



CGA COMMERCIAL CAPABILITY

Our Experience



GSK



Christie's Archive



Midford Place



Fleet House

At Clive Graham Associates, we bring a proactive, detail-oriented approach to every project—delivering high-quality results across the commercial, hospitality, and residential sectors. With a strong reputation for precision, collaboration, and integrity, our team excels in managing complex fit-outs, refurbishments, and new-build developments from concept to completion.

Our project experience reflects our ability to deliver on time, within budget, and to the highest standards— whether navigating tight programmes, coordinating specialist trades, or integrating bespoke design elements.

We pride ourselves on building lasting relationships with clients, consultants, and contractors alike, driving projects forward with clear communication and commercial insight.

Each project we undertake is an opportunity to demonstrate our commitment to quality, innovation, and value—ensuring our clients' visions are brought to life with confidence and care.



IDEXX



The Goldsmith's Centre



Firmenich



Cairo Studios



Vyner Street

Project profile

GSK Various Locations

GlaxoSmithKline (GSK) is a science-led global healthcare company dedicated to developing innovative medicines and consumer healthcare products. Over the past decade, Clive Graham Associates (CGA) has proudly partnered with GSK to deliver a series of high-profile refurbishment and fit-out projects at their prestigious Brentford headquarters. Each project reflects CGA's commitment to quality, precision, and seamless delivery in live environments.

Transforming Workspaces, Enhancing Experiences

From strategic relocations to bespoke executive suites, CGA has played a pivotal role in reshaping GSK’s workplace to meet evolving business needs and employee expectations.

In 2013, we completed a comprehensive refurbishment across three floors within two buildings at GSK House. This included the full strip-out and fit-out of office spaces, quiet booths, kitchens, and meeting rooms—each tailored to enhance functionality and comfort.

Building on this success, we delivered a full refurbishment of Level 9 in 2014. Over a three-month period, the 2,200m² floor was reconfigured to house GSK’s Legal department, featuring new partition walls, quiet booths, tea points, and DDA-compliant design. Upgrades to lighting, power, data, and ventilation systems ensured the space was both modern and efficient.

Innovation Meets Performance

We were proud to support the creation of the GSK Human Performance Lab, an 18,000 sq ft state-of-the-art facility designed to simulate diverse environmental and training conditions. This cutting-edge space enables GSK scientists to push the boundaries of sports science, recovery, and nutrition.

As part of Project Cleo, CGA played a key role in GSK’s strategic workplace transition, facilitating the relocation of approximately 1,500 employees from Stockley Park to Brentford. Delivered through fast-track, turnkey solutions, we reconfigured multiple floors to accommodate new teams, integrating mechanical, electrical, and plumbing systems, upgrading IT infrastructure, and creating collaborative zones and breakout areas—all while maintaining business continuity.

Smart Infrastructure for a Smarter Campus

We also led a site-wide infrastructure upgrade at GSK Brentford, enhancing safety and sustainability. This included the installation of a new LED lighting scheme, resurfacing of the underground car park, and the implementation of intelligent vehicle recognition and signage systems to improve user experience.

Executive Excellence & Flexible Workspaces

In the high-spec Project Willow, we transformed a ground floor space into a sophisticated Executive Suite. The project featured enhanced drywall and full-height glazed partitions with acoustic glass doors, creating a premium environment for senior leadership.

On Level 8, we delivered a flexible and modern office space supporting 245 workstations across 2,200m². Appointed under an NEC Design & Build contract, CGA provided layout consultancy, bespoke finishes, and full M&E upgrades, including fire safety systems and acoustic enhancements.

Welcoming First Impressions

During the global pandemic, we was tasked with upgrading GSK’s reception area. The project involved the design, manufacture, and installation of a new reception desk, blending compliance with contemporary aesthetics to create a welcoming and secure environment for staff and visitors.

We also refurbished the Travel Lounge, GSK’s primary welcome space for guests. Located on the ground floor, the lounge now features modern amenities including showers, refreshment stations, and secure luggage storage. The revitalised space reflects GSK’s blue-chip standards and increased capacity to meet growing visitor demand.



