



# GLOBAL FACILITIES REFURBISHMENTS

FM SERVICES & SUPPLIES



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# About Global Facilities

**15 YEARS** PROVIDING  
EXPERT FACILITIES  
MANAGEMENT SERVICES

Global Facilities is your trusted partner in maintaining the safety, efficiency, and seamless operation of your business. We offer a comprehensive suite of services, including building maintenance, repairs, refurbishments, and fire safety solutions.

Our approach is tailored to your unique needs, ensuring that we not only meet but exceed your expectations. Whether you have a large-scale project to undertake, or want to embark on a contract partnership, we are happy to work with you based on your needs.

Backed by a team of certified, multi-skilled professionals with extensive experience across various sectors, we are proud to be BM Trada certified.

Our commitment to excellence is further reinforced by our skilled contractors and dedicated internal teams, who bring rigorous training and certifications to every task. This expertise guarantees effective and efficient maintenance, repairs, and installations, providing our clients with a reliable and complete facilities management solution.



# What are Refurbishment Services?

Refurbishment services involve the renovation and revitalisation of existing spaces to enhance functionality, aesthetics, and compliance with modern standards. Whether it's upgrading communal areas, renewing worn-out finishes, or reconfiguring layouts to improve efficiency, our refurbishment services are designed to transform spaces without the need for full-scale construction.

From minor refreshes to extensive overhauls, we manage every aspect of the process—from design and planning to the final fit-out—ensuring minimal disruption and a seamless experience for our clients. Perfect for office spaces, student accommodations, and commercial properties, our refurbishments breathe new life into any environment.

## Office Refurbishments

We understand that the way we work has transformed dramatically. With flexible working, hybrid models, and a focus on employee well-being becoming the norm, modern office spaces need to adapt. Our expert refurbishment services are designed to help businesses create dynamic, functional, and inspiring environments that reflect these new realities.

Whether you're looking to optimise your office layout, incorporate collaborative spaces, or enhance employee comfort, we provide tailored solutions that meet the demands of today's workforce. From planning to execution, we manage every aspect of your project, delivering results that not only look great but support productivity and flexibility in the workplace.

# Benefits of Refurbishment Services

Refurbishing your space offers a wealth of advantages, helping to create environments that are not only visually appealing but also more functional, efficient, and sustainable. Here are some of the key benefits of refurbishment services:



## COST EFFECTIVE UPGRADES

Refurbishment offers a modernised space at a fraction of the cost of a full rebuild.



## INCREASED PROPERTY VALUE

Modernised, well-maintained spaces are more attractive and boost property value.



## MINIMAL DISRUPTION

Refurbishments are phased to keep operations running smoothly, with little downtime.



## SUSTAINABILITY

Upgrading systems improves energy efficiency, lowers costs, and supports sustainability goals. Go to P6 for more info.



## IMPROVED FUNCTIONALITY

Reconfiguring layouts enhances usability, making the space better suited to current needs.



## COMPLIANCE & SAFETY

Refurbishments ensure your space meets the latest safety and building regulations.



## ENHANCED AESTHETICS

A refreshed look instantly updates and revitalises your space, creating a welcoming and stylish environment.



## TAILORED TO YOUR NEEDS

Each refurbishment is customised to meet your specific goals and operational requirements.





# Sustainability

Our commitment to sustainability is integral to the services we provide for supported living schemes. We prioritise eco-friendly products, such as energy-efficient appliances and recycled materials, and implement energy-saving measures like LED lighting and smart thermostats. Our waste management strategies focus on recycling and reducing landfill contributions, and we partner with suppliers who share our environmental values.

By continuously training our team on sustainable practices, we ensure our services evolve to meet environmental goals, contributing to healthier, cost-effective, and long-lasting living environments for residents.

