Commercial Property Capability Statement

Martin Arnold

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About Us

As a multidisciplinary practice of construction consultants, we can offer our commercial clients a range of services to support you with achieving your objectives for your commercial spaces. We have a long history of delivering high quality CAT A and B fit-outs for clients across both London and Ireland, developing bespoke solutions which offer genuine value for money.

Sustainability & Retrofit

Building Surveying

Quantity Surveying

Building Safety

Architecture

Development Services

Professional Services

Health & Safety

Project Management

Asset Management

Our Service Offering

Project Management

As a practice with years of experience in the commercial fit-out sector, we understand typical stakeholder structures in place with commercial fit-out projects and requirements thereafter during the design and construction period. Martin Arnold can offer Project Management services to ensure all stakeholders requirements are met within the appropriate timeframe for various stages and critical milestones of a project. Our vast experience and technical knowledge across the construction industry allows us to record accurate progress of works, advise on compliance with Building Regulations, monitor compliance with work specifications, whilst providing pragmatic solutions to minimise disruption and delays.

Our Project Managers boast unequalled levels of technical ability with a strong ability to drive performance, value and customer satisfaction. Our background in contract management provides our Project Managers with an expert understanding of the construction process, ensuring that our clients receive first class advice.

Employer's Agent/Contract Administrator

We couple our high levels of technical and contractual experience with our expertise in communication to build strong project relationships and work collaboratively with our clients and project teams. As Employer's Agent or Contract Administrator, we drive performance, value and customer satisfaction through our approach.

We have built-up long-term relationships acting as Employer's Agents on behalf of some of the UK's commercial developers. We offer a personalised service for each of our clients and projects, with dedicated project teams and points of contact provided for clients.

Quantity Surveying

Our Quantity Surveying services are available at every step of your construction project, from initial proposals and feasibility assessment through to completion and occupation. We provide expert advice and explore all procurement, tendering and contract strategies to drive maximum value for our clients.

Our in-depth knowledge of the commercial sector, its suppliers and its contractors mean that we are able to help our clients control and manage costs throughout the design and construction phases. We regularly benchmark the projects that we work on so that we can identify realistic and achievable solutions to our clients' requirements, helping them to fulfil their vision in a cost-effective manner, regardless of the circumstances.

Lease Administrator

Martin Arnold recognise the importance for effective liaison between landlords, tenant and stakeholders during the construction period for successful delivery. Martin Arnold are experienced in facilitating compliance with lease terms to ensure proper execution of the lease during the construction period.

Our Service Offering

Independent Certifier

Martin Arnold recognises the importance of providing impartial advice to principal stakeholders. We provide assurances when it comes to compliance of works and administering build contracts and lease agreements. Our team will monitor development with respects to the quality of construction works, technical compliance, programme, and cost, utilising a collaborative approach with all parties. Our team are committed to ensuring administration is carried out efficiently to mitigate any delays to completion.

Our Independent Certifier will typically carry out the following key functions:

- Site inspections to monitor progress and compliance for works.
- Monthly reporting to key stakeholders advising on progress and commercial matters.
- Advising on contractual obligations to satisfy building contract and lease agreements.
- Advising on programme and contractors' claims for delay.
- Certifying interim payments, issuing instructions and final account payments.
- Facilitating payment approvals between landlord, tenant and contractor pursuant to the relevant agreement.
- Advising on practical completion and issuing certification.
- Reporting and monitoring defects and issuing certificates of making good.

Relevant Experience

Central Plaza | WeWork

Martin Arnold were commissioned by WeWork as Employer's Agent to deliver a CAT A and B fit-out at one of the City of Dublin's most iconic buildings.

Formally home to Dublin Central Bank situated in the heart of Dublin, Central Plaza spans eight floors, totalling 73,000 sq. ft of flexible workspace to cater for both SMEs and enterprise companies. The scheme has been expertly designed to cater for hybrid work models, blending hospitality and workspace with state-of-the-art facilities to foster collaboration and productivity.

A new mezzanine floor structure has also been constructed and new MEP services installed.

Martin Arnold collaborated with WeWork, the contractor and the asset manager to ensure all obligations of the building contract and lease agreement were satisfied. We also undertook monthly site inspections reporting to the client and the landlord team to successfully achieve the financial milestones in accordance with the terms of the lease.

