

ANGEL COURT



THIRDWAY INTERIORS

INTERIOR FIT-OUT / DESIGN + BUILD

A market leading creative office fit-out company with an excellent track record of designing and delivering office spaces for landlords and tenants alike across London and the UK.

THIRDWAY ARCHITECTURE

'TRADITIONAL' ARCHITECTURAL SERVICES

Progressive architectural design practice, formed around a keen interest in unlocking potential in existing buildings and new sites alike; designing informed, responsive and engaging spaces that respond to contemporary trends of thinking.



WORKPLACE CONSULTANCY

Human-first, design-led process on understanding How people and organisations behave in space. A brief building approach that delivers solutions to improve businesses and their employees.



'TRADITIONAL' DETAIL BUILD

The traditional entity made up of industry leaders in this field, dedicated to the Detail Build and traditional procurement route. Contracts delivers everything Stage 2 onwards.



TENANT EXPERIENCE

A unique marketing platform whereby we bring the design experience to the forefront of the letting process. A new way for tenants to view prospective space



FURNITURE CONSULTANCY

In house furniture consultancy that allows procurement and installation to happen in parallel with other works to ensure on time handover of a quality product.



PROP TECH PLATFORM

An app that connects individuals and businesses in commercial buildings, harnessing the recorded behaviour of the vertical communities to improve the workplace experience.



D+B PARTNERSHIP WITH DEVONO CRESA

Dthree was created to give clients the ultimate commercial property service. The team tailor their fitout service so that when it comes to designing the space, both your values and your requirements remain at the very core of the concept.



DEVELOPMENT MANAGEMENT

Real estate developers with experience of delivering high profile commercial developments. Can provide tailored development management services from acquisition all the way through to divestment.



CHARITY INITIATIVE

The ThirdWay Trust was set up in partnership with Tearfund for 'Toilet Twinning', helping those in desperate poverty to have access to a proper latrine and vital information on being healthy

