                     | Alfred Dunhill          |
| All England Lawn Tennis Club | Fora                    |
| Farfetch                     | And our private clients |

Our track record in transforming original structures to new uses within residential, leisure, office, retail, healthcare and mixed use means we understand how different buildings and spaces work independently and together.



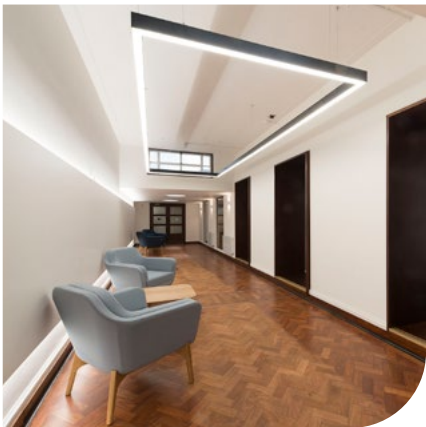
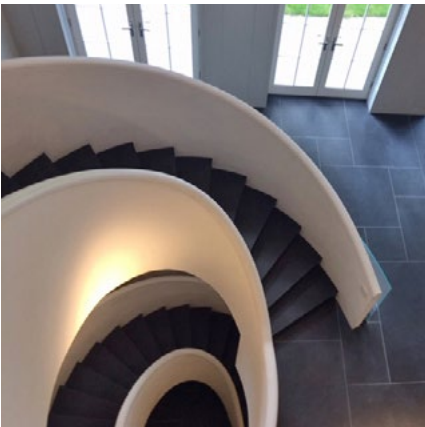
*We have a proud history working with some of the most significant clients across all sectors.*

# OUR APPROACH



*If you have a space for conversion or refurbishment and want a second opinion or advice on the best approach, we would be happy to take a look at it.*

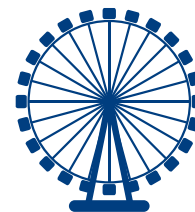
*Bringing us in early means we can mitigate risk and help you make the very best of your building for the budget you have, in the time you have available.*



SOMEWHERE  
TO...



LIVE



RELAX



CO-WORK



EAT

*Collins*



LEARN



SHOP



RECOVER



BE OUT OF TOWN



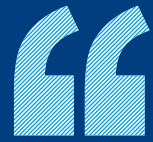
# SOMEWHERE TO...



LIVE



# Marcol 68-70 Wardour Street

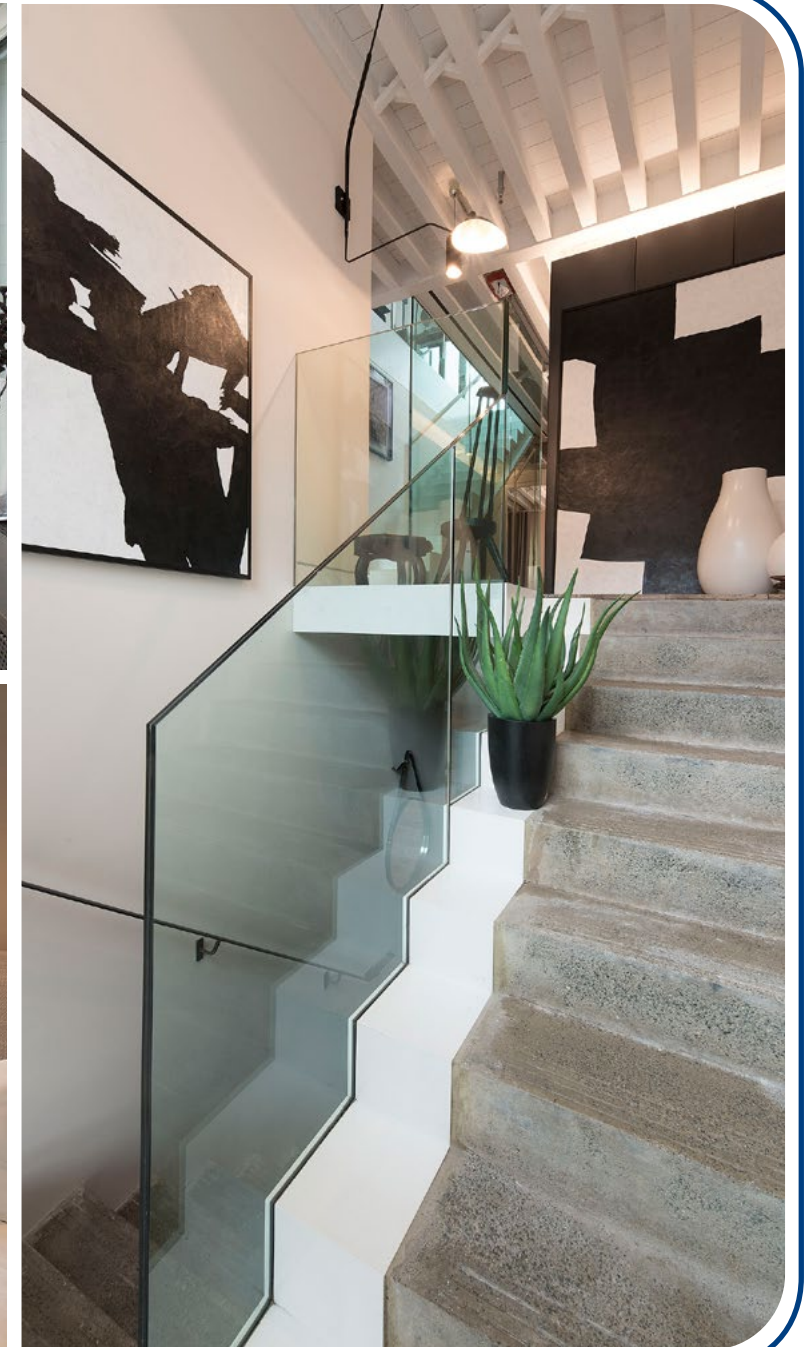


## Conversion and refurbishment of existing office into luxury apartments

An existing office premises in the heart of Soho converted into three double aspect apartments.

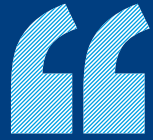
This complex refurbishment of a former print works has been sensitively carried out to enhance the retained features and maximise the exceptional levels of daylight provided by a double aspect.

Works were carried out without interruption to the restaurant on the ground floor.





# The House London

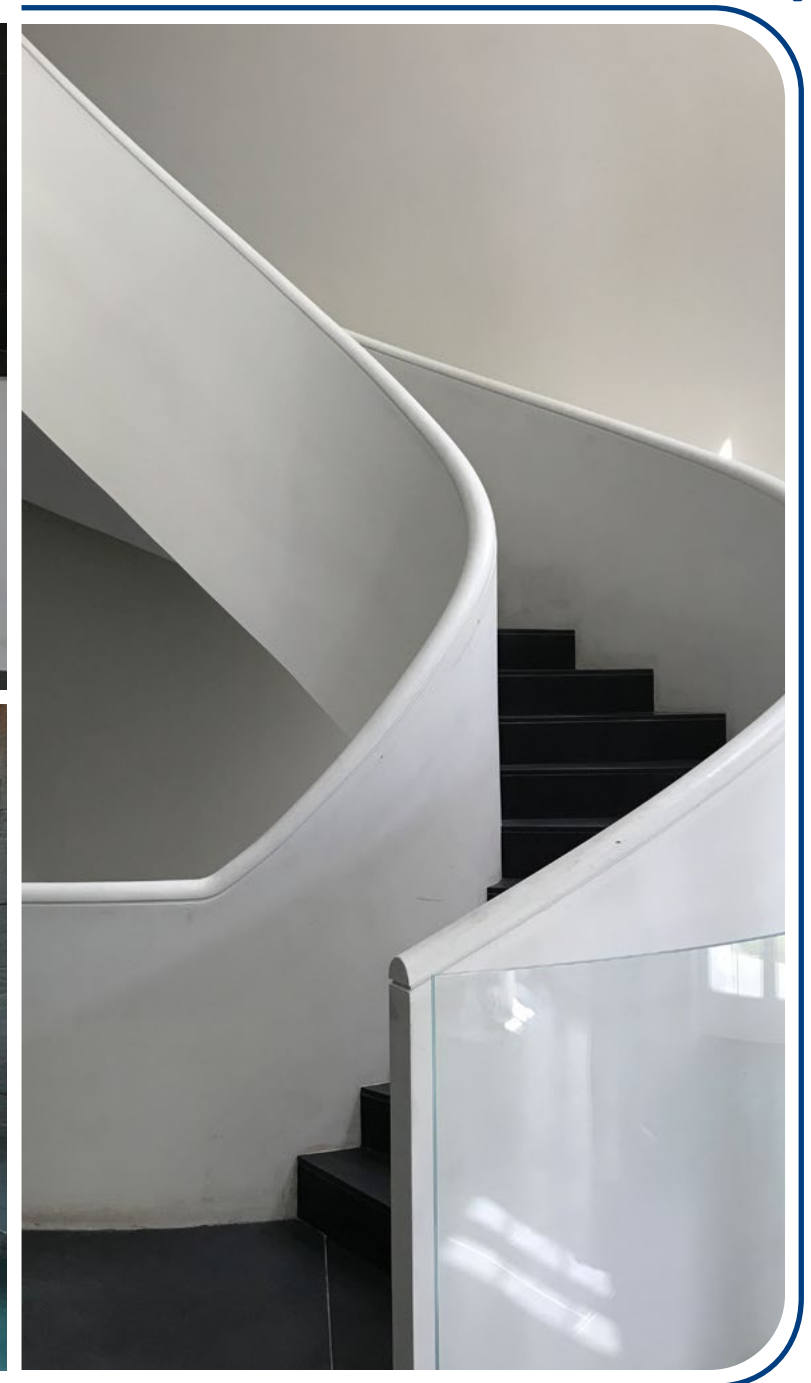
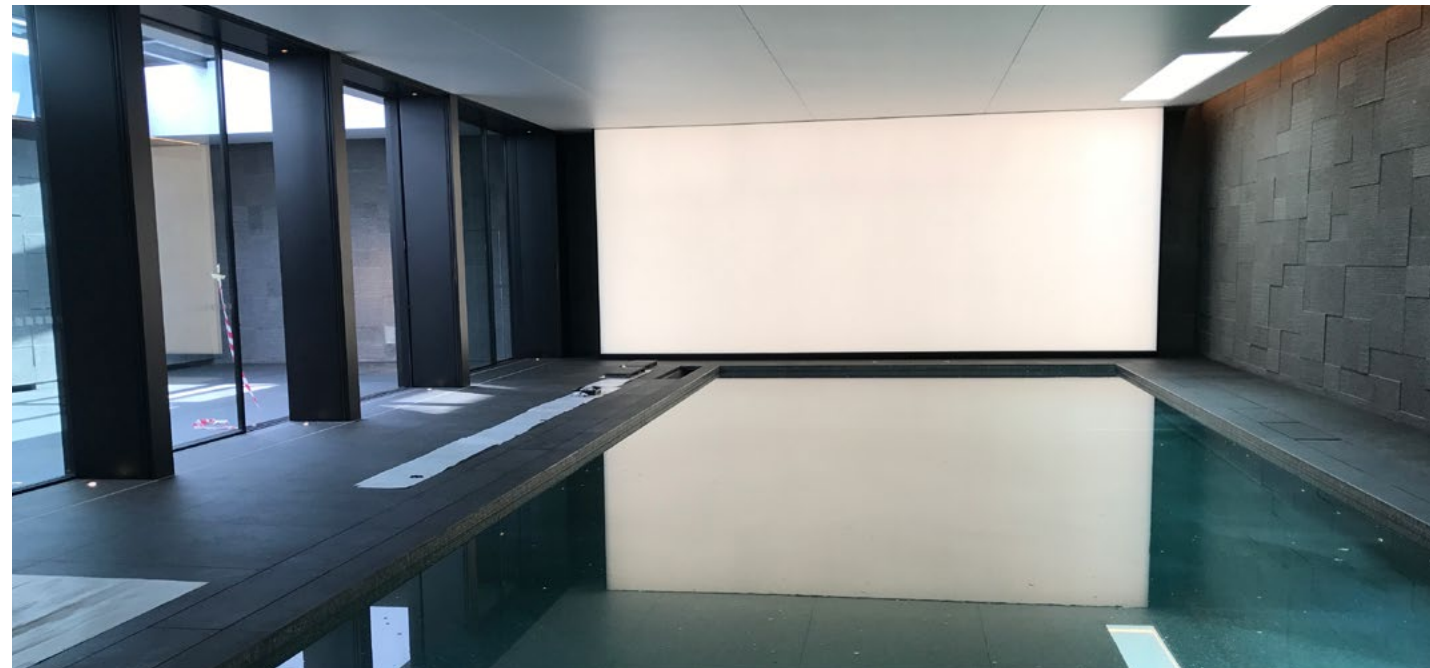


## Benchmark high specification residential Cat A/Cat B fit out

A high-end project that focused on high quality, attention to detail and materials of the highest specification. We took the shell from the base build contractor and turned this into a state-of-the-art residence.

Main features included a helical staircase, extensive leisure areas, an underground cinema, games area/5-a-side football pitch, a swimming pool and independent staff quarters.