Relevant Experience

Finsbury Pavement | We Work

Our team were commissioned as Employer's Agent on this exciting project for WeWork.

Occupying seven floors, the space consists of a mixture of open plan and cellular offices, small and large meeting rooms and innovative meeting spaces offering flexibility across all floors. The theme has remained consistent providing both a modern and contemporary feel whilst utilising natural light where possible.

The project consisted of an extensive CAT A & B specification to all floors including a new MEP installation and replacement programme for the lifts.

Martin Arnold had to adapt quickly to the client's style of working and high pace programme requirements combined with integration and coordination of various design consultants.

Martin Arnold assisted with obtaining Landlord consents as part of the lease obligations whilst ensuring that the critical path for the main programme was not impacted.

Challenges on this project, aside from the driving programme factor, included extensive liaison with the landlord's surveyor requiring approval for design elements which could have delayed delivery date and a number of significant late changes to floor plate layouts to manage.

The integration of a new external canopy to the front facade proved challenging to complete and the pavement remained in use whilst works were completed.

Relevant Experience

Victory Parade | DG Cities

Our team provided Contract Administration and procurement advice services on the refurbishment of the Smart Mobility Living Laboratory, situated on the Royal Arsenal just yards away from our head office.

DG Cities are an urban innovation company specialising in the integration of 'smart city' technologies. The Smart Mobility Living Laboratory at the Royal Arsenal is the base for London's research and development of autonomous vehicles. The facility is operated by TRL and is already delivering a service and running trials, being supported by RB Greenwich, TfL and world leading organisations such as Cisco, Cubic, London Legacy Development Corporation and University of Loughborough.

We developed the specification, managed the procurement and acted as Contract Administrator throughout the project. Our role involved detailed liaison with many specialists to ensure that the needs and requirements of the clients and potential end users were captured within the space. Part of the space was transformed into the vehicle laboratory whilst the other part was converted into a useable office space, entertainment space, data centre and data control room. Martin Arnold worked with the client to ensure that their brand was at the forefront of the design, transforming the space into a vibrant office environment with a clean, modern and technologically advanced workshop/laboratory space for end users.

Relevant Experience

Office Fit Out | BPTW

Our team provided Employer's Agent services on the fit-out of an architectural practice in Greenwich.

Through collaboration with the client, our team delivered a CAT A and B fit-out of an architectural practice which now offers creative spaces, meeting room facilities, a model making space, a café and a creative hub. The project was managed using a Construction Management route with our team leading on both the pre and post contract activities from design through to project completion.

Image credit: BPTW

Relevant Experience

Aspire Dental Academy & Wellness Centre | DMG WorkplaceCities

Our team provided cost estimating and planning services in support of the client's tender submission for a high-specification fit-out project located in Mayfair.

The scheme involved the transformation of an existing commercial unit into a state-of-the-art dental academy and wellness centre.

The scope of works included a comprehensive soft strip of the existing premises, followed by a Category B fit-out. The design, developed by the employer's design team, featured complex architectural detailing, high-end bespoke furniture, and a premium specification throughout to reflect the prestige of the location and intended use.

Martin Arnold's role extended beyond traditional Cost Consultancy with our team members undertaking detailed design and tender documentation reviews to ensure full alignment with the employer's tender requirements. Our input was instrumental in enhancing the competitiveness of the client's bid, ensuring both compliance and value.

Relevant Experience

New Bond Street | Ambit Moat

Our team provided comprehensive tender support to Ambit Moat for the refurbishment of 128–129 New Bond Street, a prestigious commercial property in the heart of Mayfair.

Formerly occupied by HSBC, the building is being transformed to meet the expectations of modern occupiers while preserving its architectural significance in one of London's most iconic retail and business districts.

The proposed refurbishment includes full strip-out and demolition, structural alterations, complete replacement of mechanical, electrical, and public health systems, installation of partitions and dry linings as well as high-spec finishes and bespoke joinery

Martin Arnold led the procurement and tendering process in close collaboration with the client's supply chain.