Sector	Commercial/ Pharmaceutical
Contract Period	Various
Value	Various

Project profile

Christie's Archive

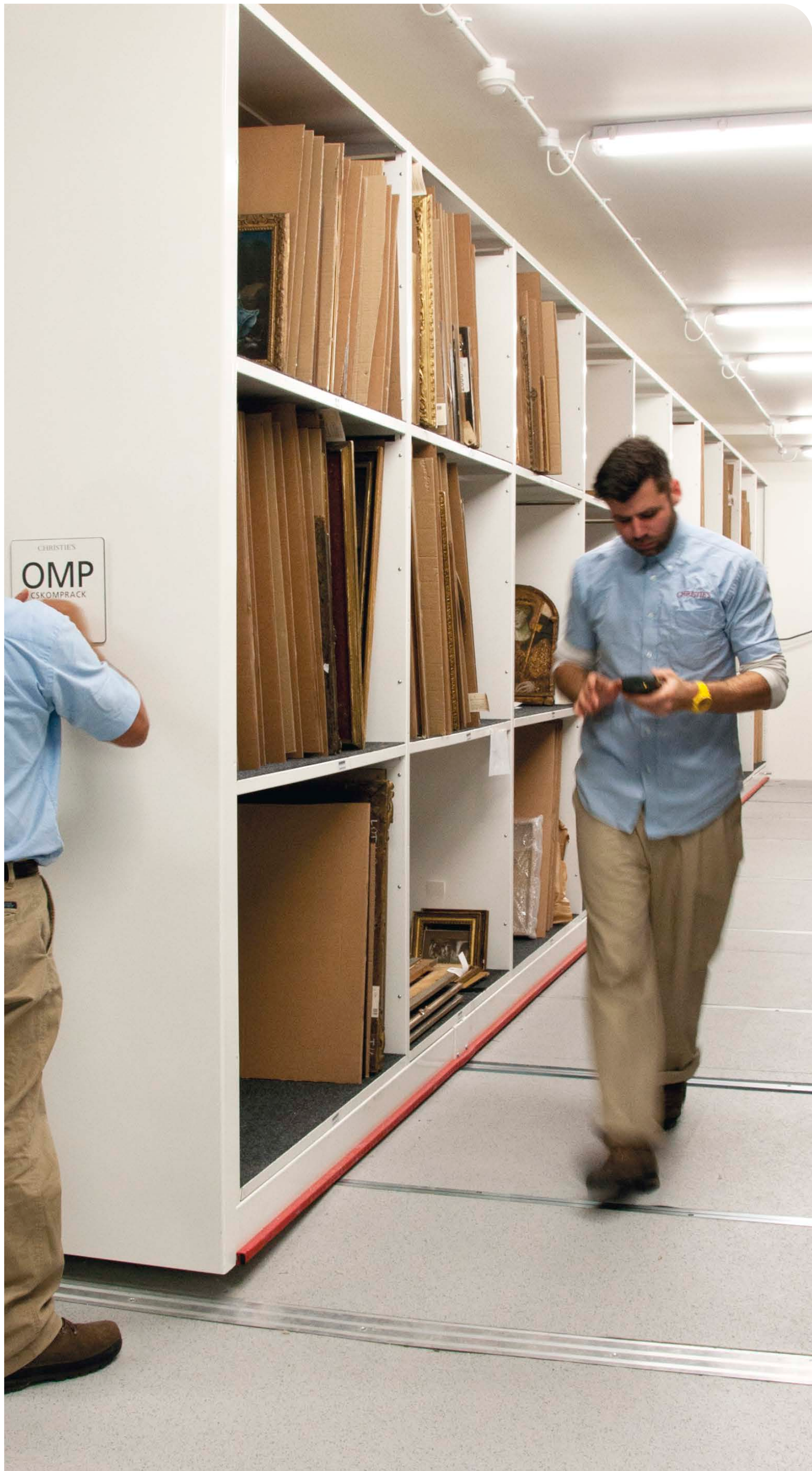
South Kensington

Over the past three years we have been fortunate to have the opportunity to work for Christie's Auctioneers in at their various properties. Under the Christie's framework, CGA carried out the fit out and refurbishment works to Christie's South Kensington Basement; Offices, Photographic Studio and Catalogue and Warehouse space.

We were employed Artillery Architects to produce office design layout options for the client. Phase 1 was completed over 15 weeks comprising of the strip out and demolition of an existing warehouse and returned to open plan office, meeting rooms, copy areas, and breakout room. All new M&E services were installed including air conditioning and new fresh air systems. Minor structural works were also undertaken with adaptations to existing bricked up archways.

Phase 2 was completed over 13 weeks, creating new open plan space with a specialist automated racking system and storage units for the catalogue and warehouse department. Phase 3 was then completed within 15 weeks creating new secure storage space and storage units.

The works took place whilst the building was occupied and auctions continued to run without disruption to schedule. Areas were decanted and then repopulated after each phase.