The sub-ground walk-in art gallery was a stunning feature that allowed our client to store and display their art collection in a climate-controlled atmosphere whilst ensuring the pieces would remain secure.





# Unilever Four Acres, Kingston



## Fast track refurbishment of a 25 bedroom dormitory block

Our second project at Unilever's International Training Centre in the Grade II listed Four Acres.

The team worked to a tight programme to complete the full internal and external refurbishment of the 25 bedroom dormitory block.

The works included structural modifications to the main house and alterations to re-modify the industrial kitchen including the installation of new services.





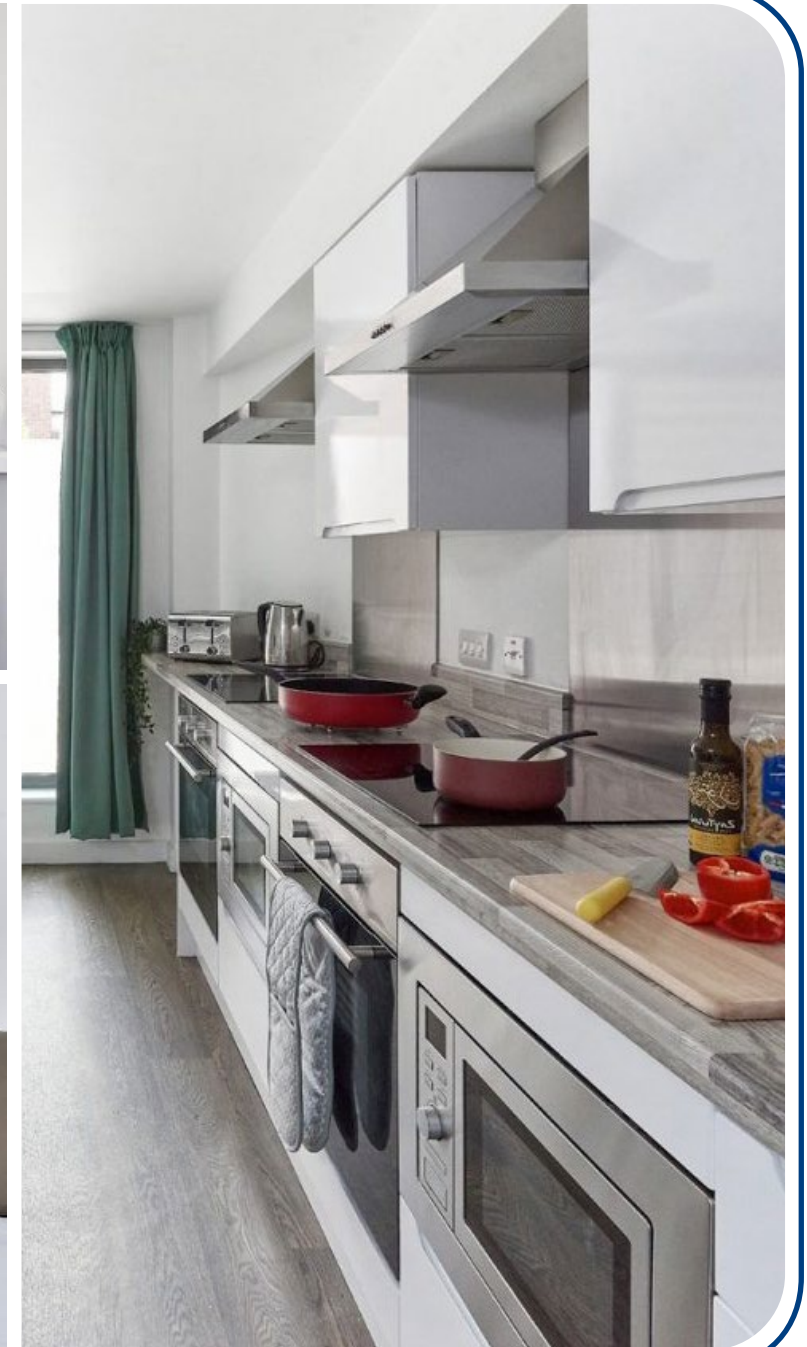
# LaSalle Host, Wembley



## Internal refurbishment of 21 storey Host student accommodation block

Collins is currently on site carrying out the internal refurbishment of the 435 bedroomed Host student accommodation block in Wembley.

Works include the re-cladding of the entire 21 storey building, refurbishment of all bedrooms and associated kitchens, bathrooms, recreational and reception areas.

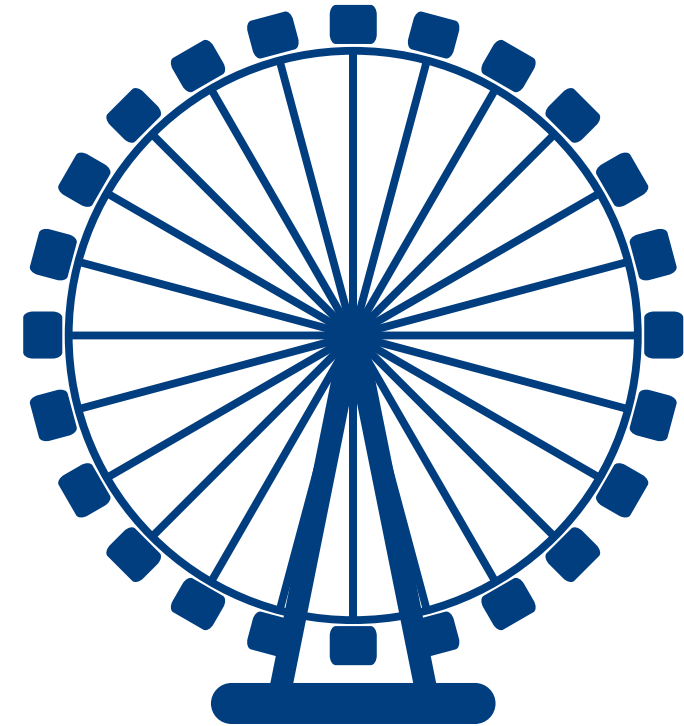


*Photos are of typical Host student accommodation*





SOMEWHERE TO...



RELAX



# AELTC Museum Building, Wimbledon

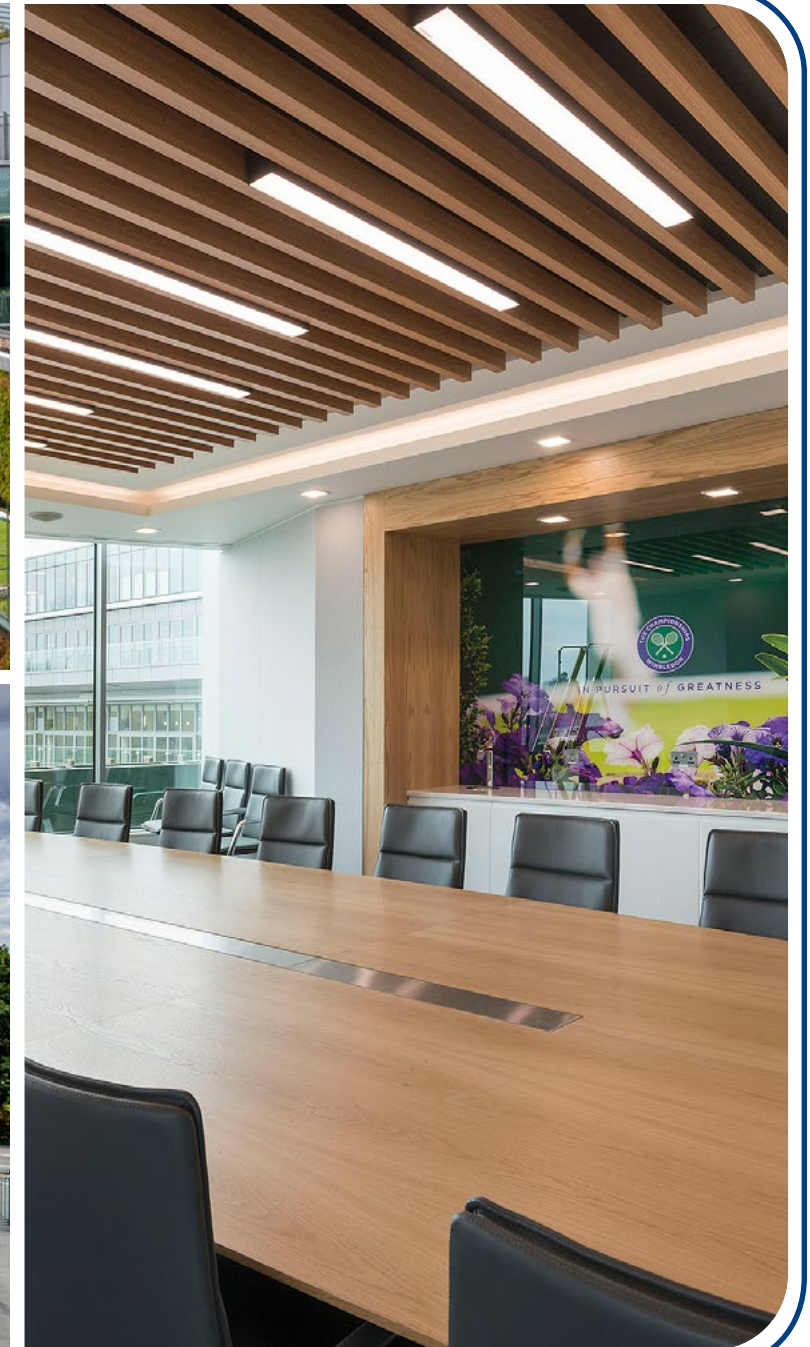


## Prestigious redevelopment and refurbishment of Museum Building

We added value to this challenging yet prestigious refurbishment of the Museum Building, AELTC's main office facilities by creating a new floor on the existing roof area.

The entirety of the building has been covered in bespoke solid aluminium fins, complementing the design of the recently redeveloped No.1 Court.

Works commenced immediately after 2018's Championships, and were completed in the second quarter of 2019.





# Merlin Entertainment Shrek's Adventure, County Hall



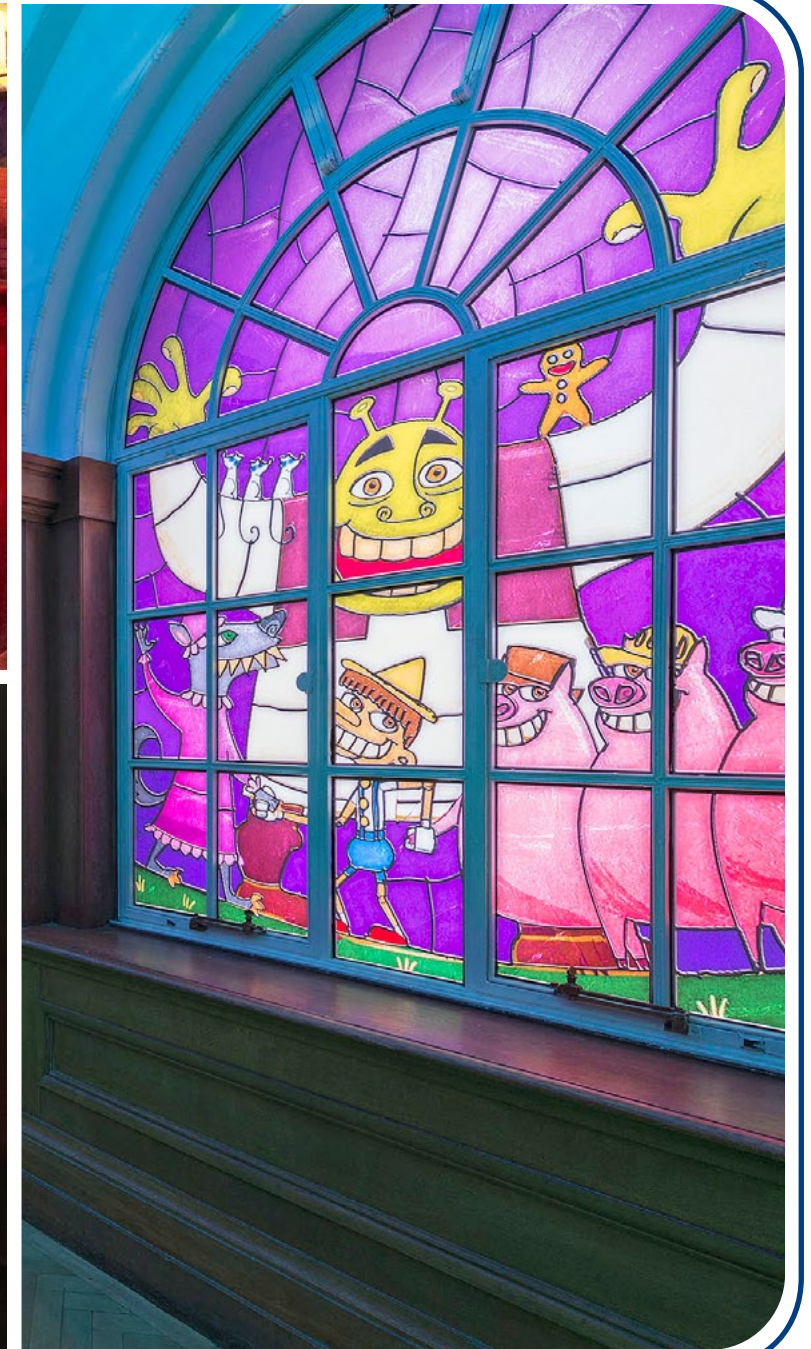
## Creation of a new attraction in a Grade II\* listed building

Collins created a new attraction in two phases within the shared occupancy of London Sea Life, London Dungeon and London Eye, all within the confines of this Grade II\* listed building.

