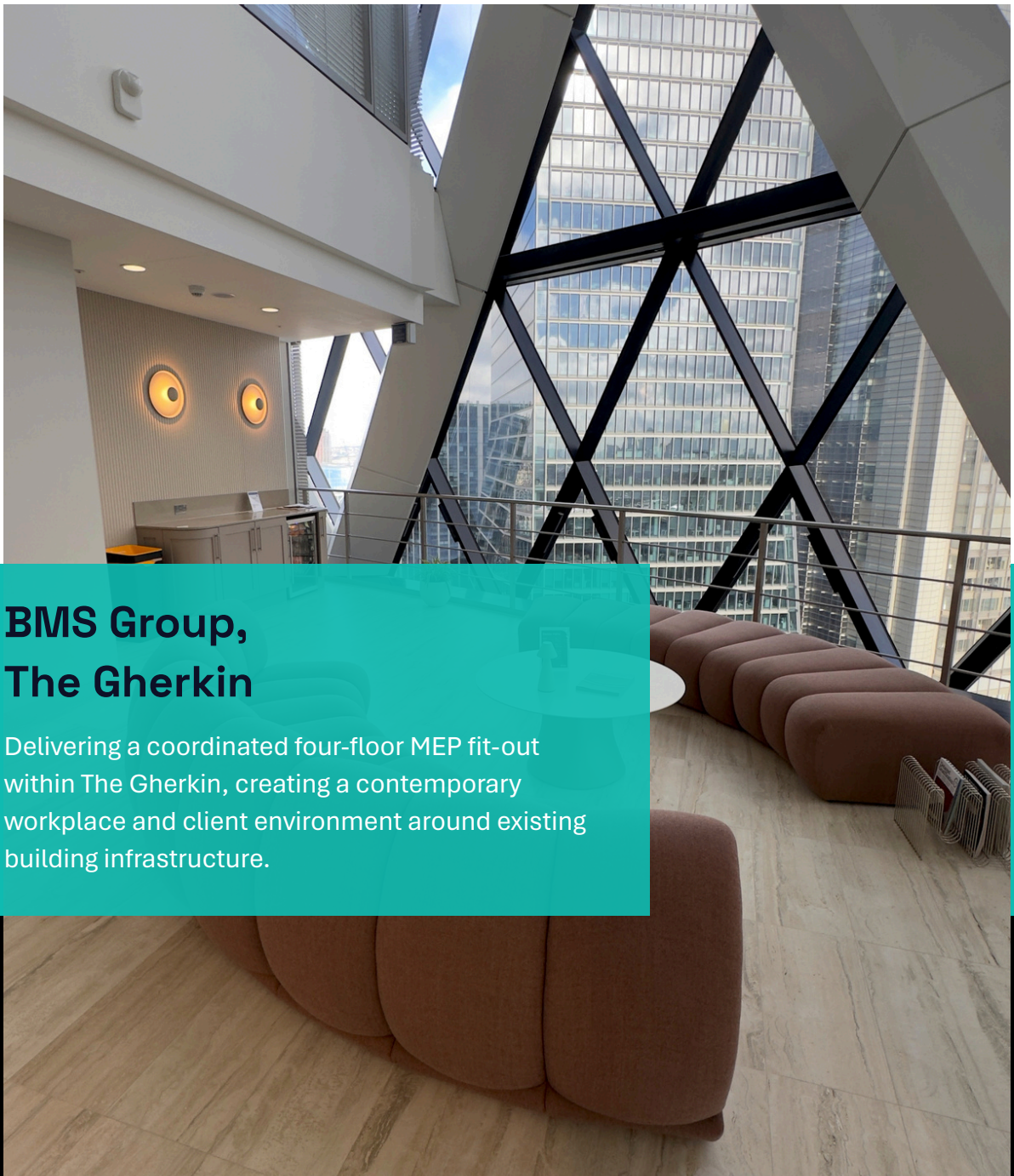


CASE STUDY



BMS Group, The Gherkin

Delivering a coordinated four-floor MEP fit-out within The Gherkin, creating a contemporary workplace and client environment around existing building infrastructure.

Project Overview

A £5m mechanical, electrical and public health fit-out for BMS Group across Levels 22 to 25 of 30 St Mary Axe.

The Cat A and Cat B works combined new building services with retained landlord infrastructure, supporting client-facing meeting and hospitality areas on Level 22 and open-plan offices with local meeting spaces across Levels 23 to 25.

Location: 30 St Mary Axe, London

Client: BMS Group

Contractor: Virtus

Contract Value: £5m

Programme: 8 Months



The Challenge

Delivering a four-floor workplace fit-out within an existing high-rise building required careful coordination between the new layouts, retained primary services and landlord systems.

Each floor had different requirements, from reception and hospitality areas to meeting rooms and open-plan workspace. Building services also needed to integrate cleanly with plank and feature ceilings while maintaining access for future maintenance.

Connections into existing infrastructure required planned isolations and close coordination with the building team to protect service continuity throughout the works.

The Solution

S-Worx developed a coordinated MEP solution around the new workplace layouts and the building infrastructure that could be retained.

Mechanical works included new fan coil units, heating and chilled-water connections, ventilation distribution, DX air conditioning and automatic controls integrated with the existing building systems.

Electrical works covered distribution, workplace power, lighting and controls, emergency lighting and mechanical supplies. Public health services included domestic water, drainage, leak detection and services supporting the kitchen, tea points and refurbished WC areas.

This approach allowed new systems to be introduced while making effective use of existing infrastructure across the four floors.



The Delivery

The £5m package was delivered over a 33-week programme, with installations coordinated closely around the architectural finishes and differing requirements of each floor.

Retained air handling units, primary ductwork and selected existing services formed the basis for the new installations, with connections managed through planned isolations and coordination with the wider building team.

Particular attention was given to ceiling interfaces, specialist controls and maintenance access, ensuring the completed systems could be operated and maintained effectively following handover.

Testing and commissioning formed an important part of the final delivery process, supporting the transition into the completed workplace.



The Result

The completed fit-out provides BMS Group with a contemporary workplace and client environment across four floors of The Gherkin.

Client meeting and hospitality areas sit alongside open-plan offices and team spaces, all supported by coordinated heating, cooling, ventilation, lighting, power and public health services.

The finished scheme combines a high-quality interior with practical, integrated building services while making effective use of the landmark building's retained infrastructure.



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