Sector	Commercial
Contract Period	15 weeks
Value	£3m

Project profile

Midford Place

Tottenham Court Road

CGA proudly delivered the comprehensive refurbishment and alteration of 10 Midford Place, a prominent corner building at the intersection of Tottenham Court Road and Midford Place, in the heart of Fitzrovia. This late 1980s structure has been thoughtfully transformed into a vibrant, efficient, and contemporary office space that reflects the energy and character of its surroundings.

Design & Architecture

Accessed via a newly formed entrance on Midford Place, the building now welcomes visitors with a striking reception area inspired by the district’s rich history in electronics and audio-visual retail. The design blends modern elegance with subtle nods to the past, creating a memorable first impression.

The refurbishment retained the original reinforced concrete frame and slabs, with the exception of a removed secondary staircase. The façade was preserved, receiving a fresh coat of paint to enhance its street presence.

Interior Enhancements

The interiors were completely stripped back, including all mechanical and electrical systems, and rebuilt to meet modern standards. Key upgrades include:

- New lift installation with bronze-finished doors and lift cars featuring porcelain tile flooring, concealed LED lighting, and back-painted glass with mirrors.

- High-spec finishes throughout the reception and entrance areas, including:
- Granite and porcelain tile flooring
- Red leather wall panels
- Lacquered MDF and white painted plasterboard walls
- Wood-panelled and plasterboard ceilings with feature and concealed lighting

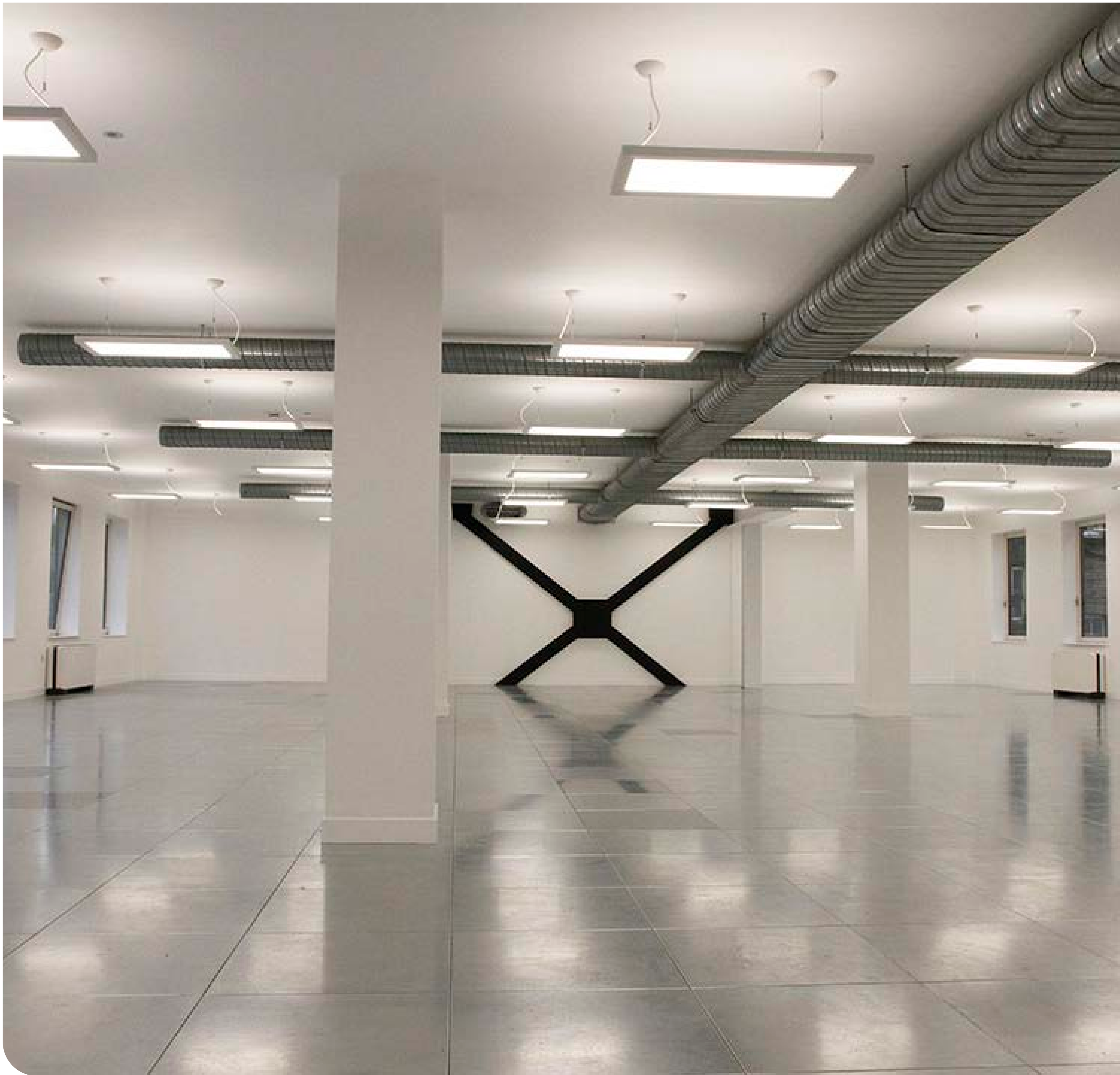
These elements combine to create a dynamic and welcoming atmosphere for tenants and visitors alike.