The works included installing free standing acoustic pods incorporating mechanical, electrical and AV cable services.

An acoustic bus ride enclosure in excess of 8m high was constructed within the rotunda. Within the ground floor Collins installed a temporary floating pontoon over the live Atlantic Tank. This allowed for the removal of a reinforced concrete wall and installation of a new GRP flooring, to maximise the new entrance area.

A new lift shaft was installed, on stilts, to the lightwell on the raft foundation of County Hall.





# Merlin Entertainment Star Wars Exhibition, Madame Tussauds



## Alteration of two existing office floors to create new exhibition

The project involved the alteration of two existing office floors within York Court building to create a space to house the new Star Wars Exhibition.

The complex structural works included the removal of existing concrete floors to create a new double height exhibition space and the installation of a cantilevered steel link bridge.

Existing roof structures were removed and infilled with a lightweight steel structure to create additional floor area. We progressed and completed works within a live building open seven days a week alongside sensitive neighbours.





# Merlin Entertainment London Dungeon, County Hall

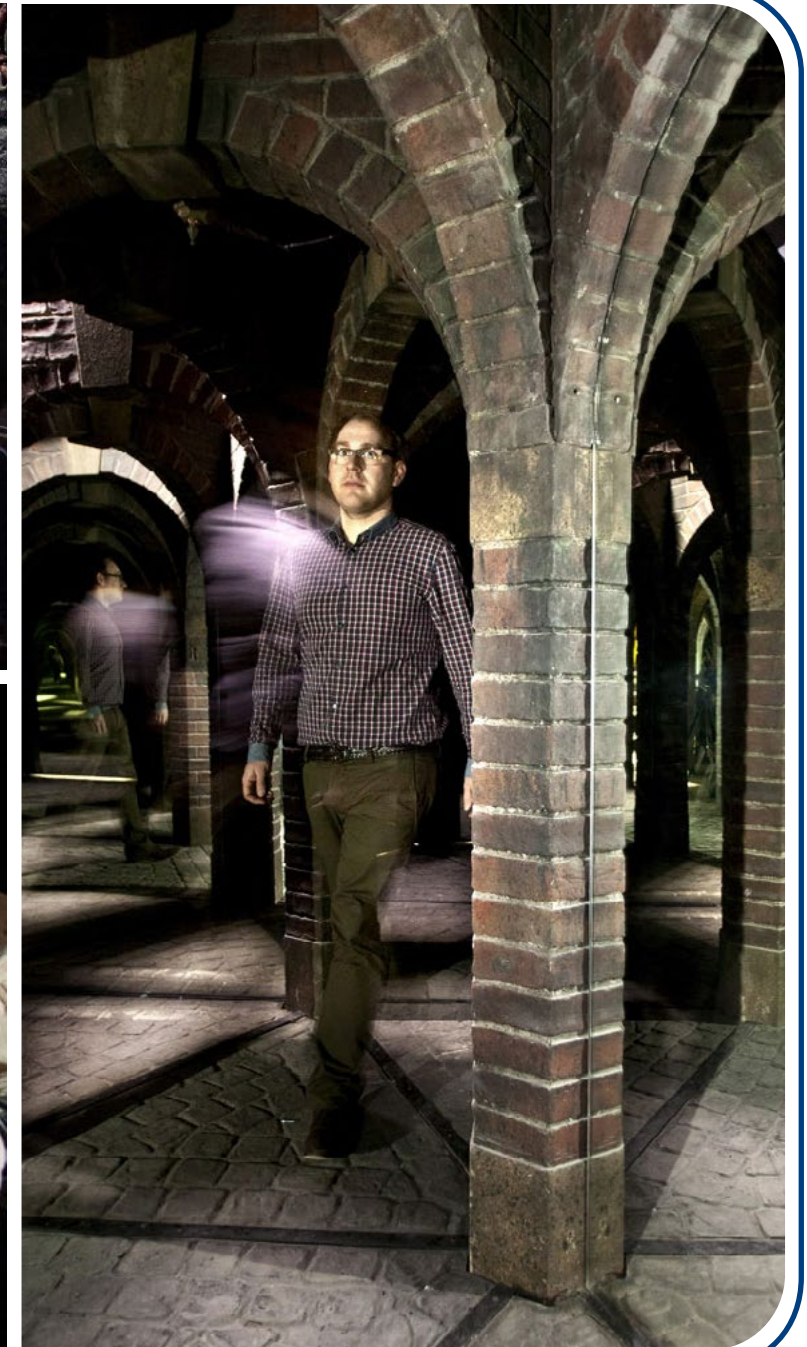


## Creation of a new attraction in a Grade II\* listed building

Collins created a new home for the iconic London Dungeon within the Grade II\* Listed County Hall building on London's Southbank.

Complex structural and sensitive works included intrusive asbestos removal, followed by extensive structural slab removal alongside replacement and supporting column realignment and reconfiguration.

We created a 40 person themed lift, a drop ride over 10 metres high, a sub-basement river ride with a mechanised lift and chute, and a number of themed rooms that spread across three floors wrapped around two courtyards.





# SOMEWHERE TO...



## CO-WORK



# Landsec (MYO) 123 Victoria Street



## Cat B fit out for new flexible office brand; Myo

Collins handed over 43,000 ft<sup>2</sup> of office space for Landsec at 123 Victoria Street, launching their new flexible office brand; MYO.

The project involved the strip out of the existing office space before a Cat B fit out across two floors. Collins also installed offices of varying sizes, accommodating between 15 and 80 people.

Structural alterations were carried out and a slab cut out to install an interlinking staircase between the floors. The finished space benefits from high-end finishes and mechanical modifications as well as folding walls to offer flexible event space.



*It was an enjoyable and collaborative journey working with Collins to create Landsec's first ever flexible co-working space, Myo. Working together was a pleasure from start to finish, both in terms of the team and the end product.*

**Charlie Railton**  
Portfolio Projects Director, Landsec





# Fora 42-46 Princelet Street

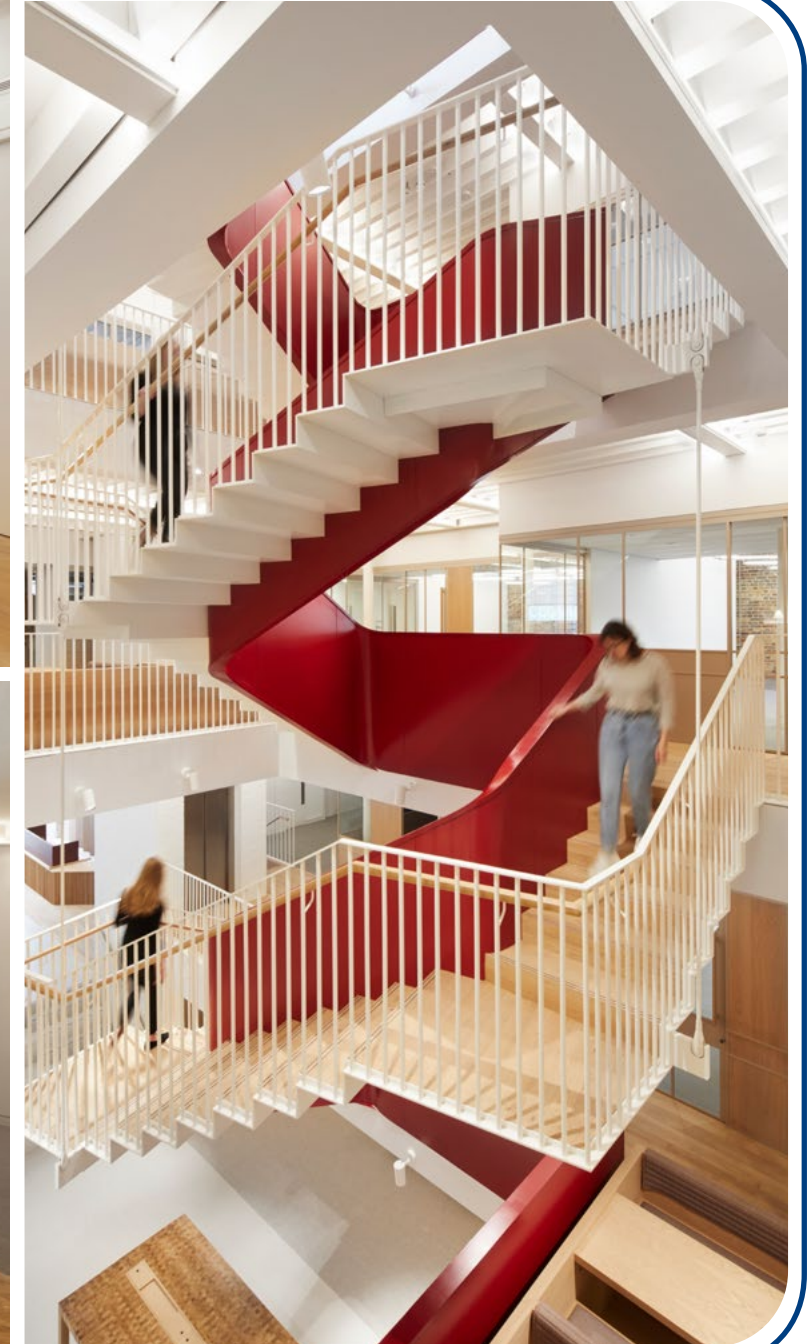


## Structural refurbishment and Cat B fit out to form flexible co-working space

This 32,000 ft<sup>2</sup> project involved the redevelopment of existing office space near Brick Lane to create a modern and vibrant co-working space.

Complex structural works included adding two additional floors, a new roof and a large atrium with a feature cantilever staircase, to improve circulation and natural light.

Alteration and refurbishment works provided an enlarged reception area and recreational bar, along with a new wellness studio and changing facilities.





# The Office Group York House, Pentonville Road



## Structural refurbishment with Cat A and Cat B fit out

Collins converted a 1980's office building in King's Cross into a contemporary, bright, co-working space bringing external structures and internal features up to modern day standards.

The addition of a set forward, five storey entrance building comprising a double height entrance provides more space for the mix of co-working space, offices, meeting rooms and recreational areas, as well as a roof extension and terrace.





# The Office Group Belle House, Victoria Scott House, Waterloo

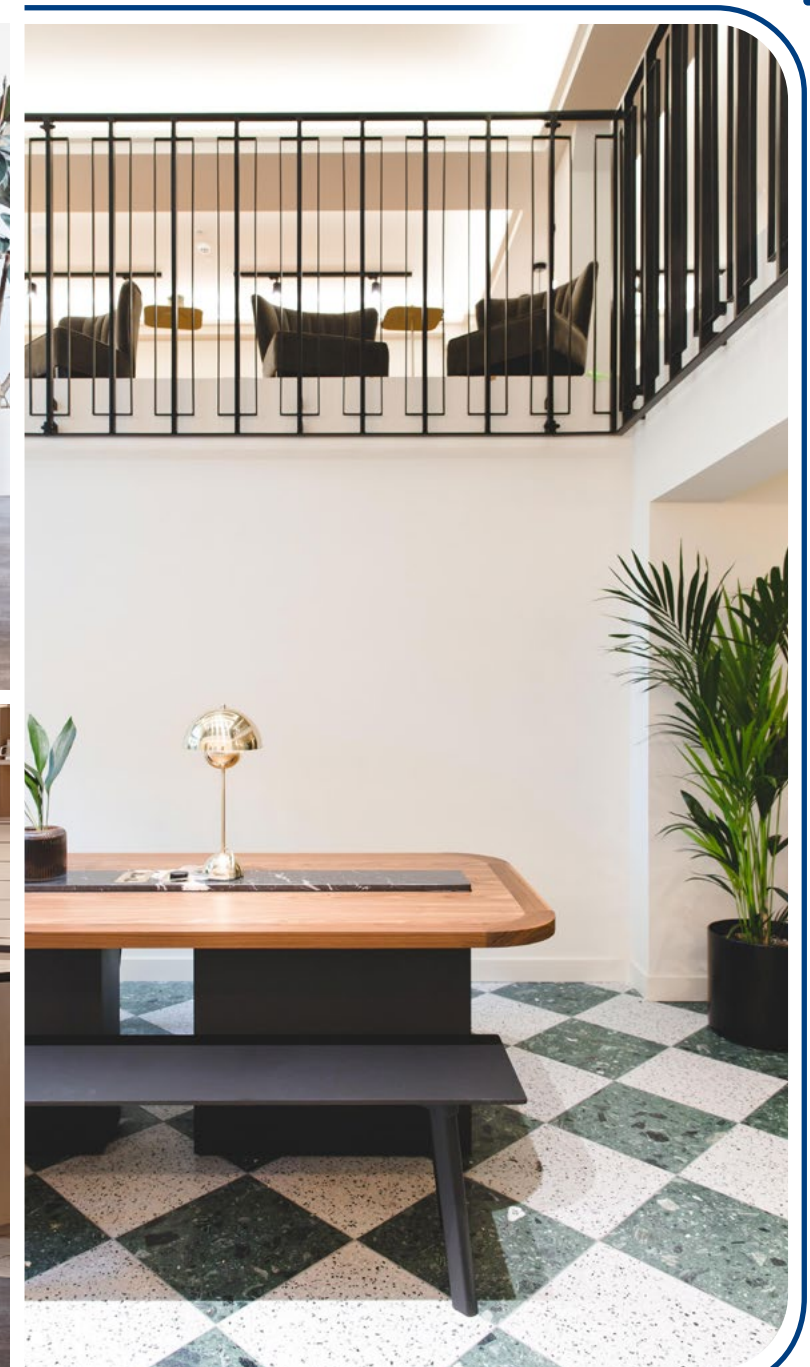


## High quality Cat B fit out of co-working office space within train stations

Collins completed two challenging co-working fit outs inside Victoria and Waterloo station on behalf of our repeat client, The Office Group.

