S-WORX MEP LTD

CLARITY. CONTROL. CONFIDENCE.

# Making Complex Projects Easier To Deliver

Director-led M&E delivery for commercial, critical and high-value projects.



sworx-mep.co.uk

02

# A Different Type of M&E Partner

## A director-led M&E partner that reduces risk and client effort through early involvement and consistent delivery.

S-Worx MEP is a director-led M&E partner helping clients deliver complex projects with greater clarity, control and confidence.

Built on long-term relationships and consistent delivery, we work differently from many contractors. Through early involvement, direct access to decision makers and a collaborative approach, we help reduce project risk, simplify coordination and keep projects moving.

Our clients work directly with experienced people who understand the project, remain accountable throughout delivery and stay involved from pre-construction through to completion.

**Because successful projects are not defined solely by what is installed.**

**They are defined by how they are delivered.**



# Purpose

To remove complexity and risk from building services projects through clarity, collaboration and consistent delivery.

# Vision

To be the most trusted M & E partner for complex, high-value projects where reliability, clarity, and working relationships matter most.

# Mission

To deliver every project with direct involvement, clear communication, and early-stage thinking that reduces downstream risk and client effort.

# The Industry Challange

The M&E sector is filled with capable businesses offering similar services, similar expertise and similar promises.

Technical capability is expected.

What clients increasingly value is something different: clarity, responsiveness, accountability and confidence that projects will be delivered without unnecessary complexity.
This is where S-Worx stands apart.

# A Better Way to Deliver

| TYPICAL CONTRACTOR | S-WORX MEP LTD |
| --- | --- |
| ✕ Reactive | ✓ Early clarity |
| ✕ Layers of communication | ✓ Direct access |
| ✕ Complex delivery | ✓ Reduced friction |
| ✕ Client oversight required | ✓ Trusted partnership |
| ✕ Unclear accountability | ✓ Confidence & Control |

# Why Clients Choose S-Worx

### EARLY CLARITY

Problems solved before they exist.

### DIRECT ACCESS

Fast decisions and direct communication

### CONSISTENT DELIVERY

Reliable execution without unnecessary oversight.



**They are knowledgeable, collaborative and invest themselves from director level into the project, which benefits the project as a whole from inception to completion.**

**Their support is second to none and is key to their involvement in the projects we employ them on.”**

Mark Cooper

Director, Virtus Contracts Limited



# Leadership That Stays Involved

## Unlike many contractors, S-Worx directors remain actively involved throughout project delivery.

Clients have direct access to experienced decision makers who understand the project, respond quickly to challenges and remain accountable from pre-construction through to completion.

This hands-on approach creates stronger communication, faster decisions and greater confidence throughout the project lifecycle.



**James Gray**
**Managing director**

James leads S-Worx with a focus on relationships, performance and long-term value. With over 30 years' experience in M&E delivery, he is actively involved in shaping strategy and supporting clients from the earliest stages of their projects.



Gary Thomas
**Contracts Director**

Gary oversees operational delivery across all projects, ensuring clarity, coordination and consistency throughout. His hands-on approach and technical expertise help ensure projects are delivered to the highest standards, every time.



Daniel Mullens
**Contracts Director**

Daniel works closely with clients and project teams to drive performance and build lasting partnerships. With extensive experience in complex
M&E projects, he ensures solutions are practical, efficient and delivered with precision.

# The Numbers

**20+**
**Employees**

**12m**
Turnover

**150+**
Projects Delivered

**650%**
Growth

# Trusted by...

**HB Reavis**

**Interactive Space**

**Oktra**

**Overbury**

**Peldon Rose**

**BSPS Ltd**

**Virtus**

**Wates**

**Collins**

**Parkeray**

**QOB**

**Squarepoint**

**Modus Space**

**ERA**

# CASE STUDIES

A selection of projects showcasing our expertise in delivering complex M&E solutions across a range of sectors.






# Floral Street, Covent Garden

A landmark commercial refurbishment in the heart of Covent Garden, delivering a complete M&E transformation across five floors to create a modern, flexible workplace environment.

The project combined shell and core, Cat A and Cat B fit out works within a single coordinated delivery programme, supporting occupier wellbeing, operational efficiency and long-term building performance.

| | |
|---|---|
| **Location** | 27b Floral Street, London |
| **Client** | Marathon |
| **Contract Value** | £4m M&E |
| **Programme** | 18 Months |

## Outcome

Delivered a fully integrated workplace environment through coordinated multi-floor project delivery, creating a high-performance commercial building equipped with modern building services infrastructure, intelligent controls and enhanced occupier amenities in one of London's most established business districts.

Click to view full case study



# 107-113 Great Portland Street

Delivering a complete M&E refurbishment across four interconnected commercial buildings while maintaining a live environment for existing occupiers.

The project combined workplace modernisation, upgraded building services and significant infrastructure improvements within an occupied building, creating high-quality workplace environments supported by modern and efficient building services throughout.

| | |
|---|---|
| **Location** | Great Portland Street, London |
| **Client** | Virtus |
| **Main Contractor** | Virtus |
| **Contract Value** | £1.4m M&E |
| **Programme** | 8 Months |

## Outcome

Creation of a modern, high-performance workplace environment while successfully maintaining continuity for existing occupiers throughout the refurbishment programme, delivering enhanced functionality, improved occupier experience and upgraded building services infrastructure across the development.

Click to view full case study



# Heathrow, London

A critical infrastructure programme delivered within a live government facility, combining generator installation, transformer replacement, electrical resilience upgrades and workplace refurbishment works within a single coordinated delivery programme.

The project required careful planning and stakeholder coordination to maintain operational continuity while delivering multiple concurrent workstreams.

| | |
|---|---|
| **Location** | Heathrow, London |
| **Client** | UK Government |
| **Main Contractor** | Wates |
| **Contract Value** | £4m |
| **Programme** | 4 Months |

## Outcome

Enhanced site resilience and standby power capacity while maintaining uninterrupted operations throughout the programme, successfully delivering critical infrastructure upgrades alongside workplace improvements within a highly sensitive operational environment.

Click to view full case study



# XTX Gym, Granary Square

A premium workplace wellness facility delivered through the integration of specialist M&E services, architectural lighting and environmental controls.

Designed to support both performance and wellbeing, the project combined fitness, wellness and recovery spaces within a single high-specification environment focused on user experience and operational performance.

| | |
|---|---|
| **Location** | Granary Square |
| **Client** | XTX |
| **Main Contractor** | Peldon Rose |
| **Contract Value** | £1.2m |
| **Programme** | 3 months |

## Outcome

A fully integrated wellness destination combining comfort, performance and architectural quality, creating a premium workplace facility that supports employee wellbeing while delivering an exceptional user experience throughout.

Click to view full case study

# The S-Worx Story

Every business reaches a point where it must decide what it wants to be known for.

For S-Worx, that answer has never been defined by project values, service lines or the scale of the buildings we work within.

It has been defined by the standards we set, the relationships we build and the way we conduct ourselves throughout every project.

The business has grown through recommendation, repeat business and long-standing partnerships built over many years. Not through grand claims, but through delivering what was promised and earning the trust to be invited back.

**Today, that same approach continues to shape everything we do.**

We believe successful projects are built on clarity, that strong relationships create better outcomes and that the best partnerships are formed when people know they can rely on each other to do the right thing.

As S-Worx continues to grow, those principles remain unchanged.

**Because buildings are temporary.**
**Reputations are lasting.**




sworx-mep.co.uk

5th Floor, Marlow House,
1A Lloyds Avenue,
London
EC3N 3AA

enquiries@sworx-mep.co.uk