## Benefits to using a sustainable Facilities Management company:

 Save money on energy bills

 More efficient supply chain

 Contribute to a healthier planet

 More eco-friendly products used

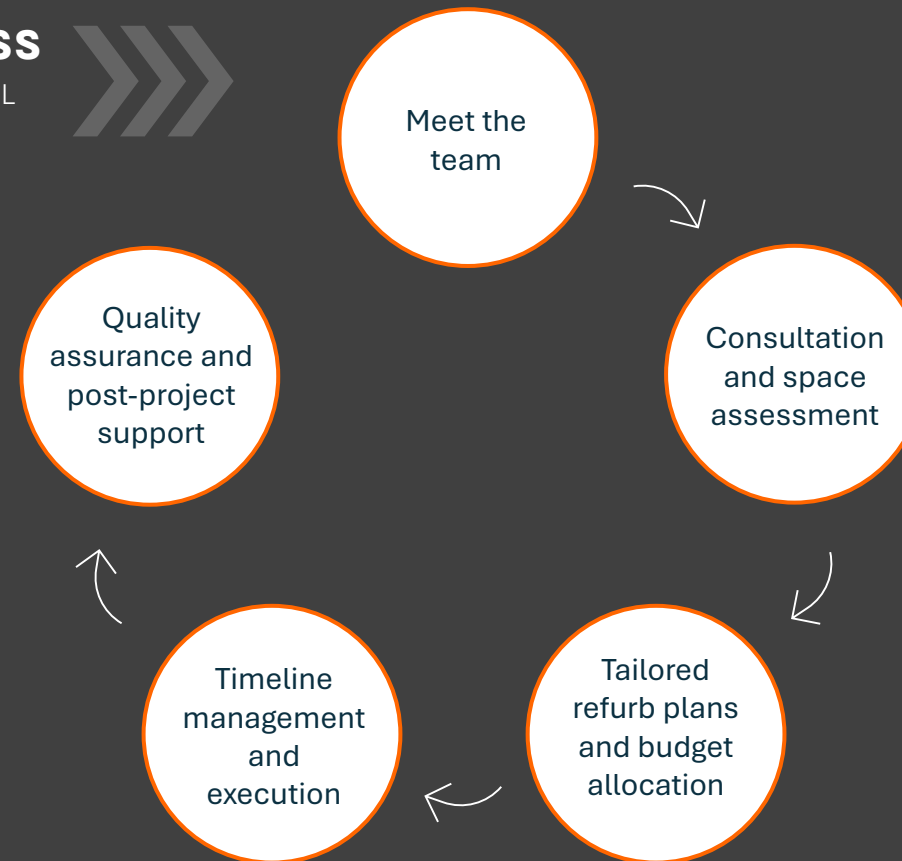
# Project Management Process

From the initial consultation and space assessment to the final touches, our experienced project managers ensure every detail is expertly handled. We provide tailored refurbishment plans, transparent budgets, and a clear timeline to keep your project on track.

Our team is committed to delivering exceptional results on time and within budget, with rigorous quality assurance throughout the process. Leave the planning and execution to us for a seamless, hassle-free refurbishment experience.

## OUR PROCESS

FOR A SUCCESSFUL  
PARTNERSHIP



# What is the difference between Cat A, Cat A+, and Cat B fit-outs?

The difference between Cat A, Cat A+, and Cat B fit-outs lies in the level of finish and customisation they offer. Whether you need a refreshed blank canvas to work with, or need a more designed space suited to your needs, read on to find out more about the different services available...

## CAT A

A Category A fit-out transforms an interior space from its basic shell and core into a functional blank canvas. By the end of this phase, all essential construction work is completed, leaving a versatile space ready to be tailored for various uses, such as offices, studios, or conference rooms.

A Cat A fit-out typically includes mechanical and electrical installations, such as heating, air-conditioning, lighting, raised floors, suspended ceilings, fire detection systems, and fully fitted toilets.

## CAT A+

A Cat A+ fit-out represents a balanced option between traditional Cat A and Cat B specifications. This solution is designed by landlords to facilitate a seamless move for tenants. Offering a higher level of completion than Cat A, but with less customisation than Cat B, Cat A+ spaces are ready for immediate use. They typically feature upgraded finishes, pre-built areas, fully installed lighting and power, and basic furnishings, ensuring a professional and inviting environment from day one.