YOUR THIRDWAY TEAM



FRASER HOGG
PROJECT DIRECTOR



MARTYNA SKOCZEK
DESIGNER



PATRICK ANTWI
COMMERCIAL MANAGER



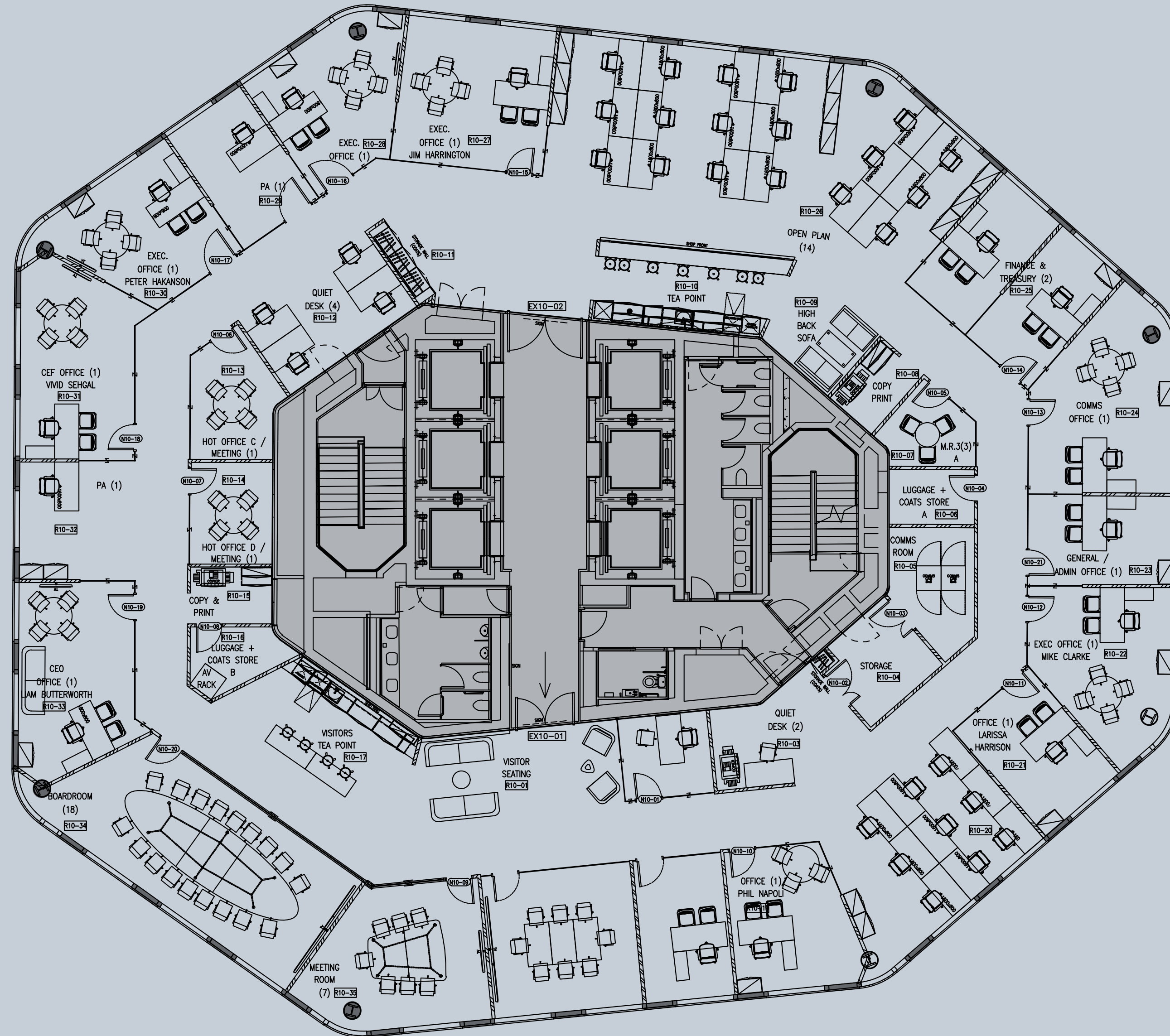
RICHARD BLACKMORE
FURNITURE CONSULTANT



AMELIA HAINES
CREATIVE

DESIGN

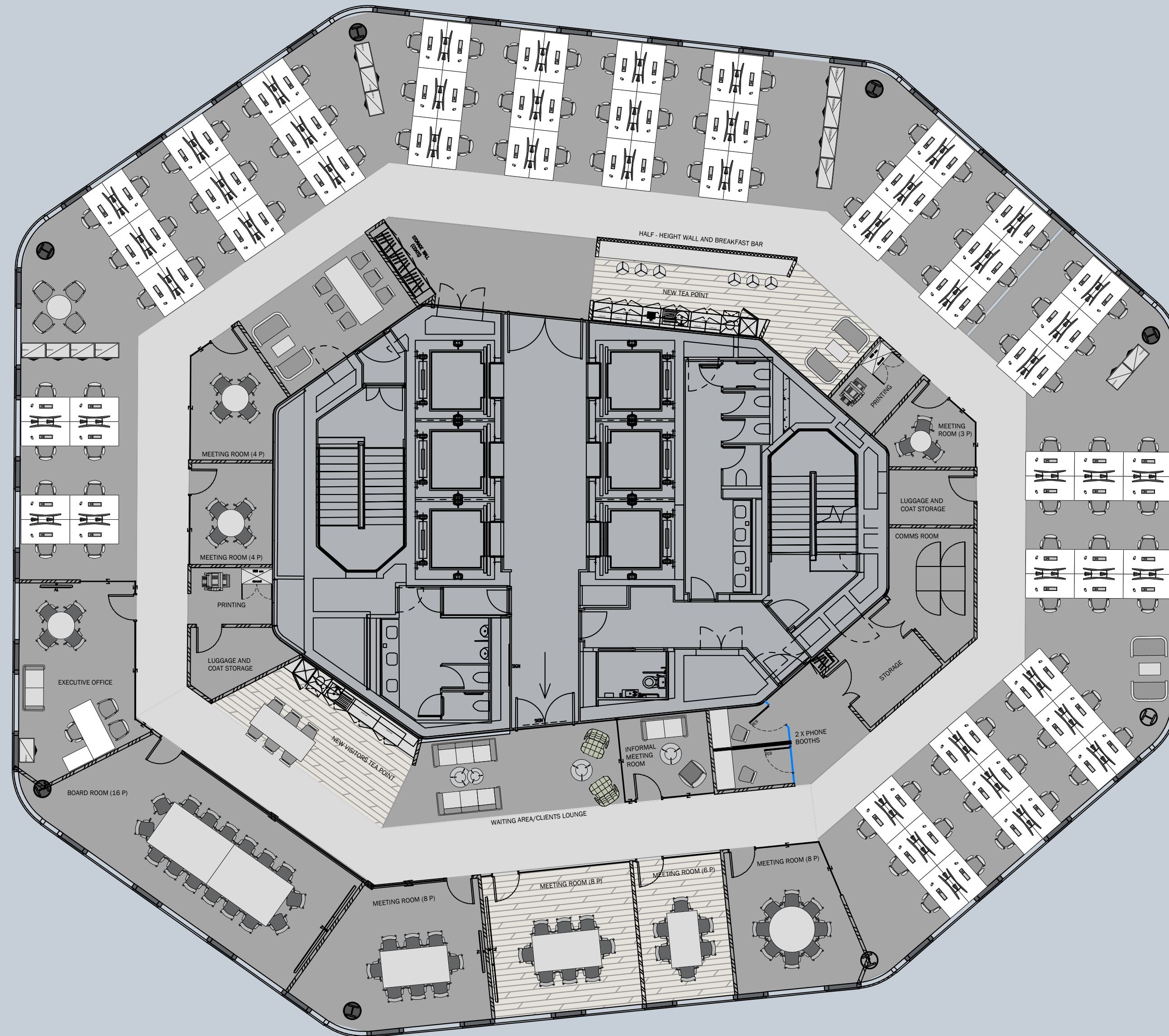
EXISTING SPACE PLAN



ACCOMODATION SCHEDULE

OPEN PLAN DESKS	33
DESKS WITHIN OFFICES	15
MEETING ROOMS	6

PROPOSED OPTION 1