Functional Improvements

The project also delivered several practical enhancements:

- Full M&E services installation
- New shower facilities and bicycle storage in the basement
- Infilling of the secondary stair core
- Lacquered fumed oak veneer doors to office floors, stairwells, and WCs
- Feature metal bracing on the southern wall for added architectural interest

Throughout the construction period, the Halifax Bank retail unit located at basement and ground levels remained fully operational, demonstrating our commitment to minimising disruption and maintaining stakeholder satisfaction.



Sector	Commercial
Contract Period	25 weeks
Value	£1.6m

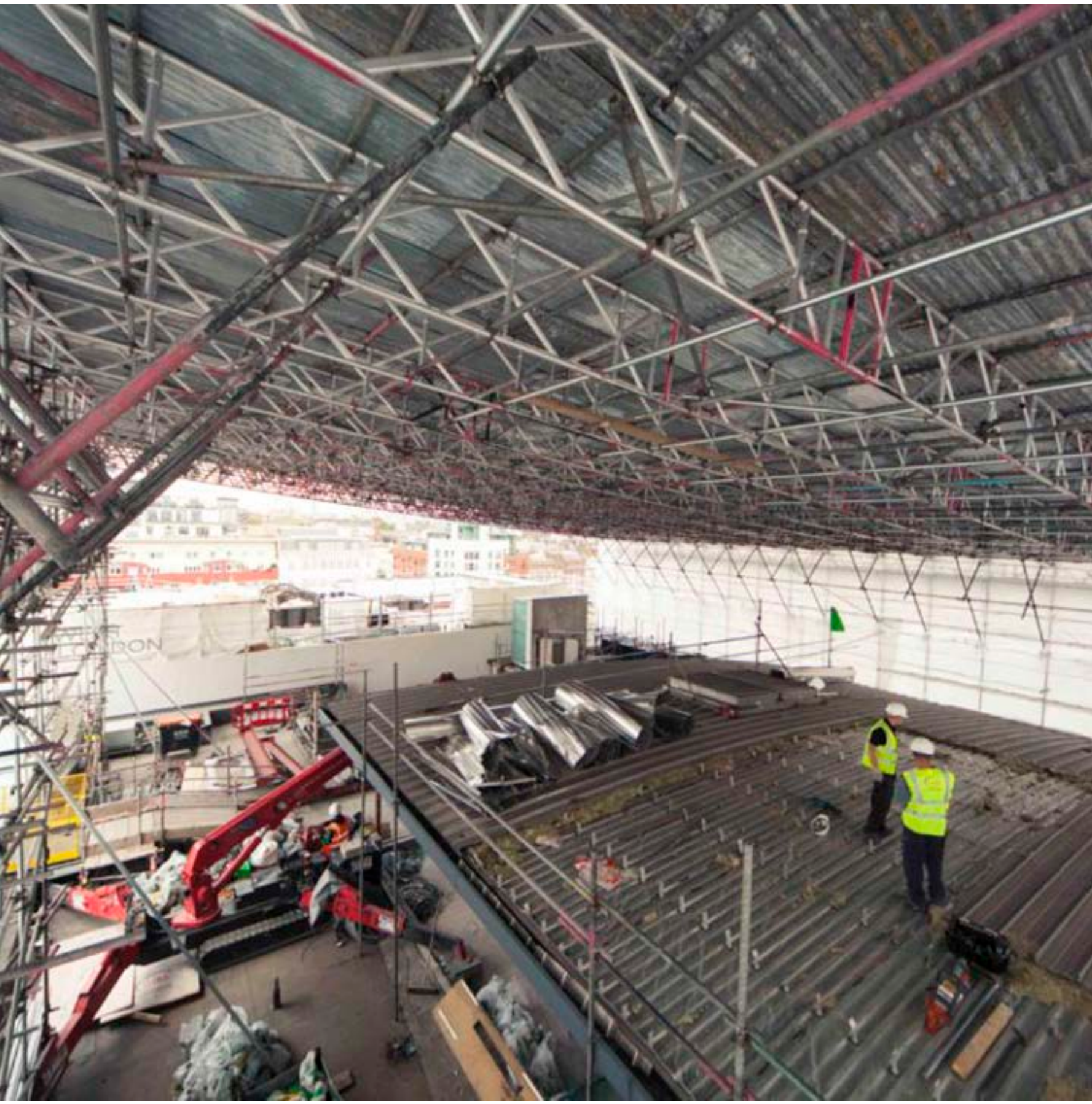
Project profile

Fleet House Clerkenwell

CGA completed the commercial refurbishment and fit out at Fleet House, Clerkenwell. Southern Housing Group own and occupy the majority of Fleet House.

The works have created additional office space at 4th and 5th floors, green roof area, new fit out and relocation of WC areas all whilst the building remains occupied between basement and 3rd Floor.

The works included the construction of a new 5th floor roof top extension, partial infill at 4th floor level and office fit out.



Sector	Commercial
Contract Period	31 weeks
Value	£2.5m

Project profile

Firmenich

Bedfordshire

CGA recently completed a specialist laboratory fit-out at Colworth Science Park in Bedfordshire, a renowned hub for research and development. The project involved transforming areas across the ground and first floors of the Exchange building into high-performance laboratory and office spaces for a global leader in taste and scent technologies.

The new facilities include six purpose-built laboratories, each designed with negative air pressure systems to contain aromas and maintain airtight conditions. To ensure acoustic integrity, the spaces were constructed with soundboard materials, sealed junctions, and acoustic mastic, effectively minimising sound transference between rooms.

Hygiene and durability were central to the design. All surfaces were made impervious to moisture, with sealed walls, coved rubber flooring, and Acrovyn-wrapped joinery. Suspended ceilings were treated with a Bio-guard coating to support rigorous cleaning protocols.

On the first floor, we delivered a fully integrated office suite, complete with a dedicated server room and bespoke finishes. Each of the six suites was fitted with custom furniture, high-spec flooring, and precision-installed windows and doors all tailored to meet the client’s exacting standards.