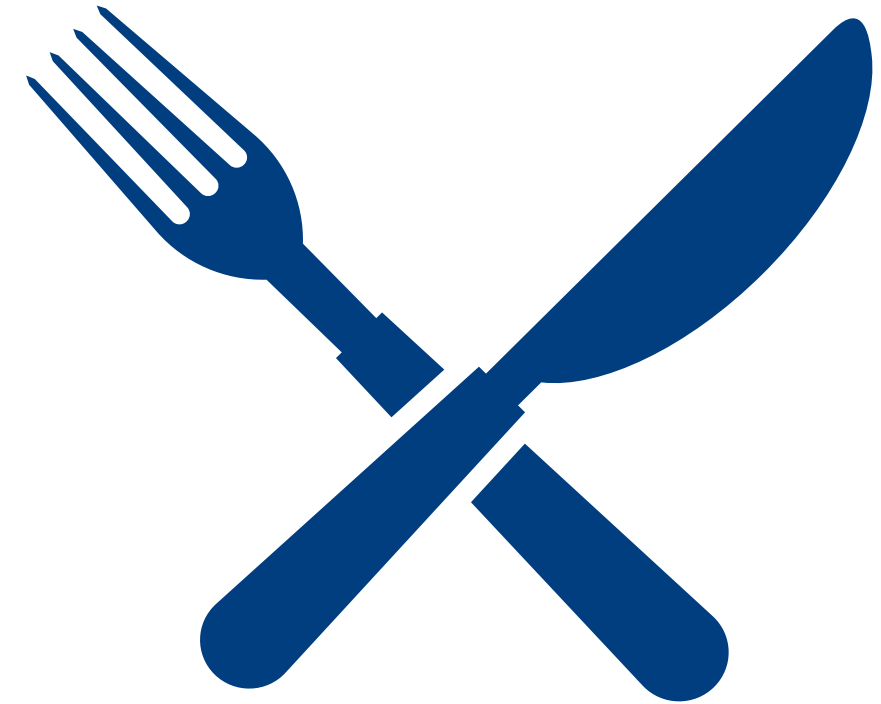
The fit out of Belle House in Victoria included significant reconfiguring to create cellular offices, breakout and lounge areas, meeting rooms and reception areas.

The works to Scott House included the installation of high-end finishes and decorations to create a bright, contemporary workspace to provide a tranquil environment just steps away from the busy platforms.





SOMEWHERE TO...



EAT



# Workspace The Light Box, Chiswick

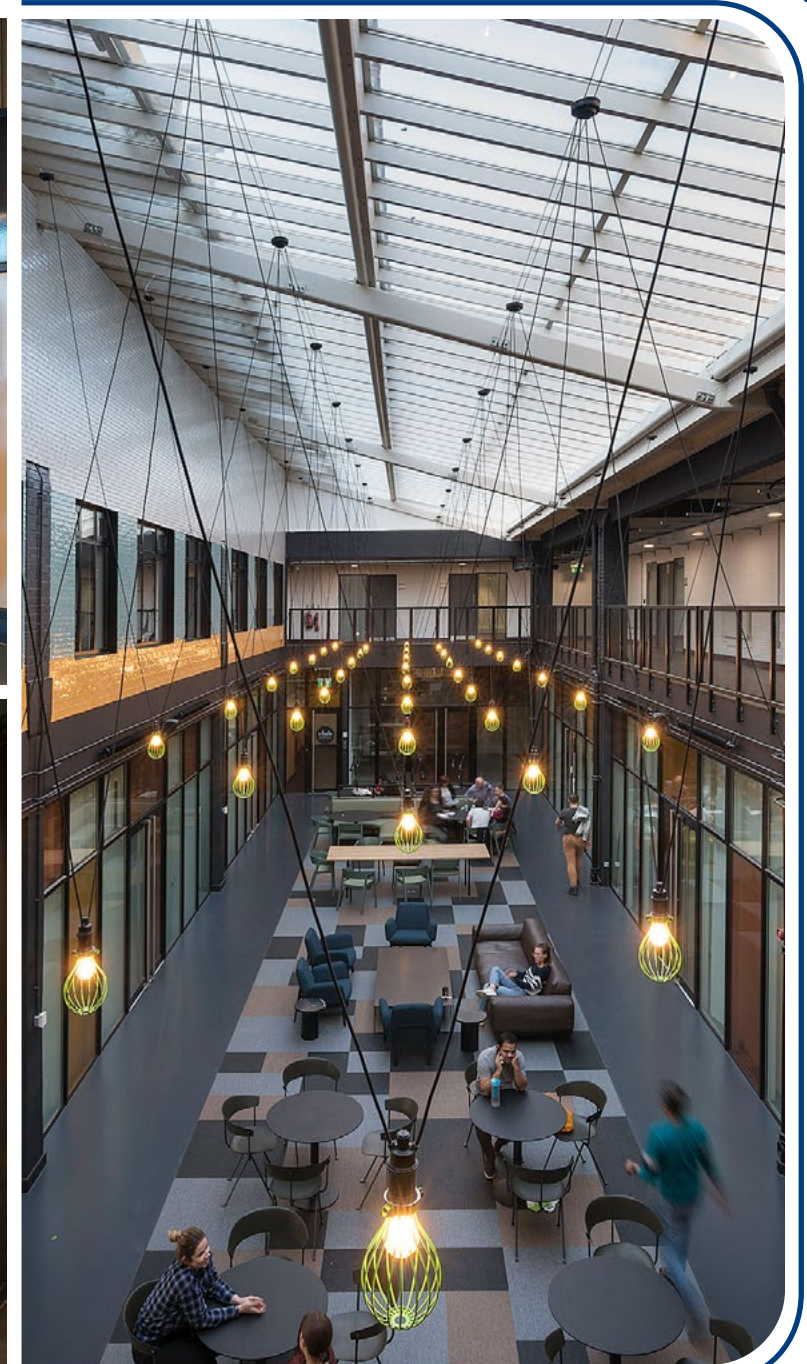


## Refurbishment including kitchen space and dining area

Collins refurbished the kitchen and dining areas within the co-working space, whilst working around the existing tenants.

A new roof top steel frame and glass extension was formed to allow more natural light throughout, and create a more vibrant interior to the space.

The whole building was refurbished to include new tea points, cellurised offices with high ceilings, exposed brickwork and modern flooring throughout.





# WPP Group Mindshare, Central St Giles



Fit out including fully equipped  
kitchen and bar area

Collins completed the fit out of two floors within the prestigious Renzo Piano designed Central St Giles for Mindshare, part of the WPP Group, who are one of the market leaders in media.

The building now offers 80,000 ft<sup>2</sup> of office space incorporating open plan areas, meeting rooms, editing suites and a fully equipped kitchen and bar.





# Shaftesbury 51-79 Charing Cross Rd



Creation of restaurants, retail units, clubs and bar spaces

Collins was tasked with the regeneration of the 1980's mixed use building to create new shop frontages, a new mezzanine level, a newly reconfigured internal service yard and upgraded external groundworks.

The project involved extensive structural removal, realignment and reconfiguration works to the existing car park, retail units, restaurants, bars, clubs and residential properties.





# Blackstone 6 Devonshire Square Public Realm

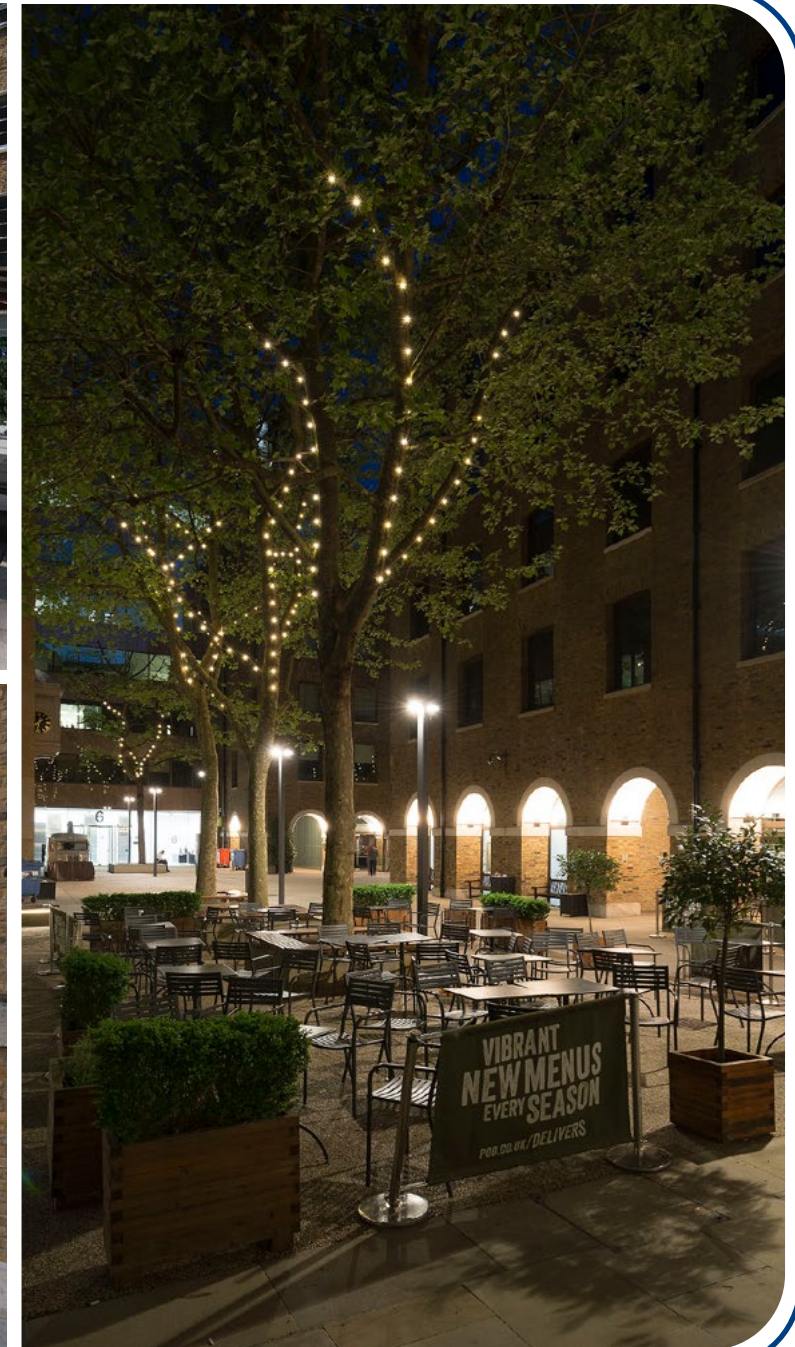


## Courtyard renovation in Devonshire Square

Collins undertook the external renovation to three courtyards within Devonshire Square.

This was as part of a larger refurbishment which also involved creating a new commuter area within the basement car park.

The refurbishment of the three courtyards included the installation of new bespoke seating and new flooring, lighting and planting.