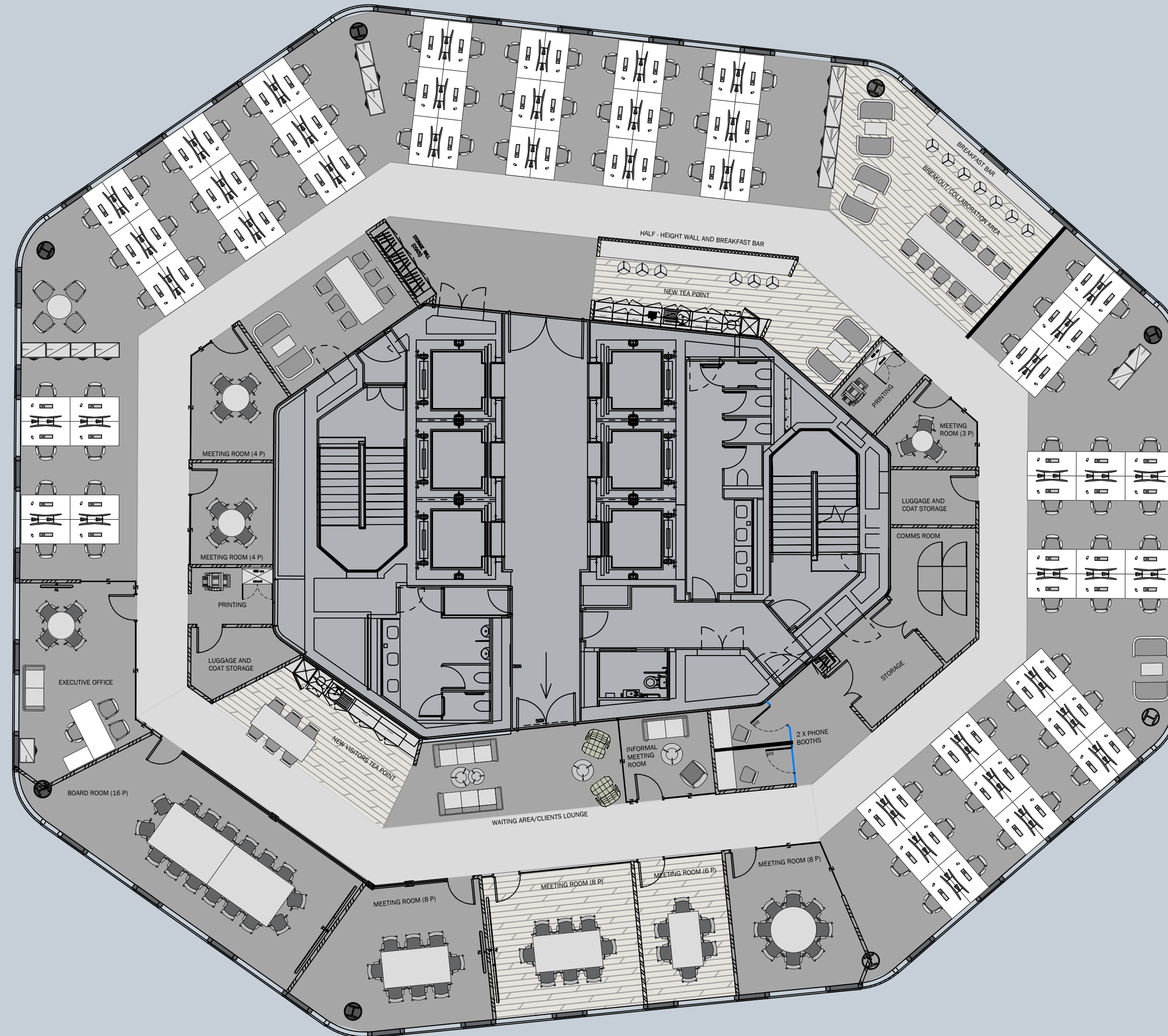
ACCOMODATION SCHEDULE

OPEN PLAN DESKS	98
DESKS WITHIN OFFICES	1
MEETING ROOMS	8
BUILD COST	£153,178.35
PROGRAMME	4 WEEKS
FURNITURE COST	£161,694.83

VISUAL OPEN PLAN



PROPOSED OPTION 2



ACCOMODATION SCHEDULE

OPEN PLAN DESKS	86
DESKS WITHIN OFFICES	1
MEETING ROOMS	8
BUILD COST	£150,718.38
PROGRAMME	4 WEEKS
FURNITURE COST	£163,672.20

