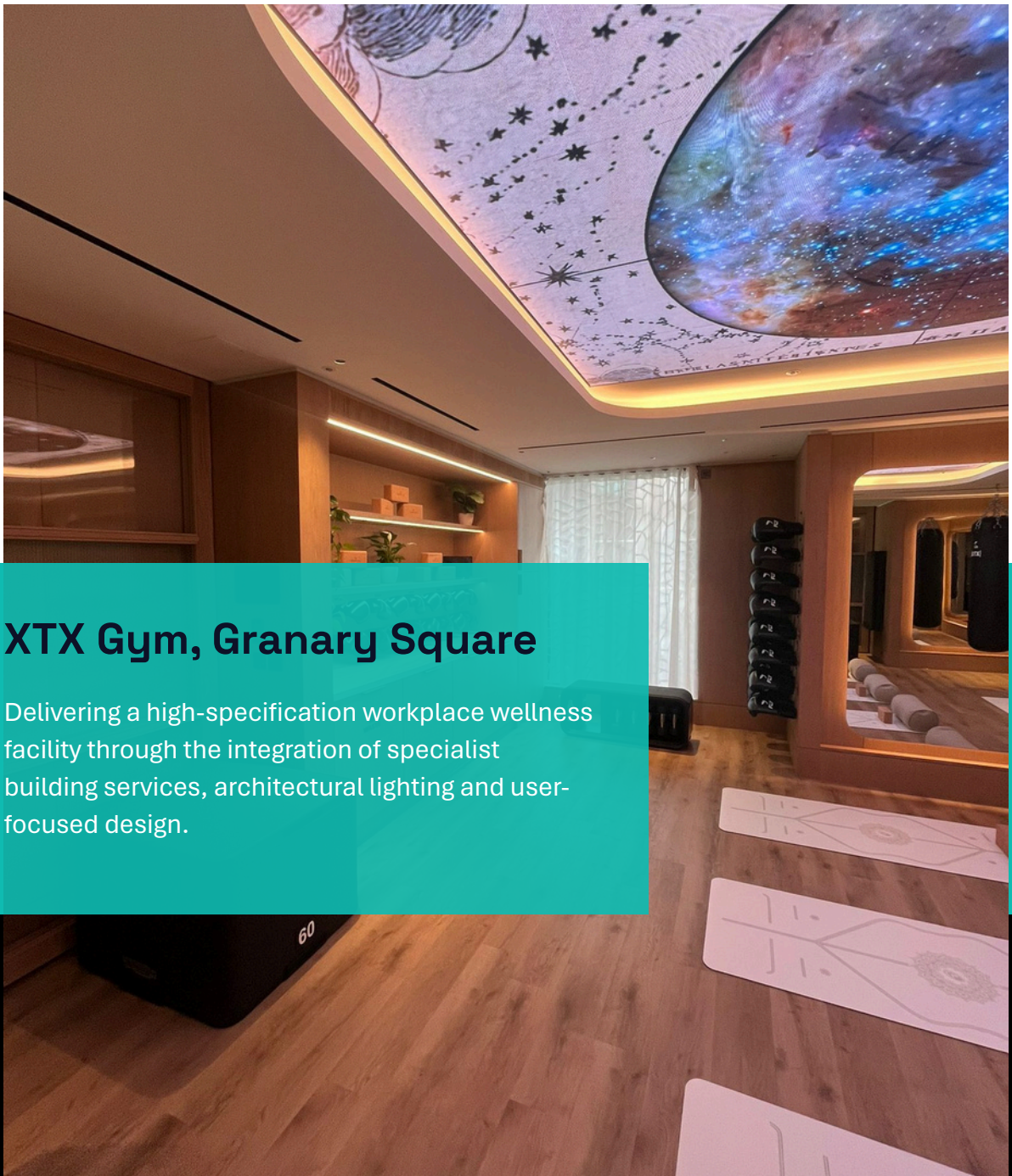


# CASE STUDY



## XTX Gym, Granary Square

Delivering a high-specification workplace wellness facility through the integration of specialist building services, architectural lighting and user-focused design.

# Project Overview

A high-specification fitness and wellness facility delivered within Granary Square, combining specialist building services, architectural lighting and integrated environmental controls to create a premium user experience.

**Location:** Granary Square, London

**Client:** XTX

**Main Contractor:** Peldon Rose

**Contract Value:** £1.2m

**Programme:** 3 Months



# The Challenge

The project involved the creation of a new workplace fitness and wellness facility designed to support a range of activities within a single environment.

The space incorporated gym facilities, wellness areas, shower facilities, sauna rooms and ice baths, each with different operational requirements and environmental demands.

