

SIMONSIDE EAST INDUSTRIAL ESTATE



CLIENT: City and Northern Ltd
PROJECT VALUE: £10 million
PROJECT DETAILS: A speculative development comprising 190,000ft² of industrial space on a 5 hectare site.

The project developed the regenerated site to provide ten standalone industrial units ranging from 5,000ft² to 50,000ft². Portland also provided design services for a printing company as part of the fitout works.

Based on our reputation for producing commercial industrial designs, Portland was selected by the winning Contractor to undertake a tender design as part of the Design and Build procurement process.

The project comprised the development of the 5 hectare site to provide ten speculative industrial units totaling 190,000ft².

An extensive cut and fill exercise was undertaken by Portland to ensure a balanced quality was achieved to make the development as cost-effective as possible.

The original tender design called for piled foundations. however working in close collaboration with the contractor and supply chain, Portland were able to devise a foundation design utilising an alternative form of ground improvement.

The site was home to a significant area of Japanese knotweed which was removed by excavation to a depth of 6m, the backfill was engineered to allow shallow spread foundations to be adopted.

Portland has also provided structural design services for a printing company tenant as part of their fit-out works, including modifications to the steel frames, foundations to machinery bases, mezzanine floors etc.