VISUAL TEAPOINT



APPENDIX

COST PLAN

	Description	Quant	Unit	Total
Option 2 - SK03				
1.00	Design / C. D. M. / Approvals			
1.01	Space planning - Initial survey, production of draft space plans, colour theme boards, artist's impressions and perspectives to demonstrate the scheme	1	Item	£ 1,550.00
1.02	Detailed design - Review design solutions and prepare detailed drawings of all key areas	1	Item	£ 2,015.00
1.03	Services design - Review all record documentation, survey the existing building services installation, prepare schematic drawings and performance specification	1	Item	£ 1,240.00
1.04	Landlord approvals - Submit application for licence to alter	1	Item	£ 465.00
1.05	Statutory approvals- Submit all necessary documentation and fees for approval	1	Item	£ 1,705.00
1.06	Compliance with Construction (Design and Management) Regulations 2015 to manage Health and Safety at all stages of the project	1	Item	£ 2,092.50
1.07	Pre-commissioning of the existing electrical services and provide detailed report of findings	1	Item	£ 1,240.00
1.08	Validation of the existing mechanical services and provide detailed report of findings	1	Item	£ 1,860.00
1.09	Asbestos Survey - Refurbishment and Demolition Survey - Applicable if not available	0	Item	No Allowance
1.10	Acoustic survey for external plant in accordance with Local Authority requirements	0	Item	No Allowance
1.11	Planning consultant to process application for any external plant / modifications	0	Item	No Allowance
1.12	BREEAM / LEED consultant to act as appointed person to achieve required status	0	Item	No Allowance
	Totals			£ 12,167.50
2.00	Strip out and site preparations			
2.01	Allowance to strip out existing partitions and remove from site	90	Lm	£ 8,370.00
2.02	Making good works to existing walls/surfaces/corner junctions/skirting following strip out works, leave ready for decorations. Fill holes to ceiling profiles with white silicone.	1	Item	£ 837.00
2.03	Disconnect & strip out redundant electrical services / cabling	1	Item	£ 604.50
2.04	Allowance to remove previous tenant branding and make good	1	Item	£ 806.00
	Totals			£ 10,617.50
3.00	Suspended ceilings			
3.01	Supply and install metal new ceiling tiles following strip out - Exact Details/Quants TBC (Provisional Allowance).	1	P.Sum	£ 1,240.00
	Totals			£ 1,240.00

	Description	Quant	Unit	Total
4.00	Partitions and skirting			
Solid				
4.01	100mm thick double skin partitions, from floor to underside of ceiling, 25mm insulation, all left ready for tap and jointing and decorations - All details to match existing. (Cross wall to call booths & extend the existing partition to the breakout area)	1	Item	£ 2,937.25
4.02	Supply and install MDF plant on skirting (No allowance for recessed skirting detail)	1	Item	£ 294.50
4.03	Supply and install 12mm plywood wall strengthening within partition cavity.	1	Item	£ 387.50
4.04	New part height partitions, incorporating steel strengthening posts, taped and jointed all round, left ready for decorations, inclusive of skirting.	8	Lm	£ 3,658.00
Glazed				
4.04	New single glazed partitions, re-use channels.	1	Item	£ 2,480.00
4.05	Manifestation to glazing. Provisional cost subject to design development.	1	P. Sum	£ 1,240.00
	Totals			£ 10,997.25
5.00	Doors and frames			
Solid				
5.01	Re-use existing single doorset (previously stripped out).	2	No	£ 930.00
	Totals			£ 930.00
6.00	Decorations			
Walls				
6.01	Taping and jointing to the partitioning, to be sanded down and left smooth ready to receive paint finish	1	Item	£ 496.00
6.02	Paint work to new solid partitions, colours from the Dulux colour pallette to match existing. Feature colours TBC	1	Item	£ 852.50
6.03	Paint work to new MDF skirtings, colour from the Dulux colour pallette to match existing	1	Lm	£ 279.00
Existing				
6.04	Allowance to touch up the base build as necessary following the modifications to the lighting and AC and any walls damaged during the fit out.	4	Shift	£ 1,860.00
	Totals			£ 3,487.50
7.00	Flooring			
Office Area				
7.01	Carpet tiles allowance to replace any damaged tiles during stripout	1	P.Sum	£ 930.00
Teapoint				
7.02	Timber effect vinyl - breakout northside	40	Sqm	£ 2,604.00
	Totals			£ 3,534.00

