



WILLMOTT DIXON INTERIORS

EVERYTHING
COMPLETED WITH
PRIDE

**COMMERCIAL
FIT OUT**

At Willmott Dixon Interiors, we have extensive experience across a wide range of commercial office fit-out projects, which allows us to bring value and excellence to the CAT B market. Our approach combines design expertise, reliability, and a commitment to delivering high-quality results that meet the unique needs of our customers.

We specialise in transforming office spaces into fully functional, inspiring environments. With a strong track record of delivering projects on time and within budget, we ensure that your office is ready to move into and use from day one.



WHY CHOOSE WILLMOTT DIXON INTERIORS FOR YOUR COMMERCIAL FIT OUT?



A HERITAGE OF TRUST AND RELIABILITY:

Backed by over 172 years of success, Willmott Dixon Interiors is part of one of the UK's most established construction companies. Our long-standing reputation means you can trust us to deliver with the highest standards of quality, and that you are partnering with a company that is secure and dependable, especially in an industry where financial stability is crucial for project success.



TRANSPARENT AND RELIABLE PROJECT MANAGEMENT:

We prioritise on-time and within-budget delivery. Our clear communication and proactive approach ensure that you stay informed throughout the project, giving you peace of mind from start to finish.



PROVEN EXPERTISE:

With extensive experience in the commercial fit-out market, we understand how to deliver projects that meet your unique needs. Our team has completed a wide range of traditional and design & build, high-quality fit-outs across multiple sectors.



TRUSTED TEAM AND SUPPLY CHAIN:

We are supported by a trusted supply chain, guaranteeing the use of high-quality materials, and ensuring timely project execution. Our long-standing relationships allow us to deliver excellence on every project.



SEAMLESS DESIGN AND BUILD DELIVERY:

If required our integrated design and build services can streamline the process from RIBA Stage 2 or 3 to completion, saving you time and effort. With in-house design capabilities and relationships with external design partners across all disciplines it gives us full flexibility to develop a tailored approach for each project.



COMMITMENT TO LONG-TERM PARTNERSHIPS:

We believe in building relationships based on trust, performance, and transparent communication. Our goal is to create long term partners, ensuring that every project we deliver contributes to your ongoing success.



SUSTAINABILITY:

Our dedicated in-house team ensures that every project aligns with our ambitious sustainability goals. As a business, we are committed to achieving a net-zero status by 2030, and we hold ourselves accountable at every stage of our operations. From minimising waste through innovative recycling programs to selecting sustainable materials and incorporating energy-efficient practices, we focus on reducing environmental impact.



ATTENTION TO DETAIL:

From our appointment to the final handover, we focus on creating office environments that not only meet but exceed your expectations. Our attention to detail ensures that your space is functional, beautiful, and aligned with your business goals.



MEET JOE GALLAGHER

WILLMOTT DIXON INTERIORS FIT-OUT EXPERT

With **19 years of experience and over 500,000 square ft of CAT B** office fit-outs delivered in London's most **prestigious locations**, Joe Gallagher is our CAT B fit-out project lead. His portfolio reflects **over £110 million** worth of commercial office fit-outs for customers ranging from banks, media brands, and tech companies to developers and management consultants.



19 YEARS
OF EXPERIENCE

OVER
500,000
SQUARE FT OF CAT B
OFFICE FIT OUT

OVER £110
MILLION
WORTH OF
COMMERCIAL
OFFICE FIT OUT



A SAFE PAIR OF HANDS

At Willmott Dixon Interiors we pride ourselves on being a safe pair of hands. Being part of one of the largest privately-owned construction and property development companies in the UK, with a substantial balance sheet and successful trading history. Our strong family values, commitment to sustainable development and unique experience makes us the first choice for customers and consultant teams throughout the UK.



172 YEARS OF SUCCESS:

Long standing reputation & financial stability



AAA RATED INSURANCE:

Peace of mind



28-DAY PAYMENT TERM:

All invoices paid within 28 days



SUSTAINABILITY FOCUSED:

We pledge to be net-zero operational carbon by 2030 and have a net-zero supply chain by 2040



SUPPORT FOR SUPPLY CHAIN PARTNERS:

Dedication to prompt payment and fair treatment

OUR PROCESS

HOW WE DELIVER

We take care of every step of your office fit-out, from initial consultation to project completion. Here's how we work:

KEY

-  Design & Build
-  Traditional procurement



7

COORDINATION WITH DIRECT VENDORS:

We will Seamlessly manage your direct trades and vendors, integrating them smoothly into the project time line to ensure everything progresses as planned.