This project showcases our ability to deliver complex, technically demanding environments that support innovation at the highest level.



Sector	Pharmaceutical
Contract Period	21 weeks
Value	£1.2m

Project profile

IDEXX

Newmarket, Cambridge

We successfully completed the first phase of a multiple phased project within an existing warehouse lab for IDEXX. IDEXX a worldwide pharmaceutical water treatment company acquired the adjacent warehouse unit in Newmarket. The first phase of this multi phased project was to allow for some packaging, lab, and office moves in the following phases.

CGA under a Design & Build Contract full designed the introduction of the structure and Mechanical and electrical services. Our incumbent designer took a basic stage 2 design through to stage 4 to allow for procurement and installation.

The works consisted of construction of a new mezzanine level, upgraded comfort cooling and heating system for the IDEXX staff and to allow for swing space to accommodate the following second phase that CGA have already started,

Challenges

The existing concrete slab had no technical structural literature on the construction and performance of the slab to accommodate the proposed mezzanine design introduction. The existing curtain wall system was circa 15 years old and required new components fabricated to allow for new window installation

Solution

CGA with the support of the structural engineer validated the existing structural slab with core drilling and the minimal design information we obtained from research into the structure engineer of the original scheme when constructed.

Due to the curtain wall not being an off the shelf profile we had to engage our specialist metal worker and curtain wall manufacturer to fabricate window reveals for the new windows.



Sector	Pharmaceutical
Contract Period	22 weeks
Value	£507k

Project profile

The Goldsmiths’ Centre

Farringdon

CGA recently completed a successful refurbishment of the reception and security area at The Goldsmiths’ Centre, transforming the space to enhance both functionality and aesthetics.

The Scope of Works included:

Reception Desk Redesign: The original desk and adjacent wall of the security office were removed to create a more open and integrated reception area. Steel lintels were installed to maintain structural integrity.

Electrical Reconfiguration: All electrical systems and trunking were re-routed to support the clean, modern design of the new desk layout.