COST PLAN

	Description	Quant	Unit	Total
8.00	Tea point - South & North			
	Units			
8.01	MFC base units to include soft closers	8	No	£ 2,480.00
8.02	MFC wall units to include soft closers	11	No	£ 2,557.50
8.03	Plinths, infills and end panels to match the above	4	No	£ 620.00
	Joinery			
8.04	Supply post formed laminate work top	11	Lm	£ 2,557.50
	Splashback			
8.05	Supply tiled splash back	11	Lm	£ 1,960.75
	Appliances			
8.06	Supply full height integrated refrigerator	2	No	£ 2,325.00
8.07	Supply under counter dishwasher	2	No	£ 1,395.00
	Plumbing			
8.08	Stainless steel sink & Blanco tap	2	No	£ 1,162.50
8.09	Chlorination to all new pipework	1	Item	£ 542.50
8.10	Under sink hot water heater	2	No	£ 1,550.00
8.11	Supply and install waste pump	2	No	£ 1,395.00
8.12	All necessary plumbing, waste supplies & joinery to extend piping from existing capped off services to new tea point location	1	Item	£ 1,395.00
	Labour			
8.13	Labour allowance to 1st & 2nd fix plumbing	1	Item	£ 3,410.00
8.14	Labour allowance to install teapoint units	2	No	£ 5,735.00
	Totals			£ 29,085.75
9.00	Builders work in attendance			
9.01	M+E attendances, ceiling attendances, cutting/patching holes following relocations and modifications (Provisional Allowance).	1	P. Sum	£ 3,100.00
9.02	Raised access floor attendance to allow for the installation of the floor track for the partitioning and to allow for the floor box relocations and grommet installations	1	Item	£ 930.00
9.03	Cutting floor tiles	1	Item	£ 279.00
9.04	Mastic works to all exposed edges	1	Item	£ 1,395.00
	Totals			£ 5,704.00
10.00	Bespoke joinery installations			
10.01	Laminate desk to call booths	2	No	£ 620.00
10.02	Allowance to supply and install high bench & bar to north side teapoint and breakout	1	Item	£ 2,325.00
	Totals			£ 2,945.00
11.00	Storage systems			
11.01	Melamine faced full height storagewall units 1000 mm wide	1	No	£ 1,054.00
	Totals			£ 1,054.00
12.00	Miscellaneous			
12.01	Corporate signage	0	P. Sum	No Allowance
12.02	Statutory signage	1	Item	£ 387.50
	Totals			£ 387.50

	Description	Quant	Unit	Total
13.00	Power distribution			
Note	Following our visual site survey it is assumed that at this stage the existing distribution board set up is sufficient to modification to suit our requirement and have made no allowance for any new or additional distribution boards. We also have made no allowance for any new or additional distribution boards. We also have presumed the existing metering is correct to suit the client floor space demise. We have made no allowance for altering or upgrading of the earthing and bonding arrangement not directly relevant to our works.			
	Mains and submains distribution			
13.01	Allowance to relocation of existing floor grommet to suit new layout	1	No	£ 697.50
13.02	Install required RCBO's to suit the distribution board for the new open plan desks.	4	No	£ 744.00
13.03	Rotasoc 32A PDU Busbar tap-off to 4 outlets	36	No	£ 5,301.00
13.04	Split up existing track and install new underfloor power track power supply and End Feed unit Electrak 24	2	No	£ 821.50
13.05	RCBO Protective devices for track feeds circuits, this is a requirement for compliance with BS7671:2018 Amendment 3 regulation 411.3.3	2	No	£ 558.00
	Floor Grommets			
13.06	209mm Floor Access Grommet	6	No	£ 348.75
13.07	Relocation of existing under desk PDU to suit new layout	36	No	£ 5,301.00
	General power			
13.08	Supply and install general use sockets within newly constructed call booth	2	No	£ 398.35
	Teapoint & WC power			
13.09	Supply and install DSSO at counter height with RCBO protection	4	No	£ 775.00
13.10	Supply and install 13amp switched spur to low level socket on a dedicated 20amp circuit in allowance for the dishwasher	2	No	£ 682.00
13.11	Supply and install 13amp switched spur to low level socket in allowance for the refrigerator	2	No	£ 511.50
13.12	Supply and install 3Kw supply in allowance for water-heater	2	No	£ 585.90
13.13	Supply and install power to waste pump	2	No	£ 341.00
	Testing and commissioning			
13.14	Carry out electrical testing to all new and altered circuits to comply with BS 7671 IEE wiring regulations 17th Edition Amendment June 2008 (January 2011)	1	No	£ 620.00
	Totals			£ 17,685.50

