

Project: Research &  
Developments Units

Client: Imex Spaces Ltd

Role: Project Manager &  
Employer's Agent

Value: £ 750,000



Manly's initial role on this project was to assemble a professional team for the construction of some small single-storey business units, which Imex were considering constructing.

By producing reliable cost estimates, Imex were able to establish that the profitability of the scheme was marginal and the team went on to explore other possibilities. This resulted in proposals being developed for two-storey R&D units, which met Imex's yield criteria.

The construction contract is to be procured using JCT 98 WCD and will provide a total floor area of 14,880 sq ft (1,382 m<sup>2</sup>), comprising open-plan offices, toilets and kitchenette in 7 units of approximately 2,000 sq ft each.

The buildings will be of traditional construction with load bearing masonry, timber first floor and with timber roof trusses.