6

COMMERCIAL MANAGEMENT:

Our commercial team oversees the financial and contractual aspects of your project. They ensure compliance and optimise commercial outcomes, helping control costs, manage risks, and deliver on budget.

5

FIT-OUT: Our expert team and supply chain handles the complete fit-out process. With honest and accurate reporting, we ensure all team members are kept informed on progress and project risks throughout the delivery.

8

PRE-COMPLETION TRAINING: We provide comprehensive support to ensure your team is fully trained on the new systems and facilities, enabling a smooth transition and efficient use of your new workspace.

9

HANDOVER: Your space is ready to use, with all systems fully operational from day one.

10

POST-COMPLETION SUPPORT & DEFECT PERIOD: We offer a 12-month defect liability period; this is backed by our dedicated post-completion team who can address any questions that may arise during the first year.



CASE STUDY:

THE BAILEY, LONDON

DURATION: 20 weeks

VALUE: £1.23 million

SIZE: 12,723 sq ft

CONTRACT TYPE: Design & Build

Willmott Dixon Interiors delivered the CAT B refurbishment of The Bailey, transforming it into a modern, open-plan office space that supports agile and collaborative working. The design promotes high energy efficiency, combining hot desks, collaborative areas, multiple meeting rooms, and an amphitheatre on a single floor. With generous natural light and biophilic elements, the space enhances the mental and physical well-being of its occupants. The project has successfully enabled a 'one team' working culture and attracted a 141% increase in office attendance post-pandemic.

PROJECT SOLUTION

The CAT B fit-out for The Bailey focused on creating a flexible and future-proof office environment by:

Designing an agile workspace with hot desks, collaboration areas, and an amphitheatre

- Enhancing air quality through biophilic design and sustainable materials
- Installing modern M&E systems to improve energy efficiency
- Improving user experience with natural lighting, acoustic materials, and adaptable meeting rooms
- Upgrading technology systems to support hybrid working and seamless collaboration

PROJECT OUTCOME

- **Increased office attendance:** A 141% rise in attendance post-Covid due to the attractive and flexible design
- **Health and wellbeing:** Improved occupant wellness with natural light, biophilic design, and enhanced air quality
- **Future-proofed:** The office layout is adaptable, with provisions for additional desks and minimal construction required for future changes
- **Social impact:** The amphitheatre supports social value activities, including community engagement events
- **Technology-enhanced:** The integration of advanced technology systems enables hybrid working and collaborative efforts





CASE STUDY: THOMAS HARDY HOUSE, LONDON BOROUGH OF ENFIELD

DURATION: 44 weeks

VALUE: £8.59 million

SIZE: 32,000 sq ft

CONTRACT TYPE: Traditional

Willmott Dixon Interiors was appointed to deliver a full CAT B refurbishment of the first and second floors of Thomas Hardy House. The project aimed to modernise the outdated council-owned building, which had been closed for two years, transforming it into functional, high-spec office and community spaces. This was part of the broader redevelopment, which included a museum and community space within the Dugdale Arts Centre on the ground floor.

PROJECT SOLUTION

The CAT B fit-out focused on creating adaptable, modern office spaces by:

- Installing new office layouts with bespoke joinery and furniture
- Reconfiguring the building's structure and interior to improve flow and function
- Upgrading energy-efficient systems and adding new plant equipment at roof level to service the new office areas
- Incorporating high-quality kitchen and breakout areas, tailored for professional and public use
- Redesigning the ground floor entrance for better accessibility and a welcoming experience

PROJECT OUTCOME

- High-spec office space: Delivered flexible and modern office environments for the public sector
- Enhanced community use: Integrated new community spaces, including a museum, providing multi-functional use
- Social impact: Achieved a social return on investment of over £5.1 million, supporting local suppliers and contractors with a spend of £3.2 million within 20 miles of the site





CASE STUDY:

CENTURYLINK, GOSWELL ROAD LONDON

DURATION: 45 weeks

VALUE: £14.6 million

SIZE: 50,000 sq ft

CONTRACT TYPE: Design & Build

CenturyLink commissioned Willmott Dixon Interiors to consolidate staff from multiple properties into a single collaborative workspace at Goswell Road. The project involved a CAT B office fit-out, focusing on creating vibrant, functional workspaces while also incorporating a data centre reconfiguration.