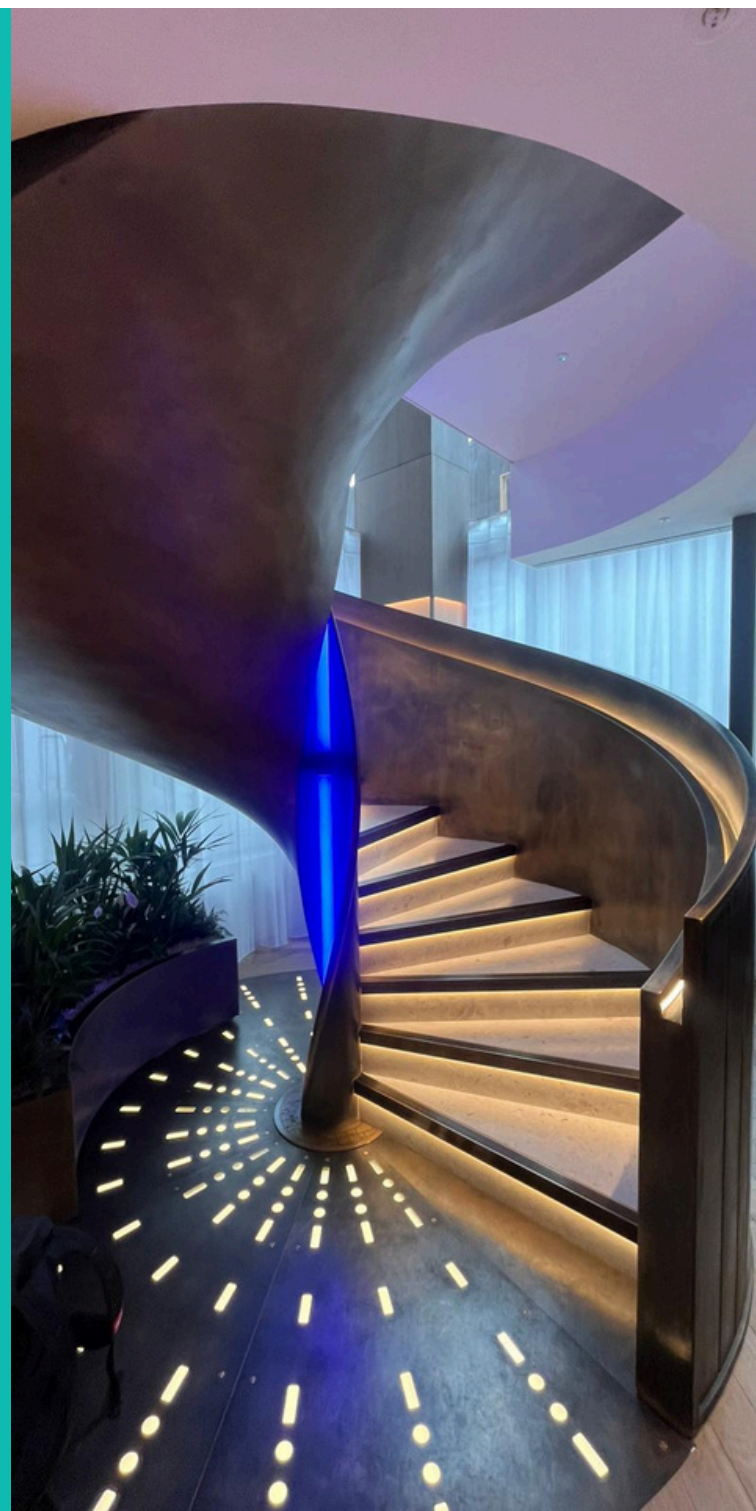
Achieving a consistent user experience required careful coordination between mechanical, electrical and specialist systems while maintaining the design intent of the finished space.

## The Solution

S-Worx delivered a fully integrated M&E solution designed around the operational requirements of the facility and the expectations of its users.

The design incorporated dedicated air conditioning and ventilation systems, architectural lighting, intelligent controls, public health services and building management integration, creating an environment that balanced comfort, performance and functionality.

Close coordination between disciplines ensured that technical requirements were successfully integrated within the architectural vision for the space.



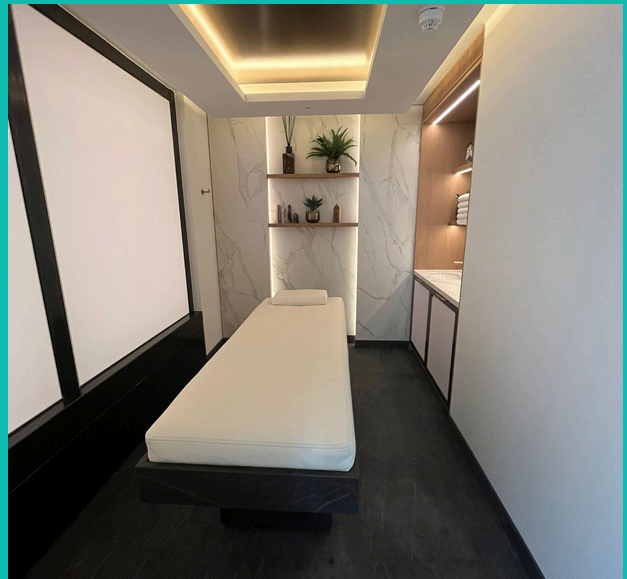
# The Delivery

The project was delivered across both ground floor and mezzanine levels, requiring the coordination of multiple specialist systems within a condensed programme.

Works included the installation of new air conditioning systems, ventilation infrastructure, architectural lighting, small power services, fire alarm systems and building management controls.

Additional facilities including showers, sauna rooms and ice baths required carefully coordinated water, drainage and leak detection systems, while lighting installations were integrated into the architectural design of the facility through bespoke LED ceiling features.

Throughout delivery, the focus remained on maintaining quality, coordination and attention to detail across all areas of the project.



# The Result

The completed facility provides a modern fitness and wellness environment designed to support both performance and wellbeing.

Through the successful integration of multiple building services disciplines, S-Worx helped create a space that combines functionality, comfort and architectural quality within a single workplace destination.



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