# SOMEWHERE TO...



# LEARN



# CAE Training Diamond Point, Crawley

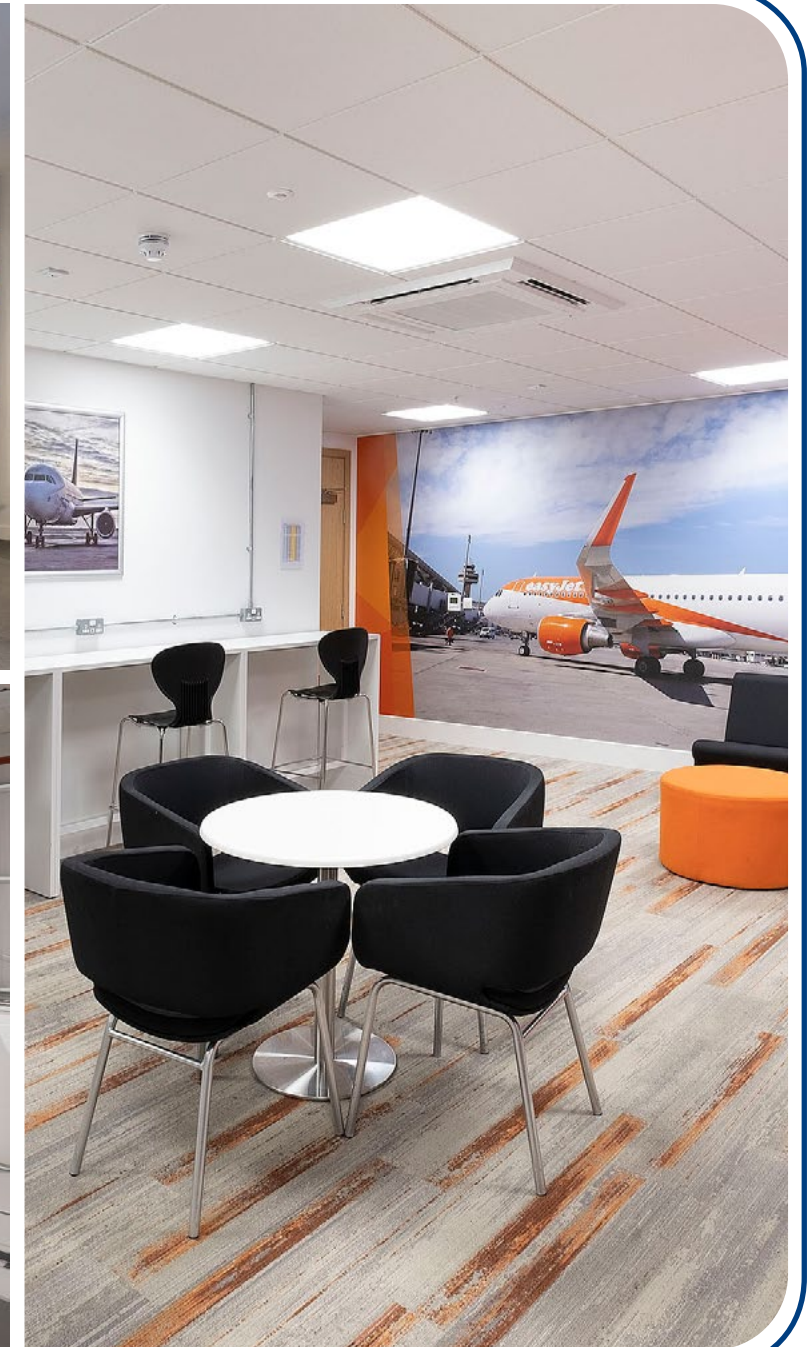


## Cat B fit out to out of town flight training facility

Collins transformed the interior of the industrial unit for the creation of a flight training facility.

Collins delivered the internal fit out of the existing building including classrooms, training rooms, offices, a new reception and administrative facilities.

This project also saw the installation of 18 flight simulators which needed extensive M&E services to support their requirements.





# University of London Senate House, Malet Street

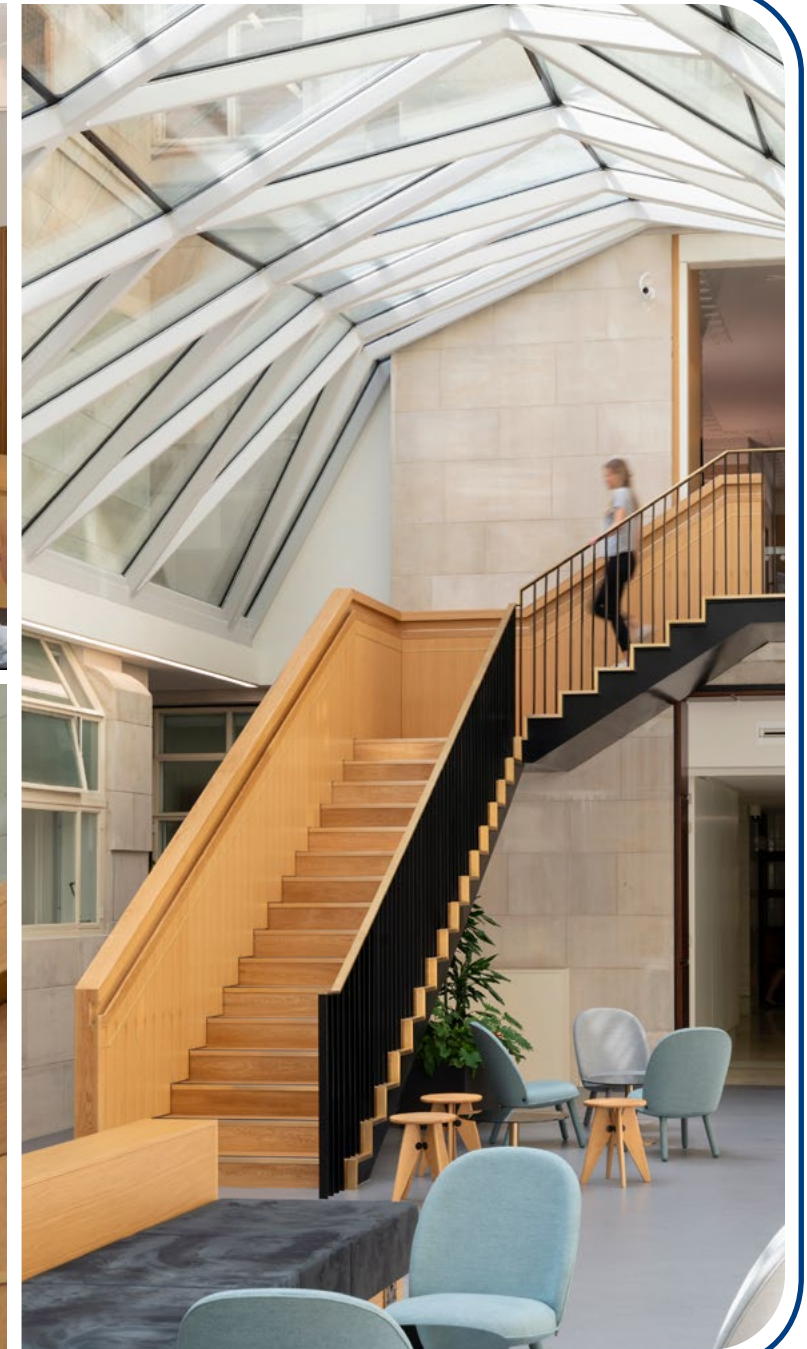


## Complete refurbishment and Cat B fit out in a Grade II listed building

This complex project involved heavy structural and excavation works to a Grade II listed building, to create an elegant yet modern space for the University of London.

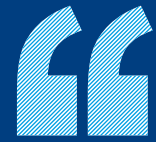
A steel roof comprising 110 glass panels was installed over the courtyard joining two buildings together, to create the main workspace area.

Four comms rooms were kept live throughout the project to maintain a fully operational bookstore.





# RIBA 76 Portland Place

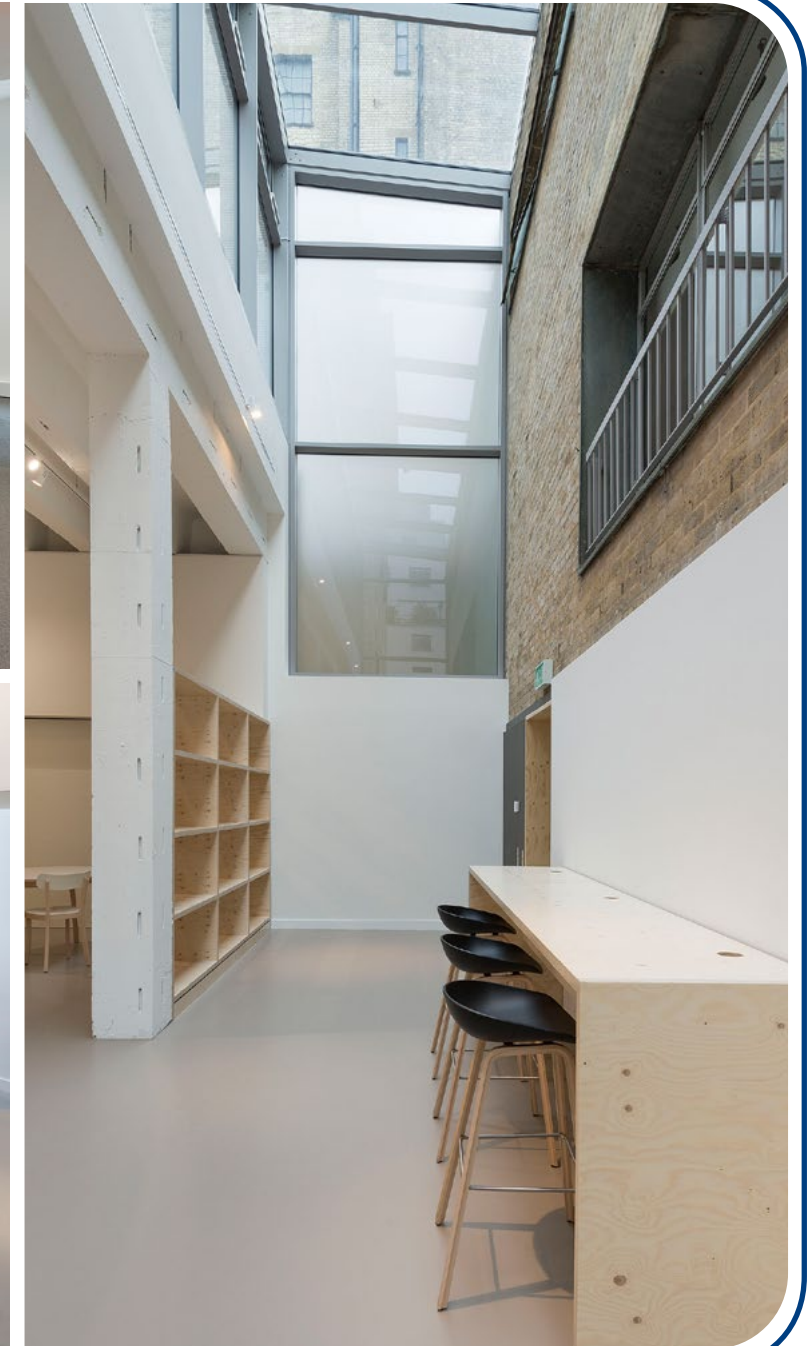


## Structural alteration and refurbishment of nine storey building

A complex structural alteration and complete refurbishment to nine storey 1950's building, to provide RIBA with contemporary office space.

Curtain wall systems were used to link two buildings to create a large two storey forum area, with over 30,000 ft<sup>2</sup> of office space, meeting rooms and ancillary facilities.

New lifts, a staircase, brand new services, extensive resin floors and new finishes were installed throughout.





# Unilever Four Acres, Kingston



## Internal and external refurbishment of Unilever's International Training Centre

Collins completed two projects at Unilever's International Training Centre in the Grade II listed Four Acres.

Our first project included the creation of new training rooms across two floors and the stylish refurbishment of break out areas and the external facade, all in keeping with its listed status.





SOMEWHERE TO...



SHOP



# Farfetch The Bower, Old Street



## Cat B fit out of London office for global fashion brand

Working with the original look and feel of the recently refurbished Bower Building, the 60,000 ft<sup>2</sup> contemporary Cat B fit out on behalf of Farfetch enabled them to consolidate their London office and showcase their product lines.

The project involved creating open plan office space, client facing meeting rooms and a high quality reception.





# Debenhams

## 334-348 Oxford Street



### Cat A and Cat B refurbishment of Debenhams Headquarters

Working within a busy, fully operational store, Collins completed a 70,000 ft<sup>2</sup> Cat A and Cat B refurbishment across two floors of office space within Debenham's Oxford Street store.

The works started with the strip out of the existing shop floors, layout and services.

This was followed by the Cat B fit out to the newly formed office space, inclusive of breakout areas, copy points, meeting rooms and a new reception area.





