

# Design & Project Management

## *Speedy, Super Workshop, Erith*

Bradley-Mason LLP were pleased to act as lead consultants and project managers in the creation of the Erith "Super Workshop" for Speedy Asset Services. A 60,000 sq. ft unit was acquired on a 10 year Lease with favourable breaks. The scheme was the first of its kind and had an internal fit-out cost of £750,000.

Through our detailed understanding of client workflows and manufacturing processes we were able to challenge and improve efficiencies within the existing processes to deliver an improved final solution.

Lengthy consultation with operational and managerial stakeholders from all four divisions of the business formed an essential part of the procurement process.

*Pictured left: satellite image of the site and three workshops.*

*Right: workshop view before and after.*



Whilst significant time was allocated during the pre-construction phase, evolving client requirements meant that clear management of Stakeholder expectations and excellent communication became crucial in the overall success of the scheme.

The introduction of a Super Workshop within the client's estate was closely linked with the client's property rationalisation programme.



A number of satellite depots were amalgamated into the Superstore to promote operational, financial and locality benefits. As part of the complete life-cycle property service we offer, Bradley-Mason LLP were able to advise and negotiate dilapidations liabilities on the closing depots and minimise costs for the client.

Although a demanding scheme, to bring together four divisions of the business, it now acts as the template for all future Super Workshops which, in itself, portrays it's overall success.

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