## CAT B

A Category B fit-out follows the Cat A stage, transforming the blank canvas into a fully functional space tailored to the specific needs of its users. During this phase, contractors like decorators and painters will incorporate design elements that reflect the business's branding, character, and values.

The Cat B fit-out typically includes partitioning to create breakout rooms, meeting spaces, and offices, as well as installing kitchens, flooring, furniture, doors, and specialist lighting.

Generally, your Refurbishment will fall into one of these categories, but we'll be happy to suggest other options if there's something else you have in mind.



# Refurbishment Services

We collaborate closely with our clients, combining their needs with our knowledge and expertise to create something exceptional. Here are some examples of refurbishment work we can provide:



## INTERIOR REFURBISHMENTS

This could include painting and decorating, flooring replacement with materials like carpets, vinyl, or hardwood, and ceiling and wall panel restoration. Modern lighting upgrades enhance energy efficiency, while new furniture can be designed and installed. Additionally, partitioning services help redesign spaces by installing or refurbishing walls.



## EXTERIOR REFURBISHMENTS

Exterior refurbishment services include roof repairs or replacements, cladding refurbishment, and facade cleaning or restoration through pressure washing and graffiti removal. Energy-efficient windows and doors can be refitted, while exterior surfaces are repainted or treated to enhance weatherproofing.



## MECHANICAL & ELECTRICAL REFURBISHMENTS

Mechanical and electrical refurbishment services include repairing or replacing HVAC systems, upgrading electrical systems through rewiring and new installations, and modernising plumbing by replacing old pipes, fixtures, and water systems. This ensures the building runs sufficiently and is easier to maintain.



## SPECIALIST REFURBISHMENTS

Your space may need specialised refurbishment services to suit your business requirements, such as fire safety upgrades through the installation of fire doors, alarms, and sprinklers, acoustic treatment for noise reduction, and enhancing security systems with CCTV, alarms, and biometric access controls.

# Refurbishments with safety in mind

We ensure every project meets the highest safety standards—giving you peace of mind and a safer environment.



At Global Facilities, health and safety are central to every refurbishment project we undertake. We adhere to fire safety standards, building codes, and regulations to ensure your spaces are modern, functional, and fully compliant. With expertise in fire door surveys and safety solutions, we ensure your building meets all legal requirements. Whether refurbishing offices, hotels, or student accommodation, we integrate safety at every stage and are accredited by the relevant bodies.



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# Case Study

## Marlin Apartments



Marlin Apartments, known for their premium serviced accommodations, approached Global Facilities to refurbish 83 kitchens in their Canary Wharf property, aiming to modernise the design while maintaining their high-end aesthetic. Following an initial consultation, we conducted a trial refurbishment of two kitchens to align with Marlin's vision for a contemporary, stylish, and cost-effective design.

After approval, we proceeded with the remaining kitchens, focusing on minimizing disruption to guests. Despite unexpected bookings during the project, our team maintained flexibility, adjusting the schedule to meet both the client's needs and tight deadlines.

Over 3.5 months, each kitchen was carefully refurbished, with custom materials sourced, cut to fit, and seamlessly installed.

The project was completed on time and within budget, delivering kitchens that matched Marlin's high standards. Our ability to adapt and minimise disruption reinforced our reputation as a reliable partner for large-scale refurbishments, ensuring Marlin's continued success in offering top-quality serviced apartments.

83

Kitchens designed, installed and completed



# 873

SPACES REFURBISHED



# 3500+

FM PROJECTS DELIVERED



# 14

BUSINESS AWARDS





# Part of the Global Group

We're proud to be a part of Global Group, an award-winning multi-national organisation who launched in 2009. They began with a strong mission - to create a workplace supplies company that would not just save your company money, but reduce the negative impact you have on the environment too.

Through growth and acquisitions, they provide businesses across the UK with all workplace solutions, including industrial and office supplies, as well as branded merchandise and workwear.