COST PLAN








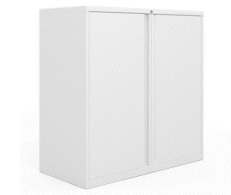







	Description	Quant	Unit	Total
14.00	Lighting system			
	General light arrangement			
14.01	Allowance to reconfigure the existing lighting system within the new office layout to suit areas requiring additional lighting.	1	Item	£ 589.00
14.02	Allowance to supply and install lighting to new work booths	2	No	£ 930.00
	Feature lighting			
14.03	Supply and install feature pendants to operate on the same system as the local open plan lighting system		No	£ -
	Switching			
14.04	Relocate existing Simmtronic PIR presence detector switch to suit new layout	1	Item	£ 147.25
14.05	Install Simmtronic PIR presence detector switching for phone booths	2	No	£ 449.50
	Emergency lighting			
14.06	Allowance to inspect and test the new emergency lighting installation in accordance with BS5266, including final certification	1	Item	£ 620.00
	Commissioning			
14.07	Engineer (Simmtronic) programming & commissioning	1	Item	£ 3,022.50
	Totals			£ 5,758.25
15.00	Fire detection system			
15.01	Remedial works to allow for localised relocation of smoke detectors where they clash with new partitioning locations. To include for an audibility test upon completion of the offices. Subject to building control and fire officer approval	1	P. Sum	£ 4,650.00
	Totals			£ 4,650.00
16.00	Sprinkler modifications			
16.01	Sprinkler system - modifications carried out by buildings incumbent contractor	1	Item	£ 6,630.00
	Totals			£ 6,630.00
17.00	Air conditioning and ventilation			
17.01	Allowance to extend existing ductwork to newly created call rooms	1	Item	£ 1,317.50
	Totals			£ 1,317.50
18.00	Data and telephone installation			
18.01	Supply and install Cat 6 data	70	No	£ 4,638.38
18.02	Relocate and test existing data to suit new layout	1	Item	£ 1,023.00
18.03	1U 24-port Cat6 patch panel	3	No	£ 209.25
18.04	2 Gang GOP Box	35	No	£ 1,085.00
	Totals			£ 6,955.63

	Description	Quant	Unit	Total
19.00	Preliminaries			
19.01	Allowance for a full time site based Construction Manager, supported by an office based project manager and project coordinator	4	Weeks	£ 7,750.00
19.02	General labour to ensure that the site is kept clean & tidy at all times, also to ensure all health and safety and COVID-19 procedures are adhered to	4	Weeks	£ 5,270.00
19.03	Small tool and plant	4	Weeks	£ 1,240.00
19.04	Scaffolding and access staging	1	Item	£ 620.00
19.05	Temporary power lighting and water	1	Item	£ 1,085.00
19.06	Protection to ensure all existing finishes are left as they were found (a schedule of condition will be taken)	1	Item	£ 542.50
19.07	Offloading and distribution of materials throughout the project	1	Item	£ 1,085.00
19.08	Site signage	1	Item	£ 852.50
19.09	PPE: > Powered Respirators > FFP2/3 Face Masks > Face shields/Goggles/Light Eye Protection > Coveralls > Gloves	1	Item	£ 310.00
19.10	Sanitisation points	1	Item	£ 260.00
19.11	Health safety and welfare to comply with current Health and Safety Executive regulations and employment regulations	4	Weeks	£ 930.00
19.12	Health and safety advisor inspection every two weeks	2	Weeks	£ 589.00
19.13	Rubbish removal which shall be recycled and a certificate will be included in the O&M manuals	4	Weeks	£ 2,480.00
19.14	General builders clean	1	Item	£ 1,395.00
19.15	Operation and maintenance manuals	1	Item	£ 1,162.50
	Totals			£ 25,571.50



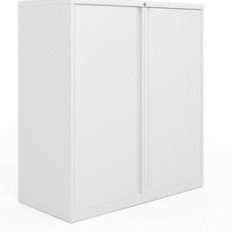











COST PLAN

	Description	Quant	Unit	Total
PROJECT SUMMARY				
1.00	Design / C. D. M. / Approvals			£ 12,167.50
2.00	Strip out and site preparations			£ 10,617.50
3.00	Suspended ceilings			£ 1,240.00
4.00	Partitions and skirting			£ 10,997.25
5.00	Doors and frames			£ 930.00
6.00	Decorations			£ 3,487.50
7.00	Flooring			£ 3,534.00
8.00	Tea point - South & North			£ 29,085.75
9.00	Builders work in attendance			£ 5,704.00
10.00	Bespoke joinery installations			£ 2,945.00
11.00	Storage systems			£ 1,054.00
12.00	Miscellaneous			£ 387.50
13.00	Power distribution			£ 17,685.50
14.00	Lighting system			£ 5,758.25
15.00	Fire detection system			£ 4,650.00
16.00	Sprinkler modifications			£ 6,630.00
17.00	Air conditioning and ventilation			£ 1,317.50
18.00	Data and telephone installation			£ 6,955.63
19.00	Preliminaries			£ 25,571.50
				Total ex VAT
				£ 150,718.38
				Total per Sqft
				£ 17.44
20.00	Cost Option for SK02			
	Solid Wall			
20.01	Partition - Quantity adjustment as diving wall is removed and not extended	1	Item	-£ 488.25
	Electrical			
20.02	Split up existing track and install new underfloor powertrack power supply and End Feed unit Electrak 24	2	No	£ 821.50
20.03	* RCBO Protective devices for track feeds circuits, this is a requirement for compliance with BS7671:2018 Amendment 3 regulation 411.3.3 "	1	Item	£ 161.98
20.04	209mm Floor Access Grommet	6	No	£ 348.75
20.05	Rotasoc 32A PDU Busbar tap-off to 4 outlets	12	No	£ 1,767.00
20.06	2 Gang GOP Box	12	No	£ 362.70
20.07	Ultima Cat6 LSZH data outlet (CCA Compliant)	24	No	£ 1,590.30
20.08	1U 24-port Cat6 patch panel	1	Item	£ 500.00
	Teapoint			
20.09	Timber effect vinyl - breakout northside	40	Sqm	-£ 2,604.00
				Totals
				£ 2,459.98
				Grand total inc Uplift
				£ 153,178.35














