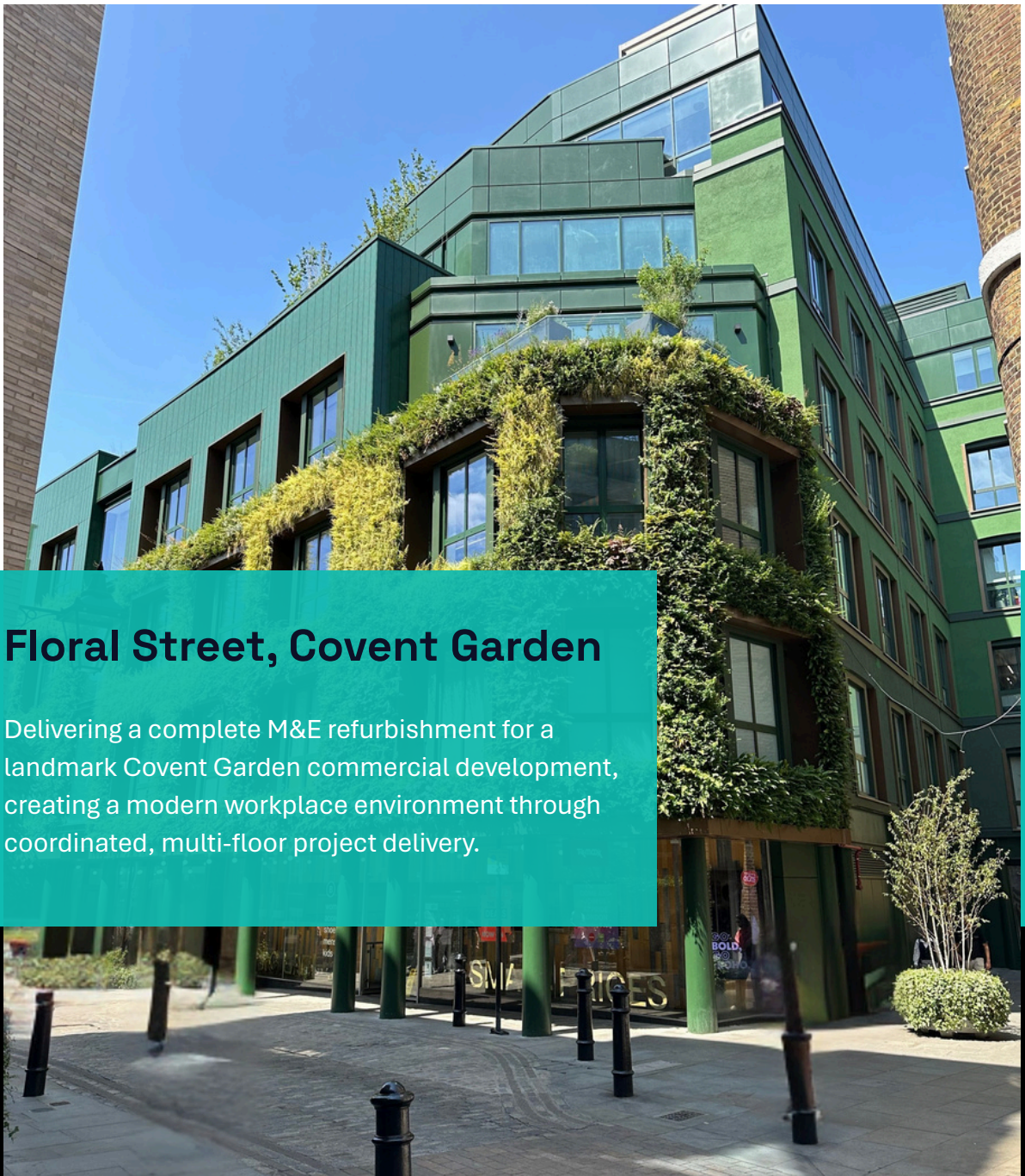


CASE STUDY



Floral Street, Covent Garden

Delivering a complete M&E refurbishment for a landmark Covent Garden commercial development, creating a modern workplace environment through coordinated, multi-floor project delivery.

Project Overview

A complete refurbishment of a prominent commercial building in Covent Garden, delivering shell and core, Cat A and Cat B M&E fit out works across five floors, together with a new ground floor reception area.

Location: 27b Floral Street, London

Client: Curo / Marathon

Main Contractor: Curo

Contract Value: £4m M&E

Programme: 18 Months



The Challenge

The project required the refurbishment and modernisation of an occupied commercial building in a high-profile Central London location.

Works needed to be coordinated across multiple floors while integrating a wide range of mechanical, electrical, public health, life safety and building control systems into a cohesive environment that could support future occupier requirements.

The scope extended beyond standard fit out works, requiring careful coordination between disciplines and a phased approach to delivery across the building.

The Solution

S-Worx delivered a full M&E fit out solution across the development, providing the infrastructure required to support both Cat A and Cat B occupation.

The project included new lighting and lighting controls, fire alarm and security systems, access control, public health services, ventilation systems and building management controls.

A new photovoltaic installation was incorporated at roof level, alongside life safety smoke extract systems and intelligent monitoring through WELL sensors.

The result was a fully integrated building services solution designed to support performance, flexibility and user experience throughout the building.

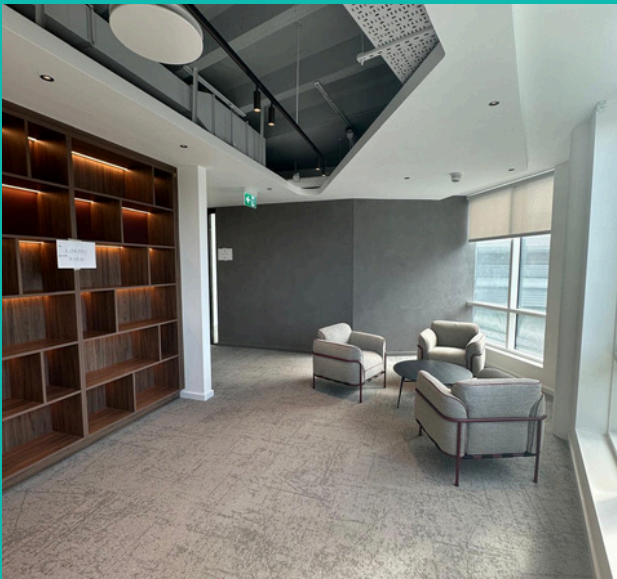


The Delivery

Delivery was managed across five floors, progressing through shell and core works before the successful completion of multiple Cat B workplace environments.

Close coordination between project teams, consultants and specialist contractors ensured the integration of mechanical, electrical and public health services throughout the programme.

The installation included new WC cores, tea points, heat recovery ventilation systems, VRF systems, air handling units, life safety infrastructure and building management controls, all delivered as part of a coordinated refurbishment strategy.



The Result

The completed development provides a modern workplace environment with upgraded building services infrastructure throughout.

By coordinating multiple systems within a single delivery programme, S-Worx helped create a building that supports occupier comfort, operational efficiency and long-term building performance in one of London's most established commercial districts.



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