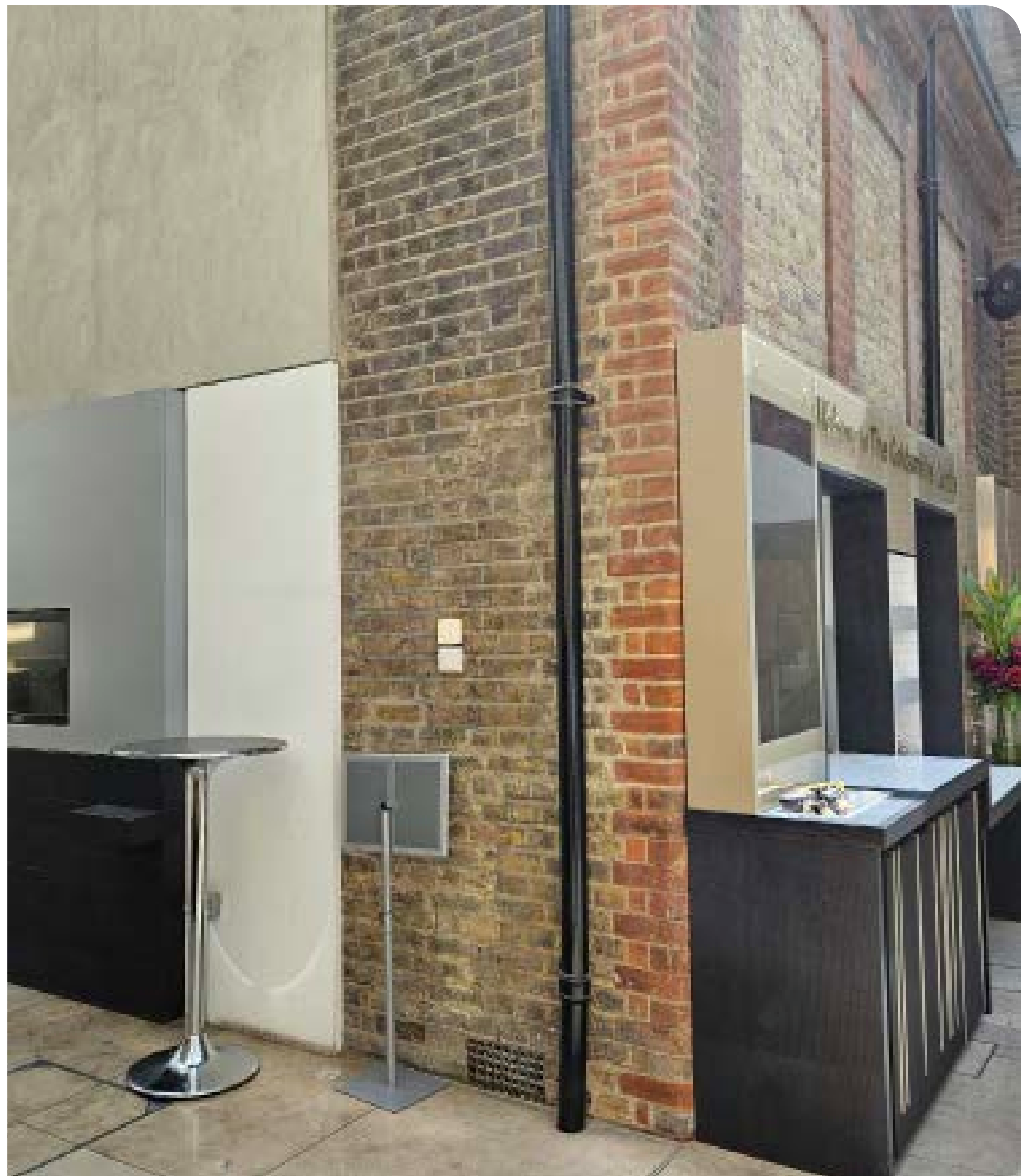
Improved Security Integration: A new privacy screen was added within the security room, improving operational efficiency between reception and security staff.

Bespoke Joinery: The original desk was dismantled and repurposed by Cre8 Joinery. It was constructed and deconstructed twice at their factory, with the client team present, ensuring every detail met expectations ahead of a streamlined on-site installation.

Branded Signage: New “Welcome” signage was installed, finished in a specialist paint to match The Goldsmiths’ Centre’s brand identity.

Challenges and Solutions: To minimise disruption during high-traffic exhibition periods, the reception desk was fully assembled and reviewed at the factory twice before final installation. This proactive approach allowed for client sign-off in advance and a smooth, time-efficient fit-out on-site.

The result is a refined and secure reception space that reflects The Goldsmiths’ Centre.



Sector	Commercial
Contract Period	12 weeks
Value	£400k

Project profile

Vyner Street London

This charming, canal-side, former warehouse building has undergone a comprehensive refurbishment. The offices benefit from exposed services, reclaimed wooden flooring, original steel columns and excellent ceiling heights throughout.

The top two floors both benefit from substantial demised roof terraces with views over the vibrant Regents Canal.