FURNITURE COST

Location	Line Item	Description	Image (Indicative)	Finishes/ Fabrics	QTY	Unit Price	Total Price
Open Plan	1	Bank of 6 1600 x 800 per position With scallop edge for cable management Double cable tray with cable socks		Various Melamine tops White or Black powder coated metal work	13	£656.92	£8,539.96
Open Plan	2	Bank of 4 1600 x 800 per position With scallop edge for cable management Double cable tray with cable socks		Various Melamine tops White or Black powder coated metal work	2	£484.62	£969.24
Open Plan	3	Above desk power 2 x plug socket Dual USB charge (A+C)		Black or White	86	£80.25	£6,901.50
Open Plan	4	Below Desk Power 4x UK Power with 3m starter cable		Black	86	£21.66	£1,862.76
Open Plan	5	Desk Screens W1600mm		Upholstered in a mid range fabric	43	£66.15	£2,844.45
Open Plan	6	Task Chair W626 x D560 H960 - 1100mm Height adjustable armrests Multi-locking synchronous mechanism Adjustable lumbar support Seat height adjustment		Black base Black mesh Black seat	86	£238.46	£20,507.56
Open Plan	7	3 Drawer Mobile Pedestal W420 x D565 x H565mm Lockable with 2 x stationery and 1 x filing drawer Includes pen tray		Various Finishes available	86	£113.85	£9,791.10
Open Plan	8	Storage W800 x D470 x H995mm Includes 2 x Shelves Lockable		Various RAL finishes available	6	£351.08	£2,106.48
Open Plan	9	Storage W1000 x D470 x H1300mm Includes 3 x Shelves Lockable		Various RAL finishes available	7	£431.29	£3,019.03
Exec Office	10	Executive Desk W1800 x D1000mm Includes return bookcase with shelves and sliding lockable doors Includes full cable management		Various MFC finishes available Powder coated legs	1	£358.46	£358.46
Exec Office	11	Above desk power 2 x plug socket Dual USB charge (A+C)		Black or White	1	£80.25	£80.25
Exec Office	12	Below Desk Power 4x UK Power with 3m starter cable		Black	1	£21.66	£21.66
Exec Office	13	Task Chair W626 x D560 H960 - 1100mm Height adjustable armrests Multi-locking synchronous mechanism Adjustable lumbar support Seat height adjustment		Black base Black mesh Black seat	1	£215.38	£215.38
Exec Office	14	Informal meeting chairs W590 x D520 x H790mm 4 star swivel base		Upholstered in a mid range fabric Black powder coated base	6	£397.94	£2,387.64
Exec Office	15	Meeting Table Dia 900 x H720mm No Power		Various top finishes available Black, white or raw frame	1	£248.77	£248.77








FURNITURE COST

Exec Office	16	Two seater sofa W1760 x D820 x H730mm		Upholstered in a mid range fabric Black or chrome legs	1	£1,846.35	£1,846.35	Meeting Room 4 Person	26	Meeting Room Table Dia 900mm Cable managed pillar		MFC Top Black, white or raw frame	2	£424.67	£849.34
Exec Office	17	Storage W800 x D470 x H995mm Includes 2 x Shelves Lockable		Various RAL finishes available	1	£351.08	£351.08	Meeting Room 3 Person	27	Meeting Room Table Dia 700mm Cable managed pillar		MFC Top Black, white or raw frame	1	£354.46	£354.46
Meeting Room 16 Person	18	Meeting Room Table W4800 x D1600 Includes 2 x Power Units: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB		MFC Top Polished chrome legs	1	£3,360.31	£3,360.31	Meeting Room 3 & 4 Person	28	Power Unit 1 x UK power 1x HDMI 1x Data		Black or White	3	£83.08	£249.24
Meeting Room 16 Person	19	Meeting Room Table W4800 x D1600 Includes 2 x Power Units: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB OPTION		Fenix Top Polished chrome leg		£4,548.55		Meeting Rooms	29	Meeting Room Chair W560 x D680 x H1140mm High back 4 star swivel base with arms Auto tilt mechanism		Upholstered in a mid range fabric Powder coated arms and base	46	£626.92	£28,838.32
Meeting Room 8 Person	20	Meeting Room Table W2200 x D1200mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB		MFC Top Polished chrome legs	2	£1,292.91	£2,585.82	Meeting Rooms	30	Informal meeting chairs W590 x D520 x H790mm 4 star swivel base		Upholstered in a mid range fabric Black powder coated base	11	£397.94	£4,377.34
Meeting Room 8 Person	21	Meeting Room Table W2200 x D1200mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB OPTION		Fenix Top Polished chrome leg		£1,816.15		Informal Meeting Space / Open Plan	31	Meeting Table Dia 800 x H720mm No Power		Various top finishes available Black, white or raw frame	1	£430.43	£430.43
Meeting Room 8 Person	22	Meeting Room Table Dia 1500mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB		MFC Top Polished chrome legs	1	£1,361.49	£1,361.49	Informal Meeting Space / Open Plan	32	Informal meeting chairs W590 x D520 x H790mm 4 star swivel base		Upholstered in a mid range fabric Black powder coated base	4	£397.94	£1,591.76
Meeting Room 8 Person	23	Meeting Room Table Dia 1500mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB OPTION		Fenix Top Polished chrome leg		£2,024.48		Informal Meeting Room	33	Two seater sofa W1760 x D820 x H730mm		Upholstered in a mid range fabric Black or chrome legs	1	£1,846.35	£1,846.35
Meeting Room 6 Person	24	Meeting Room Table W1800 x D1000mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB		MFC Top Polished chrome legs	1	£1,240.46	£1,240.46								
Meeting Room 6 Person	25	Meeting Room Table W1800 x D1000mm Includes 1 x Power Unit: 2 x UK Power, 1 x HDMI & 1 x Twin charging USB OPTION		Fenix Top Polished chrome leg		£1,730.91									