Key activities included:

- Design familiarisation and technical review
- Collation of design documentation and tender pack production
- Engagement with supply chain partners to obtain competitive pricing
- Review and validation of the employer's Bill of Quantities
- Tender analysis and cost normalisation
- Budget cost estimating and financial benchmarking
- Strategic advice on preliminaries, contingencies and risk allowances
- Evaluation of supply chain qualifications and exclusions
- Recommendation of preferred tender offer

Relevant Experience

Saville Row | Ambit Moat

Our team provided strategic tender support to Ambit Moat for the refurbishment of 18–20 Savile Row, an eight-storey commercial building in one of London's most culturally rich and architecturally refined districts.

The project is envisioned as a sensitive and crafted addition to an area celebrated for its tailoring heritage, contemporary art, fine dining and premium workspaces.

The proposed refurbishment includes full strip-out and demolition, structural alterations, complete replacement of mechanical, electrical and public health systems, installation of partitions and dry linings and high-spec finishes and bespoke joinery.

Martin Arnold led the procurement and tendering process in close collaboration with the client's supply chain. Key activities included:

- Design familiarisation
- Production of Bill of Quantities including take off
- Collating design information and producing tender packs
- Engagement with the clients supply chain to obtain costs
- Reviewing accuracy of employer's Bill of Quantities
- Tender analysis/formalisation
- Budget cost estimating
- Advising on contractor preliminaries, contingencies and risk
- Advising on supply chain qualifications and exclusions
- Recommendation of tender offer

Relevant Experience

Cadogan Gate | Cadogan Estate

Our team is providing Cost Consultancy services for the refurbishment and extension of 3 Cadogan Gate, transforming an existing five-storey building behind Sloane Square into commercial office space.

Martin Arnold are appointed as Cost Consultant across both the pre- and post-contract stages on a project to deliver a refurbishment and extension project at 3 Cadogan Gate. Situated behind Sloane Square, the existing building offers commercial space across five floors. The client is focused on delivering a strip-out of the lower ground, 1st, 2nd and 3rd floors to leave a clean site. The building will then be refurbished with a two-storey rear extension being erected from the 2nd and 3rd floors, increasing the gross internal area by circa 21%. Once complete, the building will offer high-end office space across all floors.

Our Team

Chris Martin

BSc (Hons) MSc FRICS
Director

Bio

Chris heads up our Cost Consultancy and Quantity Surveying team and works primarily within the commercial and residential sectors with his experience stretching over a 20-year period. Chris engages in all aspects of cost management and procurement, with a focus on development appraisal. Chris successfully supports our clients with a number of services, including cost advice from project inception through to completion, as well as more technical procurement advice and services.

Skills

- Project leadership: Taking strategic direction on projects
- Stakeholder management - has worked extensively across all sectors and is an expert at managing multiple interests

Knowledge

- CAT A and B fit-outs
- Understanding how legal agreements will come together
- Procurement and contract expertise

Behaviours

- Inspires others to act with integrity and honesty - communicating when things have not gone well and where improvements can be made
- Strong team leader - regularly reviews resourcing and competency of his team to ensure we are capable of delivering the projects we are assigned to

1 Waterhouse Square | WeWork

125 Shaftesbury | WeWork

Berkeley Modular Factory

52 Bedford Row | WeWork

Our Team

Tanvir Snotra

BSc (Hons) MRICS
Senior Associate

Bio

Tanvir is one of our Associates, overseeing a team of Quantity Surveyors on both commercial and residential projects. Tanvir has a wealth of experience delivering pre and post contract activities from design to project completion for local authorities, private developers, registered providers, and workspace clients. Tanvir's strength lies in understanding his clients expectations and ensuring the programme and delivery strategy aligns with them.

Skills

- Project Management
- Cost estimating and cost planning
- Cost reporting
- Risk management, value engineering and cost control measures
- Advise on claims, dispute and contractual issues

Knowledge

- License to Alteration Agreement
- S&C / Cat A / Cat B fit-out
- Contract Administration
- Procurement and tendering

Behaviours

- Actively takes part in CPD to support personal growth
- Provides an honest assessment of workload, resource issues, and potential risks
- Consistently performs at a high level and goes extra mile for both internal and external teams

Central Plaza | WeWork

Office Fit-Out | BPTW

Gunnery Terrace \ Martin Arnold

12 Moorgate | WeWork

Contact Us

If you would like to discuss further or would like a quote, please contact:

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