# Alfred Dunhill North Audley Street, Mayfair

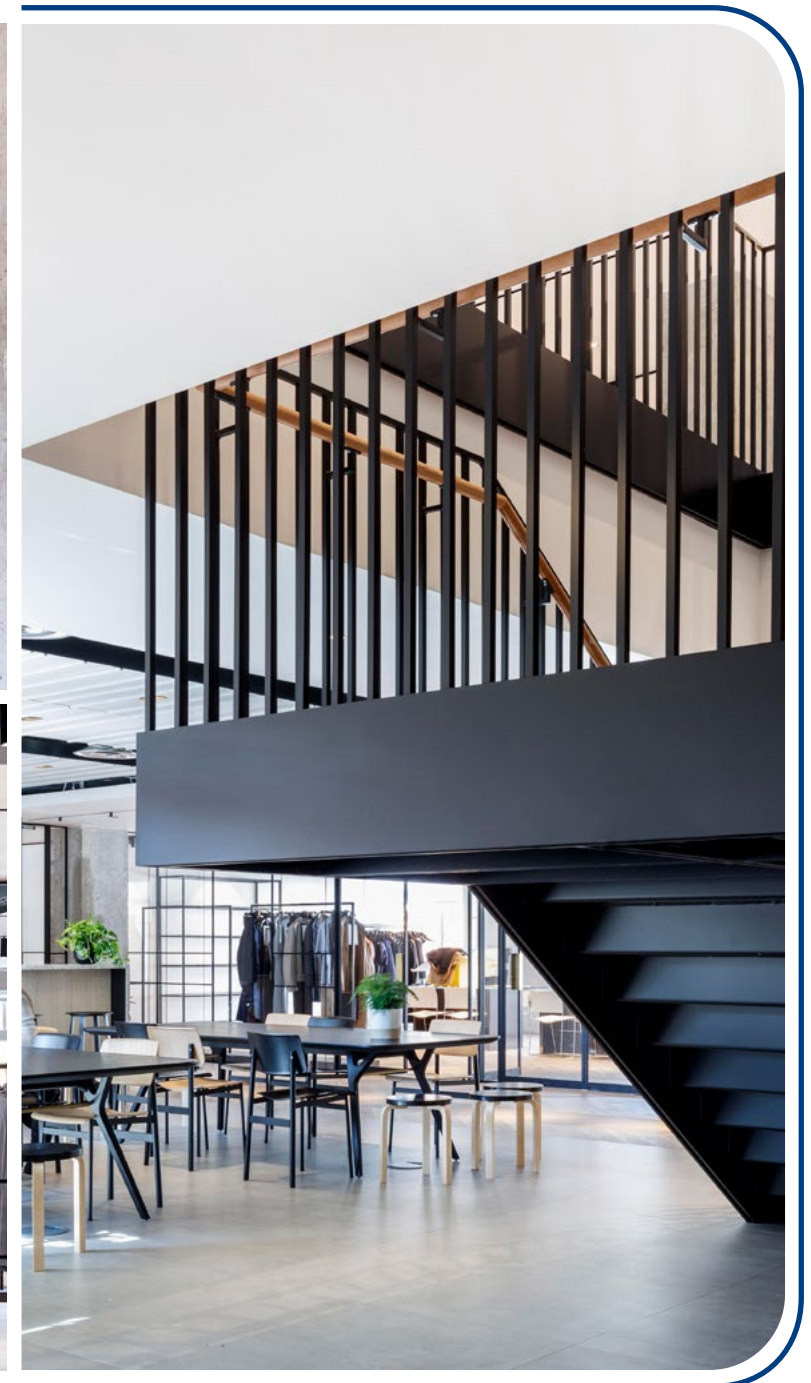


## Cat B fit out of Dunhill's new global Headquarters

All areas of the business were consolidated over 21,500 ft<sup>2</sup> to create an immersive space and provide a new workspace with an integrated dual-floor showroom and design studio.

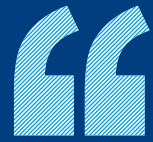
The complete Cat B fit out across two floors included an interconnecting staircase to bring the spaces together.

In order to maximise floor space for Dunhill, Collins simultaneously carried out a structural extension breaking out the existing roof slabs and constructing a new extension, to create a roof light, green roof and terrace.





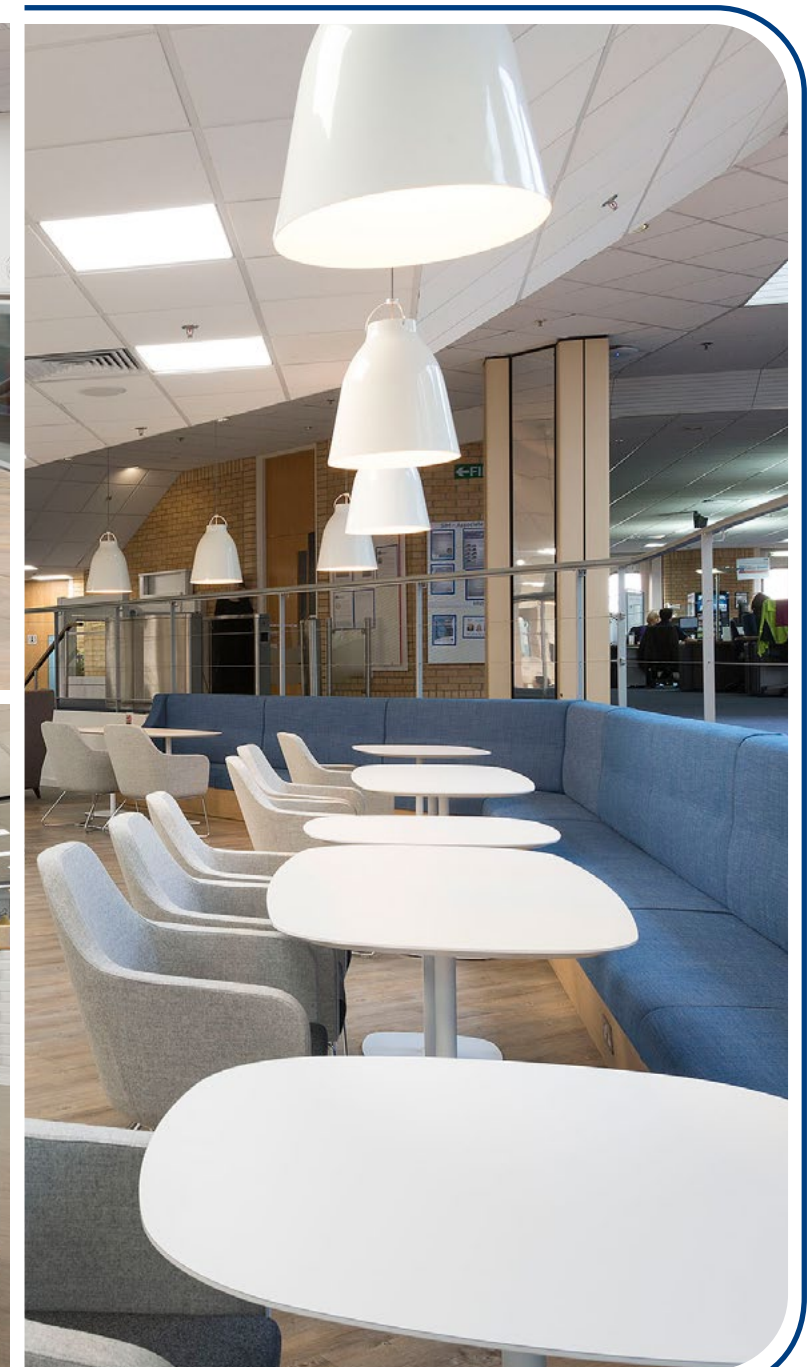
# Mars UK Whitley Road, Basingstoke



## Cat B fit out of new staff restaurant

This was Collins' second project for the confectionery giant, Mars UK.

Collins created a new staff restaurant by delivering a Cat B fit out including banquet seating, feature lighting, new floor finishes and a new glass balustrade to the staff restaurant.





SOMEWHERE TO...



RECOVER



# Guy's Cancer Centre, London Bridge

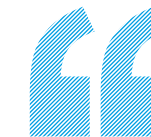
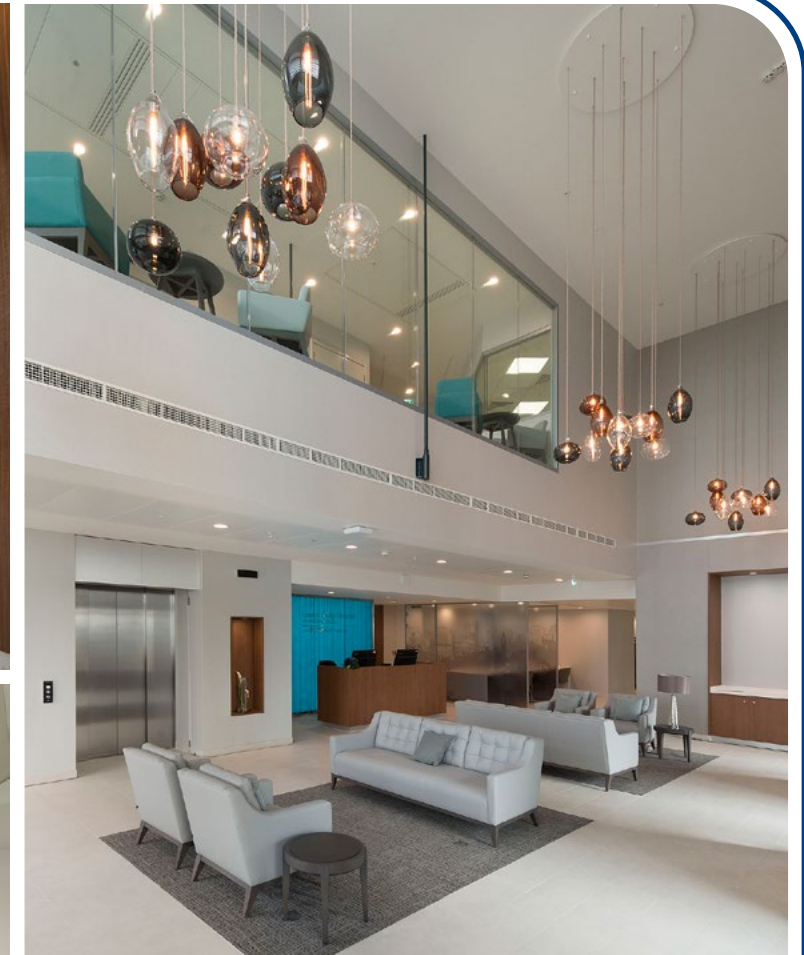


## Medical fit out including theatres and 42 en-suite bedrooms

Collins completed a 59,000 ft<sup>2</sup> medical fit out to levels 10 - 13 of the new Cancer Treatment Centre of Guy's and St Thomas' Hospital on behalf of a private healthcare provider.

The new facility provides inpatient operation day care facilities including four fully integrated theatres - two with robotic and laser capabilities, an ITU department, in-house microbiology and hot labs, plus surgical and oncology modalities.

Levels 12 and 13 house 42 impressive en-suite bedrooms with floor to ceiling windows for medical and surgical patients, including six rooms with HDU capability, two with additional PPVL Isolation and six enhanced specification for stem cell transplants.



*The opening of Guy's remains a feather in everyone's cap. There have been some difficult moments, but as always your professionalism and dedication to the cause remains constant.*

**Senior Project Manager,  
Private Healthcare Provider**





# The Shard London Bridge Street



## Fast track medical fit out in iconic London building

Working in the Shard, one of the most iconic buildings in Western Europe, Collins constructed a new medical facility on behalf of a private healthcare provider.

The 65,000 ft<sup>2</sup> fit out included a state-of-the-art imaging suite which includes MRI, CT, fluoroscopy, mammography and x-ray department as well as women's health, paediatrics and physiotherapy.

The fit out included installing two MRI scanners over London Bridge station. This bespoke facility includes 78 consulting rooms, 11 treatment rooms, individual physio rooms and a gym with the latest advanced technology to treat all types of patients.





# Fortius Clinic 22 Worple Road, Wimbledon

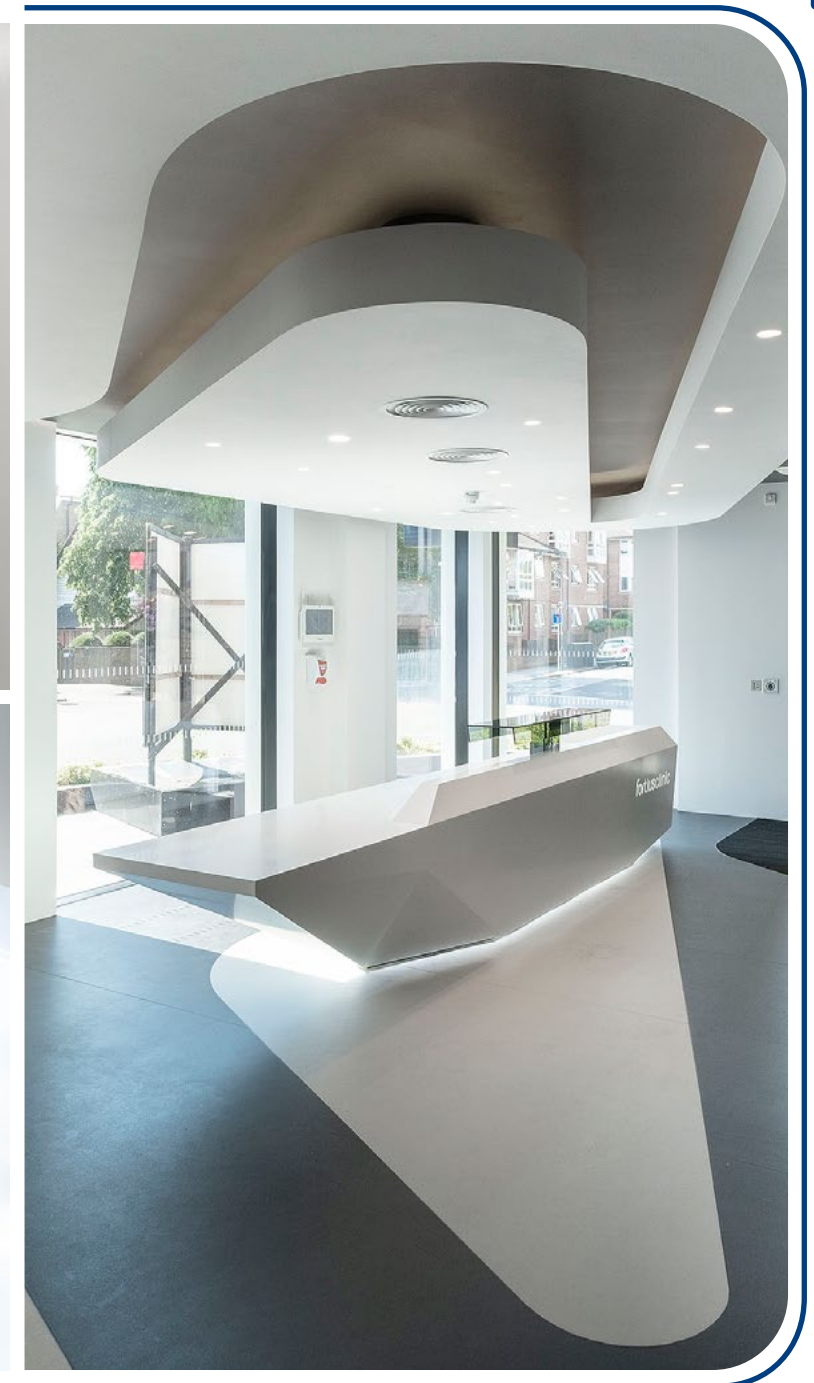


## Cat B fit out to form new medical outpatient facility

Collins delivered a refurbishment and fit out of the entire ground floor to contain seven consulting rooms, and a fully equipped imaging suite with the latest technology including: 3T MRI scanning, X-Ray and Ultrasound.