FURNITURE COST

Informal Meeting Room	34	Lounge Chair W700 x D690 x H740mm		Upholstered in a mid range fabric Black legs	1	£448.46	£448.46	New Tea Point	41	Bar Stool W450 x D530 x H870mm SH750mm		Black ash, natural ash or walnut seat Black powder coated base	6	£134.31	£805.86
Informal Meeting Room	35	Coffee Table Dia 720 x H360mm		Various stains available	1	£434.82	£434.82	New Tea Point	42	High Back Sofa W1290 x D685 x H1375mm		Upholstered in a mid range fabric Steel legs powder coated in black or white	2	£2,060.31	£4,120.62
Breakout / Collaboration Area/ Open plan	36	High Back Sofa W1290 x D685 x H1375mm		Upholstered in a mid range fabric Steel legs powder coated in black or white	6	£2,060.31	£12,361.86	New Tea Point	43	Coffee Table Dia 600mm		Black base Various MFC tops available	1	£207.46	£207.46
Breakout / Collaboration Area	37	Coffee Table Dia 600mm		Black base Various MFC tops available	3	£207.46	£622.38	New Visitors Tea Point	44	High Table W2100 x D900 x H1100mm Includes 1 x UK power & dual USB (A+C)		Various MFC tops available Solid Oak Legs Black or white power modules	1	£732.37	£732.37
Breakout / Collaboration Area	38	High Table W3500 x D1000 x H1100mm Includes 2 x power modules Inc. 1 x UK power & dual USB (A+C)		Various MFC tops available Solid Oak Legs Black or white power modules	1	£1,466.46	£1,466.46	New Visitors Tea Point	45	Bar Stool W450 x D530 x H870mm SH760mm		Black base Fully upholstered seat	6	£256.62	£1,539.72
Breakout / Collaboration Area	39	Bar Stool W450 x D530 x H870mm SH760mm		Black base Fully upholstered seat	8	£256.62	£2,052.96	Waiting Area / Client Lounge	46	Three seater sofa W2095 x D825 x H7700mm		Upholstered in a mid range fabric Powder coated steel leg	2	£1,661.54	£3,323.08
Breakout / Collaboration Area	40	Bar Stool W450 x D530 x H870mm SH750mm		Black ash, natural ash or walnut seat Black powder coated base	7	£134.31	£940.17	Waiting Area / Client Lounge	47	Coffee Table W1350 x D378 x H375mm		Solid oak top Powder coated steel legs	1	£398.46	£398.46

FURNITURE COST

Waiting Area / Client Lounge	48	Lounge Chairs W880 c D870 x H100mm		Upholstered in a mid range fabric Black powder coated steel frame	2	£1,313.85	£2,627.70
Waiting Area / Client Lounge	49	Coffee Table Dia 720 x H360mm		Various stains available	1	£434.82	£434.82
Open Plan / Collaboration Area	50	High Back Sofa W1290 x D685 x H1375mm		Upholstered in a mid range fabric Steel legs powder coated in black or white	2	£2,060.31	£4,120.62
Open Plan / Collaboration Area	51	Coffee Table Dia 600mm		Black base Various MFC tops available	1	£207.46	£207.46
Open Plan / Collaboration Area	52	High Table W2100 x D900 x H1100mm Includes 1 x UK power & dual USB (A+C)		Various MFC tops available Solid Oak Legs Black or white power modules	1	£732.37	£732.37
Open Plan / Collaboration Area	53	Bar Stool W450 x D530 x H870mm SH760mm		Black base Fully upholstered seat	6	£256.62	£1,539.72
Phone Booths	54	Occasional Task Chair W605 x D520 x H955-1050mm Height adjustable Weight sensitive reclining movement		Black or dark grey Black base	2	£208.92	£417.84
Sub Total						£148,672.20	
Price subject to site survey						Delivery & Installation - Mon - Fri 9.00am - 5.00pm	£15,000.00
Total ex VAT						£163,672.20	

THIRDWAY

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