

CASE STUDY



IGI 20 Fenchurch Street,
London

Transforming workspace within the WalkieTalkie building through a carefully coordinated Cat B refurbishment focused on modern ways of working.

Project Overview

A Cat B workplace refurbishment delivered within the iconic 20 Fenchurch Street development, creating a modern office environment designed around collaboration, flexibility and employee experience.

Location: 20 Fenchurch Street, London

Client: IGI

Main Contractor: Virtus

Contract Value: £783k M&E

Programme: 5 Months



The Challenge

The project involved the partial strip out and Cat B refurbishment of Level 15 within one of London's most recognisable commercial buildings.

The new workplace needed to support a variety of working styles, incorporating meeting rooms, collaboration spaces, breakout areas and private pods, while creating a more efficient and engaging environment for employees.

Delivering this transformation required the successful integration of new building services within an existing office floor while maintaining alignment with the wider design vision for the space.

The Solution

S-Worx delivered a fully integrated M&E package designed to support the functionality, flexibility and user experience of the new workplace environment.

The solution incorporated new lighting and lighting controls, upgraded electrical infrastructure, intelligent building controls and life safety systems, creating a modern workspace capable of supporting a range of operational and occupier requirements.

Building services were carefully coordinated to complement the architectural design and maximise usability throughout the floor.



The Delivery

Works included the installation of new lighting and feature lighting systems, electrical services, building management controls and fire alarm infrastructure throughout the refurbished space.

The project also incorporated new breakout facilities, tea points, meeting rooms and private collaboration areas, supported by the building services infrastructure required to ensure long-term operational performance.

Close coordination between project teams ensured that services integration, programme requirements and design intent remained aligned throughout delivery.



The Result

The completed refurbishment has transformed Level 15 into a contemporary workplace environment that supports collaboration, flexibility and employee wellbeing.

Through the successful integration of mechanical and electrical services, S-Worx helped create a workspace that balances functionality, comfort and user experience within one of London's most prestigious commercial addresses.



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