The fit out included a new independent entrance and impressive reception area for the clinic to welcome patients, as well as multiple smart waiting areas.

Collins progressed and completed works within a live, multi tenanted building.





# InHealth

## The Cursitor Building, 38 Chancery Lane



### Conversion of existing Cat A fit out into health assessment unit

On behalf of InHealth, Collins created an exclusive private healthcare clinic within the newly refurbished Cursitor building in Chancery Lane.

The project spanned two floors and included the conversion of the existing Cat A fit out into an advanced health assessment unit.

The finished facility now benefits from a state-of-the-art 3T and 1.5 MRI, nine en-suite client rooms, clinical examination rooms, ultrasound, cardiology, audiology and phlebotomy facilities.





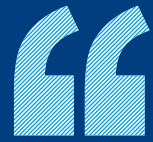
# SOMEWHERE TO...



BE OUT OF  
TOWN



# Viasat Royal Pavilion, Farnborough

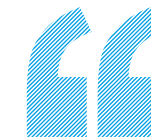
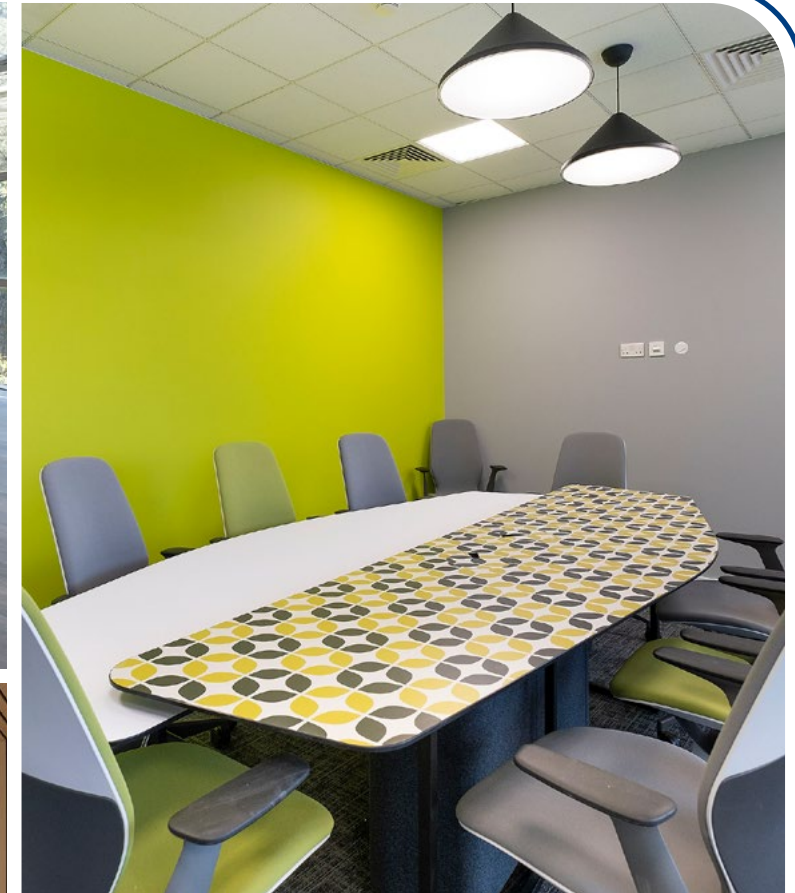


## Cat B fit out to two office buildings

Collins was appointed to carry out the Cat B fit out to the four floors within two buildings on behalf of American communications company Viasat, to enable them to expand their UK team.

Due to the highly confidential nature of their business, our team was required to work with advanced methods of construction including high security walls and services.

The finished space across both buildings comprises two MDF rooms, multiple high security areas, meeting rooms and office space.



*The Viasat project has been a delight to work on through the most challenging times. The end product has been designed to future proof the workplace experience and the quality of build and finish is fabulous. We love it when all our clients are so delighted.*

**William Poole-Wilson**  
Managing Director, Will+Partners





# WD-40 Company 252 The Square, Milton Keynes

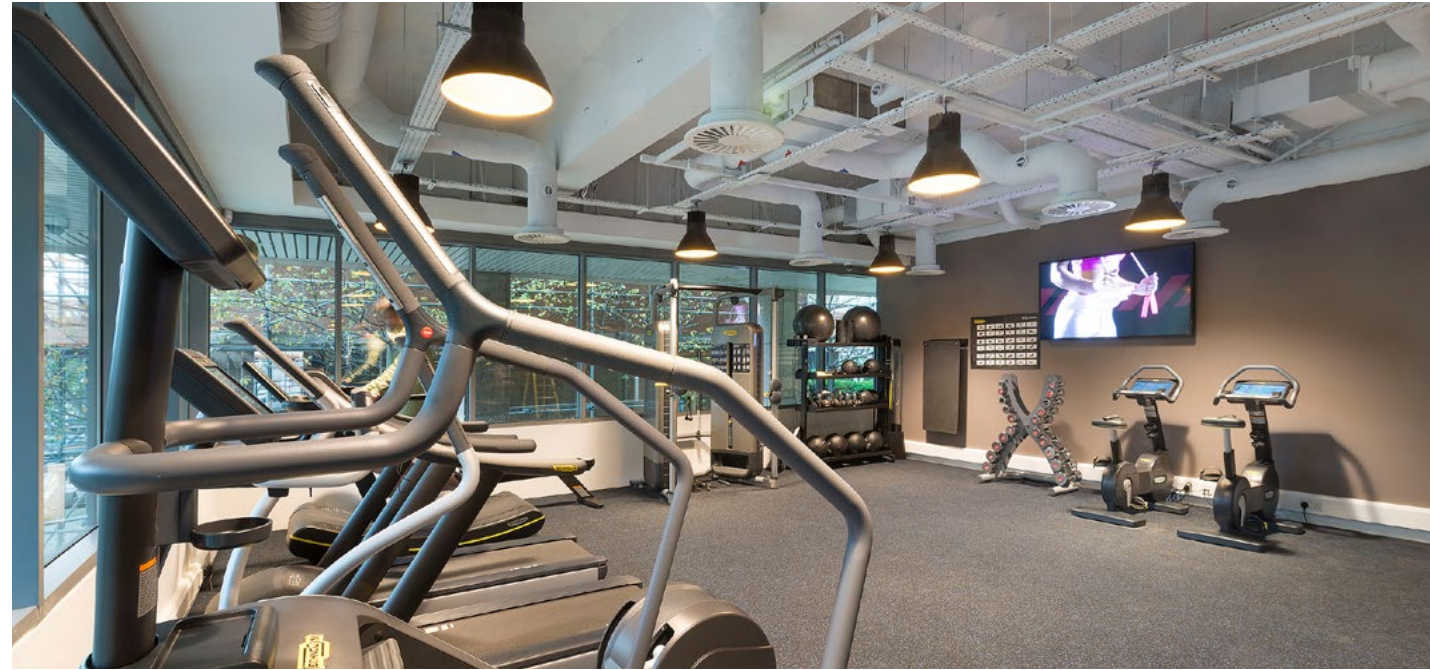


## Out of town Cat B fit out including a gym and canteen

Collins delivered a Cat B fit out to the three-storey building that included office space, meeting rooms, training rooms and break out areas for a cohesive work environment.

The ground floor also has a lab for testing products, a gym, a shower/changing room area and a large canteen.

We installed a glazed roof to enclose the central external atrium which now houses a helical staircase to link all three floors.





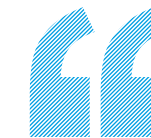
# Charities Property Fund Aspect House, Brighton



## Strip out of existing office space and reinstatement to Cat A

The 15,000 ft<sup>2</sup> refurbishment included the remodelling of the ground floor reception and entrance, as well as the reinstatement of Cat A office space to levels two to five.

All works were completed around a fully operational NHS health centre, which occupied the bottom two floors.



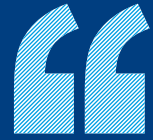
*It was a pleasure working with you and given the circumstances that were 2020 and the challenges that arose for this particular project, it was handled exceptionally well and client and all involved are all extremely pleased with the end result.*

**Daniel Ratcliffe**  
Associate Director, Savills





# Nestle City Place, Crawley

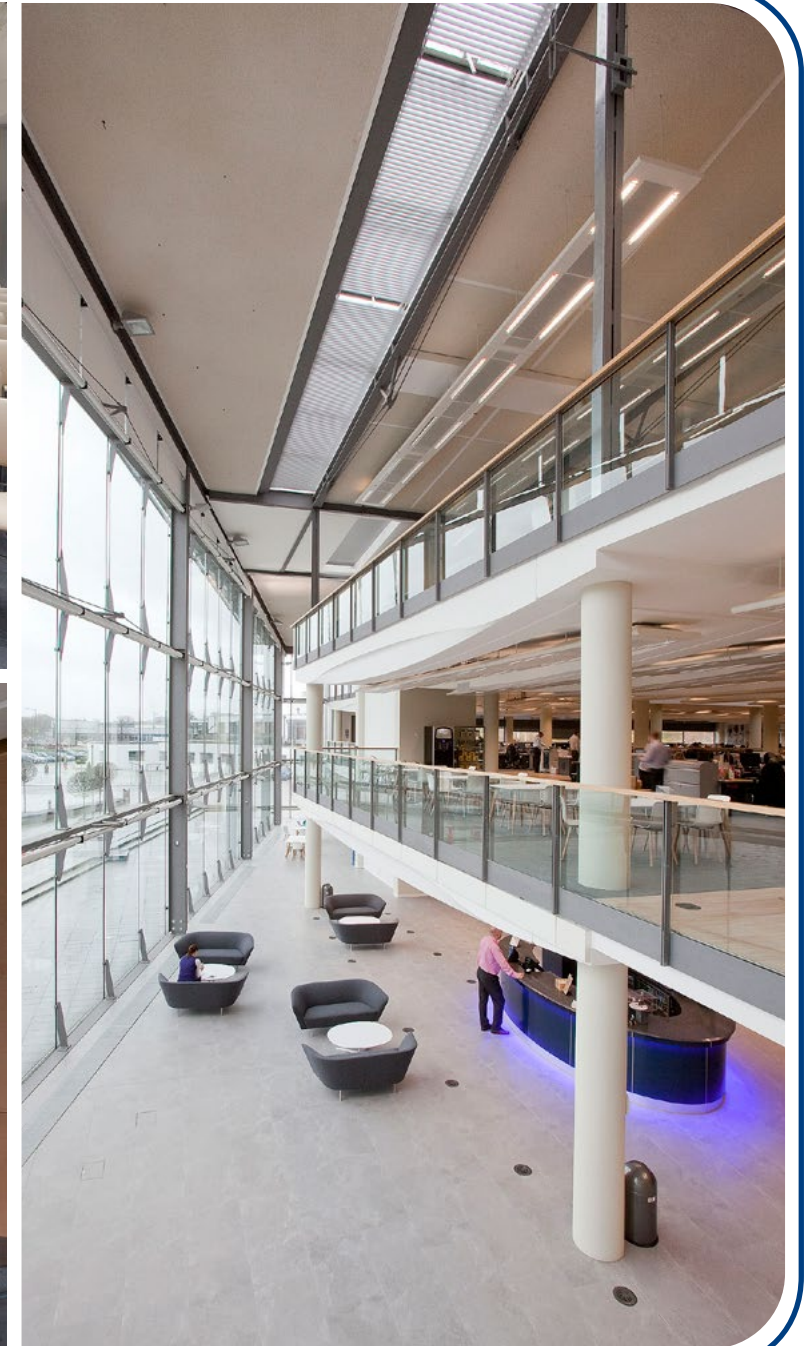


## Cat A and Cat B refurbishment of new UK Headquarters

The project involved the complete refurbishment and fit out to 110,000 ft<sup>2</sup> of office space across four floors.

