

CASE STUDY



12 Arthur Street, London

Delivering a complete Cat A refurbishment
alongside critical infrastructure upgrades within a
prominent City office building.

Project Overview

A comprehensive Cat A refurbishment and building services upgrade delivered within a prominent City office building, combining workplace improvements with significant mechanical, electrical and public health infrastructure enhancements.

Location: Arthur Street, London

Client: Virtus

Main Contractor: Virtus

Contract Value: £900k

Programme: 8 Months



The Challenge

The project required the refurbishment of the sixth floor office accommodation while simultaneously upgrading key building services infrastructure serving the wider building.

Alongside the workplace refurbishment, the programme included the replacement of rooftop plant, upgrades to environmental systems and the integration of new controls to support long-term building performance.

The challenge was to coordinate multiple building services disciplines within a single programme while maintaining quality, programme certainty and alignment with the wider building strategy.

The Solution

S-Worx delivered a fully integrated M&E refurbishment package designed to improve both the workplace environment and the performance of the building's core services infrastructure.

The scope combined new air conditioning, ventilation, lighting, controls and public health services with the installation of new rooftop plant and upgraded building management systems.

Through early coordination and careful planning, the project team ensured that all systems were successfully integrated within the refurbished space and wider building environment.



The Delivery

Works included a complete Cat A MEP refurbishment of the sixth floor, refurbishment of welfare facilities, installation of new VRF air conditioning systems and upgraded ventilation infrastructure.

The project also incorporated new air source heat pump plant at roof level, air conditioning upgrades to shared reception areas and enhancements to the building management system to support ongoing operation and monitoring of installed equipment.

Close coordination between disciplines ensured the successful delivery of mechanical, electrical and public health services throughout the programme.



The Result

The completed project provides a modern commercial workspace supported by upgraded building services infrastructure and improved environmental performance.

By combining workplace refurbishment with wider building services improvements, S-Worx delivered a coordinated solution that supports both occupier experience and long-term operational performance.



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