PROJECT SOLUTION

- Office fit-out: Refurbishment and fit-out of the 4th and 5th floors, with a focus on open-plan, collaborative spaces
- Data centre reconfiguration: Modifications to the existing 4th-floor data centre, ensuring minimal disruption

PROJECT OUTCOME

- Collaborative workspace: Delivered a modern, vibrant office environment tailored to CenturyLink's needs
- Live environment: Successfully completed within a live, operational office and data centre, ensuring minimal disruption
- Logistical success: Managed just-in-time deliveries in a challenging inner-London location, avoiding disruptions to nearby schools and businesses





CASE STUDY:

200 BUCKINGHAM PALACE ROAD

DURATION: Ongoing (Expected handover 2025)

VALUE: Not disclosed

CUSTOMER: Places for London – The TfL Property Company

CONTRACT TYPE: Design & Build

Willmott Dixon Interiors is delivering a CAT B refurbishment of 200 Buckingham Palace Road, transforming it into the new headquarters for the British Transport Police. The project involves the complete strip-out of the building's seven floors to create modern, flexible, and collaborative office spaces that are fully accessible and compliant with the Disability Discrimination Act (DDA).

PROJECT SOLUTION

- Office fit-out: Creating adaptable, high-spec office environments across seven floors.
- Enhanced arrival experience: Developing an impressive new front entrance
- Sustainability focus: Replacing existing M&E services to reduce carbon emissions and improve energy efficiency
- Safety upgrades: Additional works to the roof and upgrades to fire safety facilities

PROJECT OUTCOME

- Modern office space: Delivering collaborative workspaces designed for flexibility and employee wellbeing
- Sustainability commitment: Minimising carbon footprint and energy use, with a focus on achieving net-zero targets
- Local impact: A significant investment in local skills and employment during the project life cycle





CASE STUDY: METROPOLITAN POLICE ESTATE MODERNISATION

DURATION: Ongoing (multiple projects)

VALUE: 4 projects - Under £1. million
7 projects - £3. - £7. million

CUSTOMER: Met Police

CONTRACT TYPE: Design & Build

As part of the Metropolitan Police Minor and Intermediate Works Framework, Willmott Dixon Interiors were appointed to modernise the Met's estate, enhancing operational efficiencies and sustainability across multiple sites. The projects range in size and complexity, focusing on upgrading office spaces, operational police stations, and custody suites. With 11 projects completed so far, WDI has helped rationalise the Met's assets, driving improvements in building performance, energy efficiency, and cost-saving measures.

PROJECT SOLUTION

- **Dedicated team:** WDI provided a consistent team across all projects, ensuring knowledge retention, shared learning, and strong collaboration
- **Early engagement:** Engaging as early as possible with the Met's security and data specialists to manage long lead times and ensure design alignment
- **Logistics in live environments:** At Colindale Police Station, WDI coordinated logistics to prevent disruption, using a separate controlled entrance for deliveries
- **Security measures:** A dedicated security manager ensured all staff were vetted and cleared, with strict protocols in place throughout each project

PROJECT OUTCOME

- **Operational continuity:** Successfully managed projects in live, secure environments, maintaining police operations
- **Phased handover & training:** WDI ensured smooth handovers and provided thorough training for the facilities teams
- **Improved documentation:** O&M manuals are now produced in-house to meet the Met's specific requirements



EVERYTHING COMPLETED WITH PRIDE

Every project undertaken by Willmott Dixon Interiors is delivered with pride and managed by highly experienced individuals, hand-picked for their track records and can-do approach. We have the knowledge and expertise to secure success, without compromise. We build strong partnerships by providing easy access to our sector specialists. We are happy to take the lead, or be guided by you, and always put your needs first. Our experience and expertise not only ensure outstanding results, but it also means working with Willmott Dixon Interiors is an enjoyable, stress free process for all.

PRIDE

Building happier and more sustainable communities

PURPOSE

Creating meaningful spaces and enhanced experiences

PROFESSIONALISM

Excellent operational control, time, cost and quality

PASSION

Delivering social value through our sustainable projects

PROGRESS

Expansion, innovation, finding creative solutions to unlock amazing spaces

PEOPLE

Providing excellent customer care. People are at the heart of what we do



WILLMOTT DIXON INTERIORS



CUSTOMER TESTIMONIALS

*“To sum up Willmott Dixon Interiors in a few words I would say you **put the customer first**, you listen to them, and you are **exceptionally professional and flexible**.”*

*“It became apparent as early as our initial meeting, during the tender process, that the **passion and drive** demonstrated by the Willmott Dixon Interiors team, closely matched the values very much at the heart of our own organisation.*

*We greatly admire Willmott Dixon Interiors for completing the project **on time, to spec and to budget**, with little, if any disruption to our business.”*



GET IN TOUCH

Let us help you create a functional, beautiful office space that works for your business. Get in touch with a member of the team today.



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