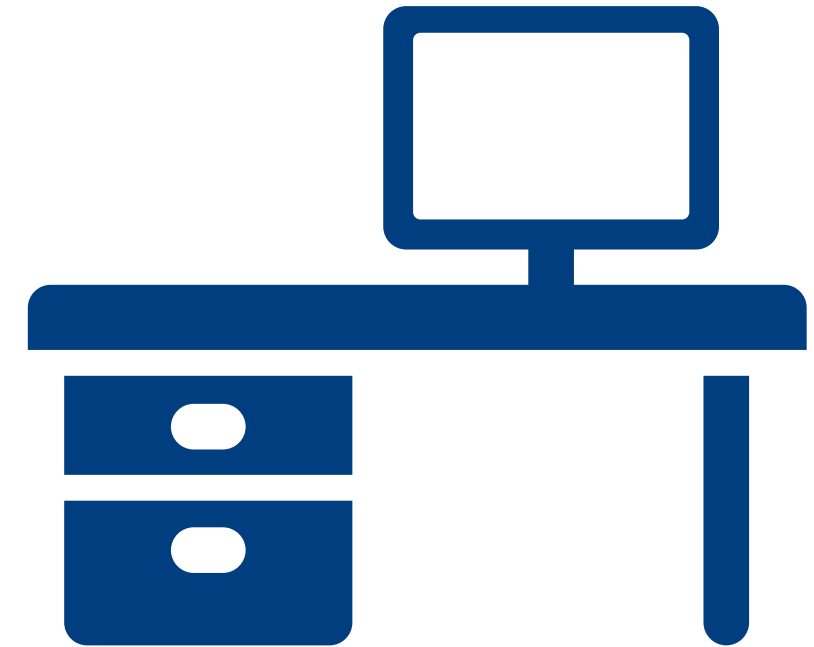
The new offices include open plan and cellurised office space, an auditorium, a gymnasium, a professional kitchen and dining area.

Early handover of the comms room and complex IT/AV installation enabled the client to prepare for the arrival of 800 plus staff in a seamless operation.





And of course,  
SOMEWHERE TO...



WORK

Because we do need these spaces, whatever they say.



# Landsec 80-100 Victoria Street

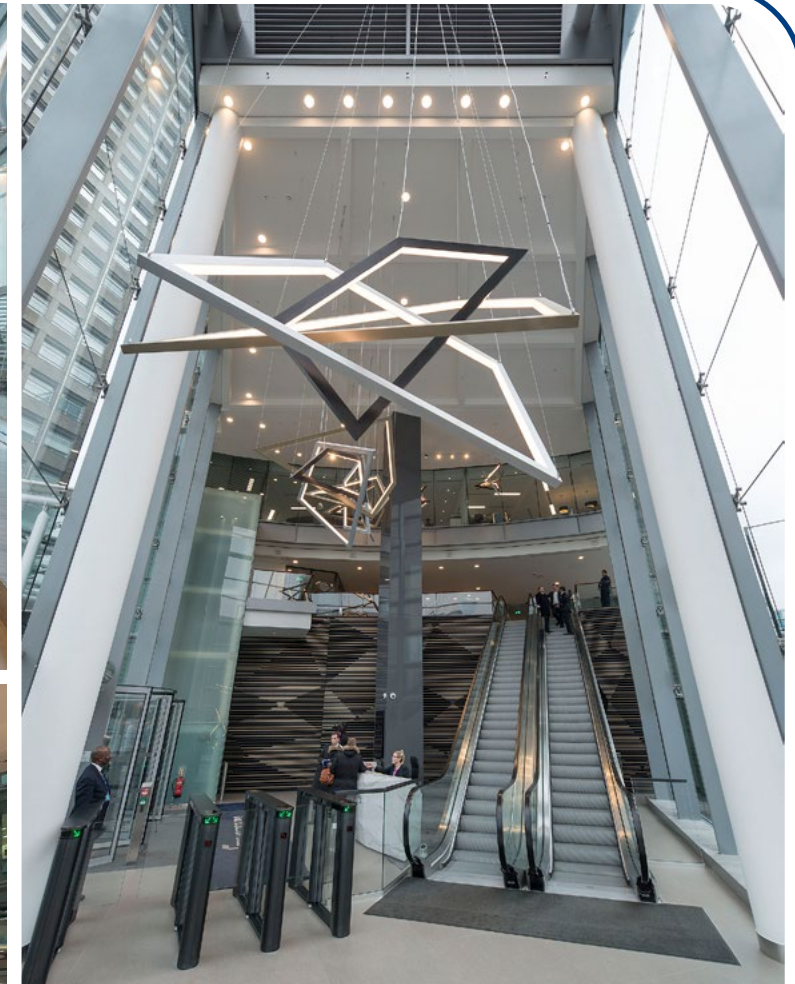


## Extensive and complex phased Cat A refurbishment

The extensive refurbishment at 80-100 Victoria Street included the Cat A refurbishment of three levels, as well as the reception areas in two buildings.

Works took place while the spaces were in use. Careful planning by the team ensured full functionality and a safe environment for staff and tenants.

The spaces were refurbished to create an enhanced modern environment including break out spaces, booth seating, a new cafe, and a new-look reception enhanced by bespoke lighting.



*The team's excellent communication and flexibility helped ensure any issues were easily & swiftly resolved. I would recommend Collins for future projects.*

**Charlie Railton**  
Portfolio Projects Director, Landsec



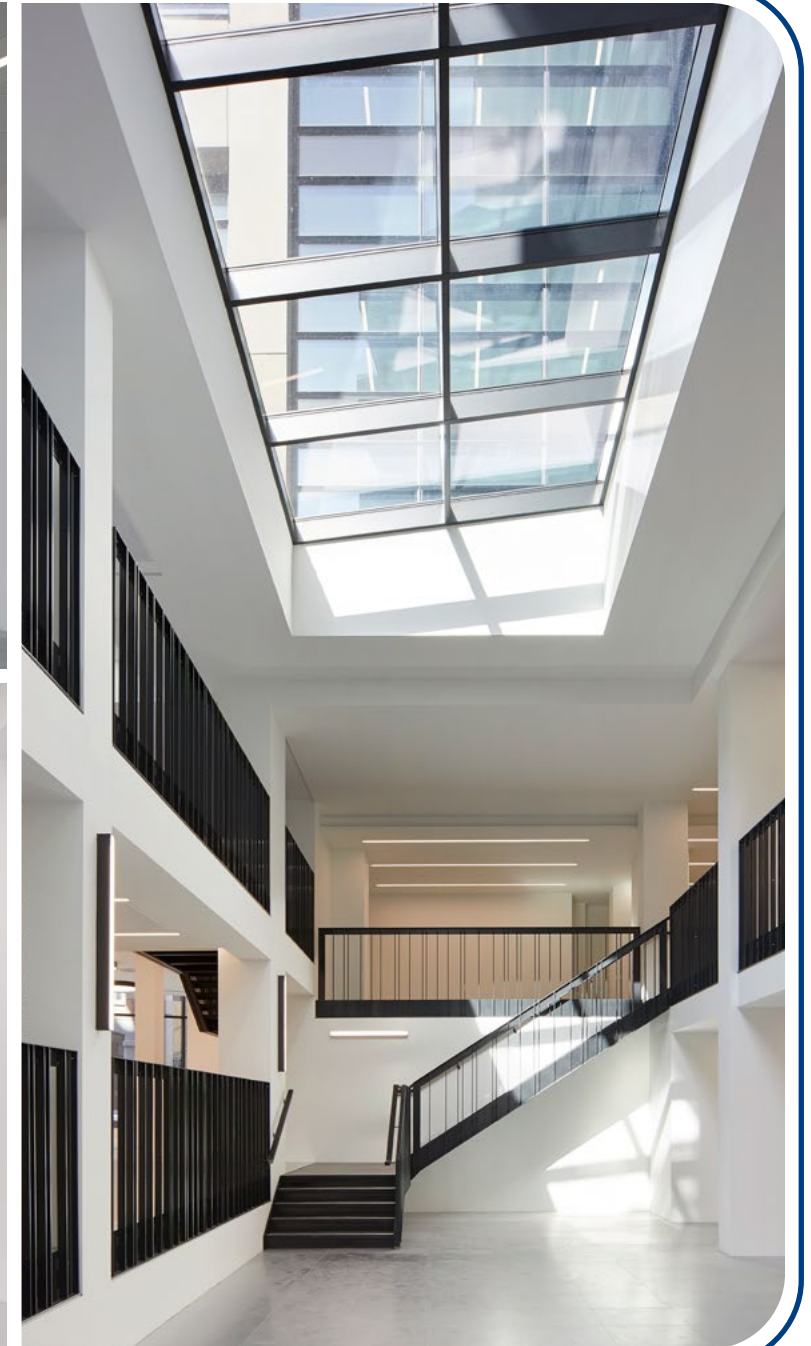
# HB Reavis 61 Southwark Street



## Complex structural refurbishment over nine storeys

This complex structural refurbishment of an early 1960's building included constructing an extension to form a new street level reception and additional office space.

On completion of the structural works, we delivered a Cat A refurbishment to 98,000 ft<sup>2</sup> of office space across nine floors, creating further value through the addition of terraces and the complete re-cladding of the upper floors to reinvigorate the building's tired exterior.





# Global Holdings Manor House, 21 Soho Square

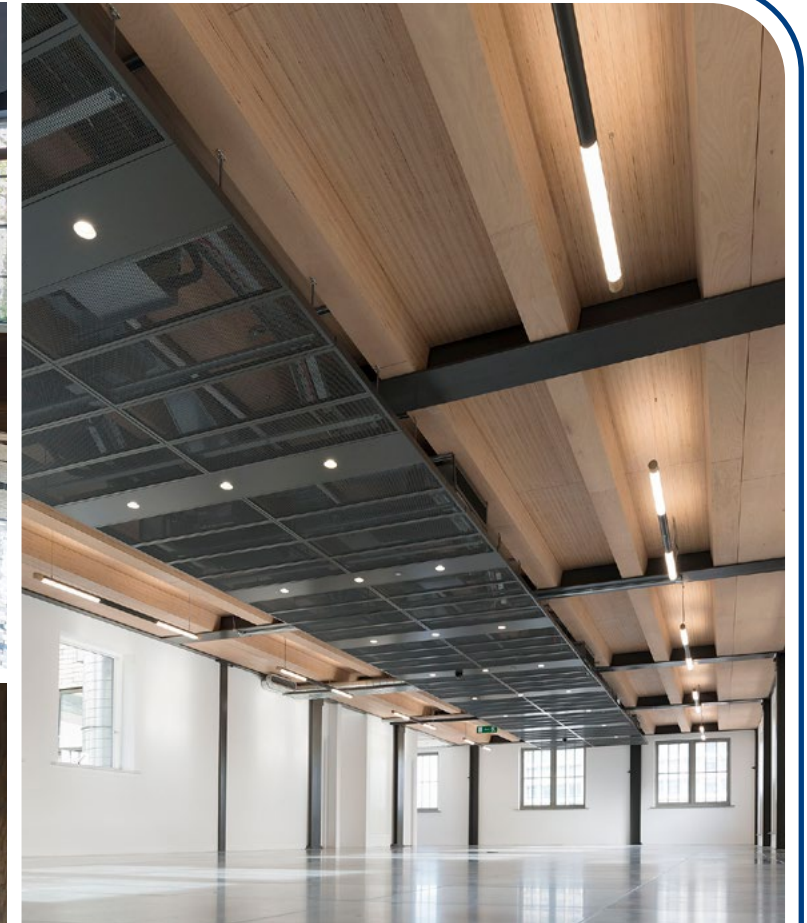


## Structural refurbishment of a Grade II listed building

Dating back to the 1700's, this Grade II listed property needed transforming to create a 21st Century space without losing any of the original character and employing sympathetic works to preserve its status.

We added two new storeys and rationalised the building layout to maximise the net lettable area. A Cat A fit out was carried out to the office space with the new layout also offering restaurant premises and shopfronts.

The basement space was also converted and underwent a fit out to provide toilets, shower and changing facilities and cycle racks for tenants.



*We found Collins highly proactive throughout the whole process where they managed to maintain progress and quality through various difficulties. They bring a positive mentality and pragmatic approach to this type of project.*

**Andrew Ross**  
Director, Global Holdings





# Ince & Co Aldgate Tower



## Fast track high quality Cat B fit out for International Law Firm

A fast track high quality fit out for international law firm, Ince & Co, across levels 14 and 15 of Aldgate Tower.

The Cat B fit out included the installation of a new staircase, numerous meeting facilities, a fully fitted kitchen, café, business lounge and bar. High quality finishes were installed to create a stylish office space.



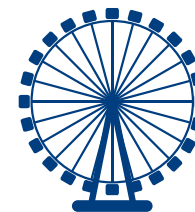




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**Collins Construction Ltd**

One Croydon  
12-16 Addiscombe Road  
CR0 0XT

Tel: 020 8681 4500

[www.collins-construction.com](http://www.collins-construction.com)