CGA carried out the strip out and Cat A refurbishment of 25B Vyner Street, the project was logistically challenging as it sits right up against the Regent’s Canal. The original plan was to set up a cantilever scaffold system at the rear of the building which would have taken up window and floor space on the ground and first floor.

After working around the logistics of the project, we proposed a solution which was safer and would allow us to continue works on on the ground and first floor.

A barge was sunk at the rear of the building to the canal bed (with permits from Canal Rivers and Waterways Authority) where the scaffold was built upon.



Sector	Commercial
Contract Period	23 weeks
Value	£1.9m

Project profile

Cairo Studios Shoreditch

CGA has successfully delivered a full external and internal CAT A refurbishment across five floors of a characterful Victorian warehouse in the heart of Shoreditch. Steeped in cultural history, the building once housed the production team behind the iconic satirical puppet show Spitting Image and later became home to Jamie Oliver’s Apprenticeship Training School for his restaurant FIFTEEN, which remained operational throughout the works.

Project Vision

The goal was to create bright, open-plan commercial spaces while celebrating the building’s industrial heritage. Original features such as timber floorboards, hoists, and traditional windows were carefully preserved and restored, blending old-world charm with modern functionality.

Scope of Works

Spanning approximately 1,096m² across the ground and first to fourth floors, the refurbishment included:

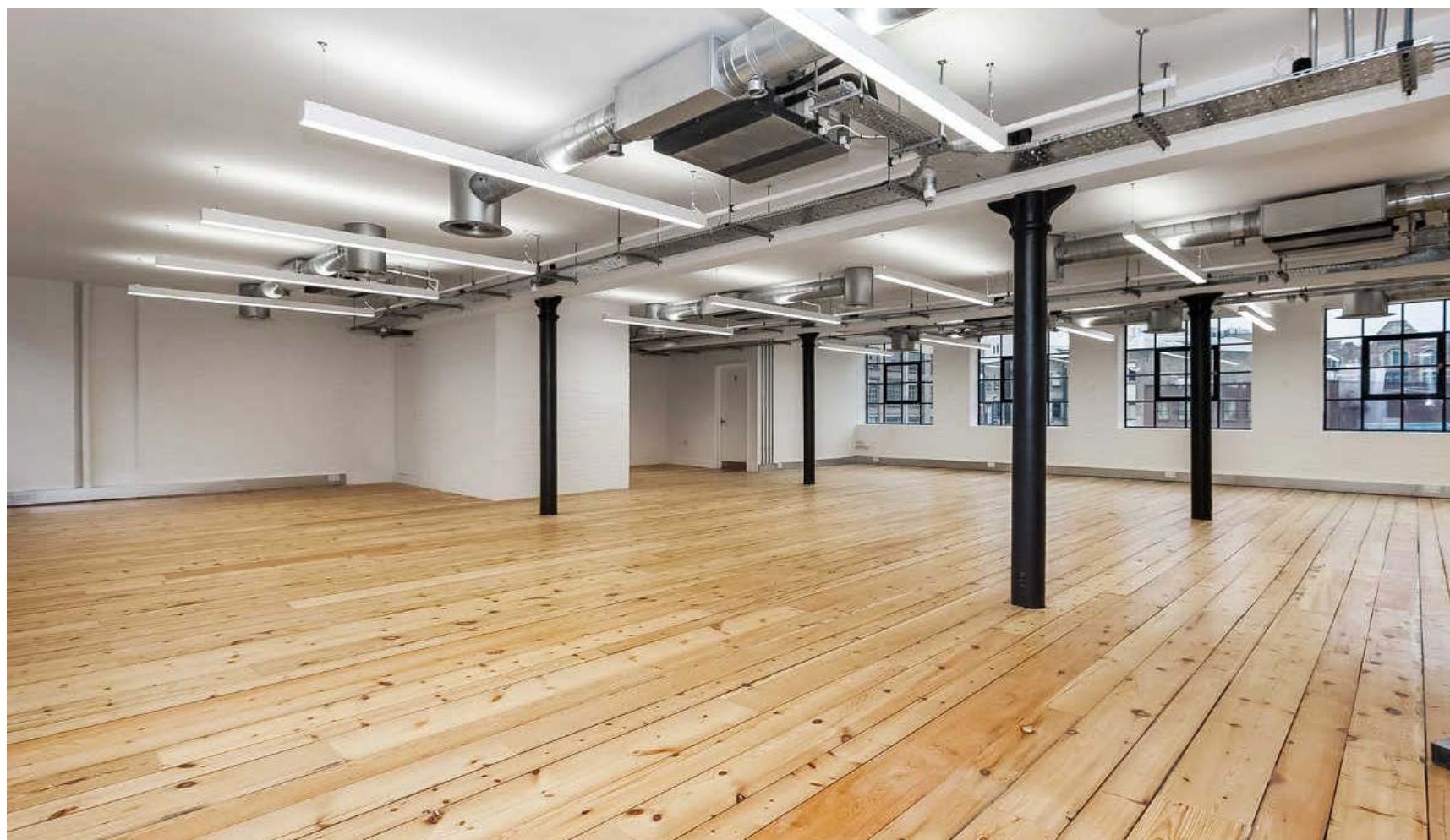
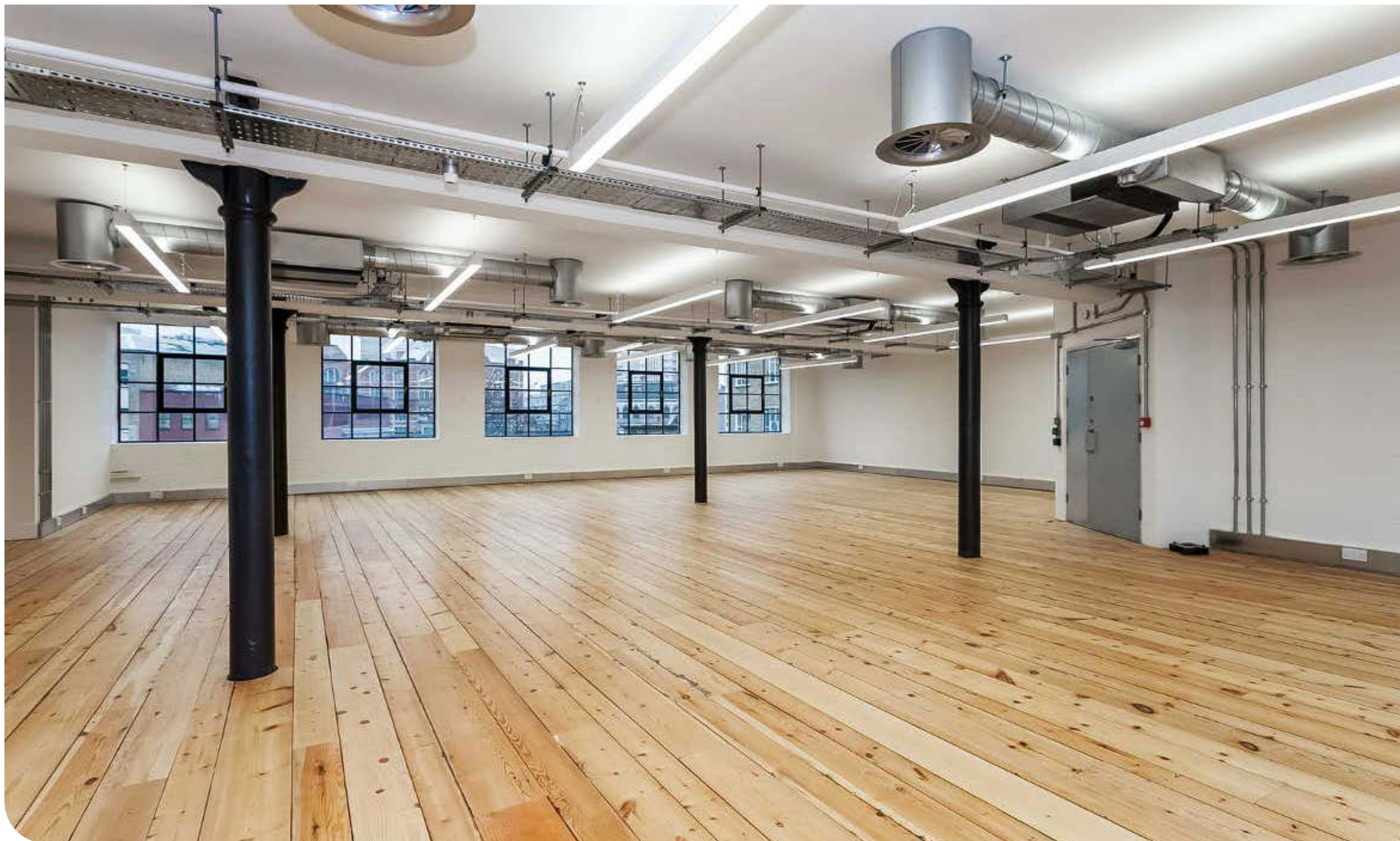
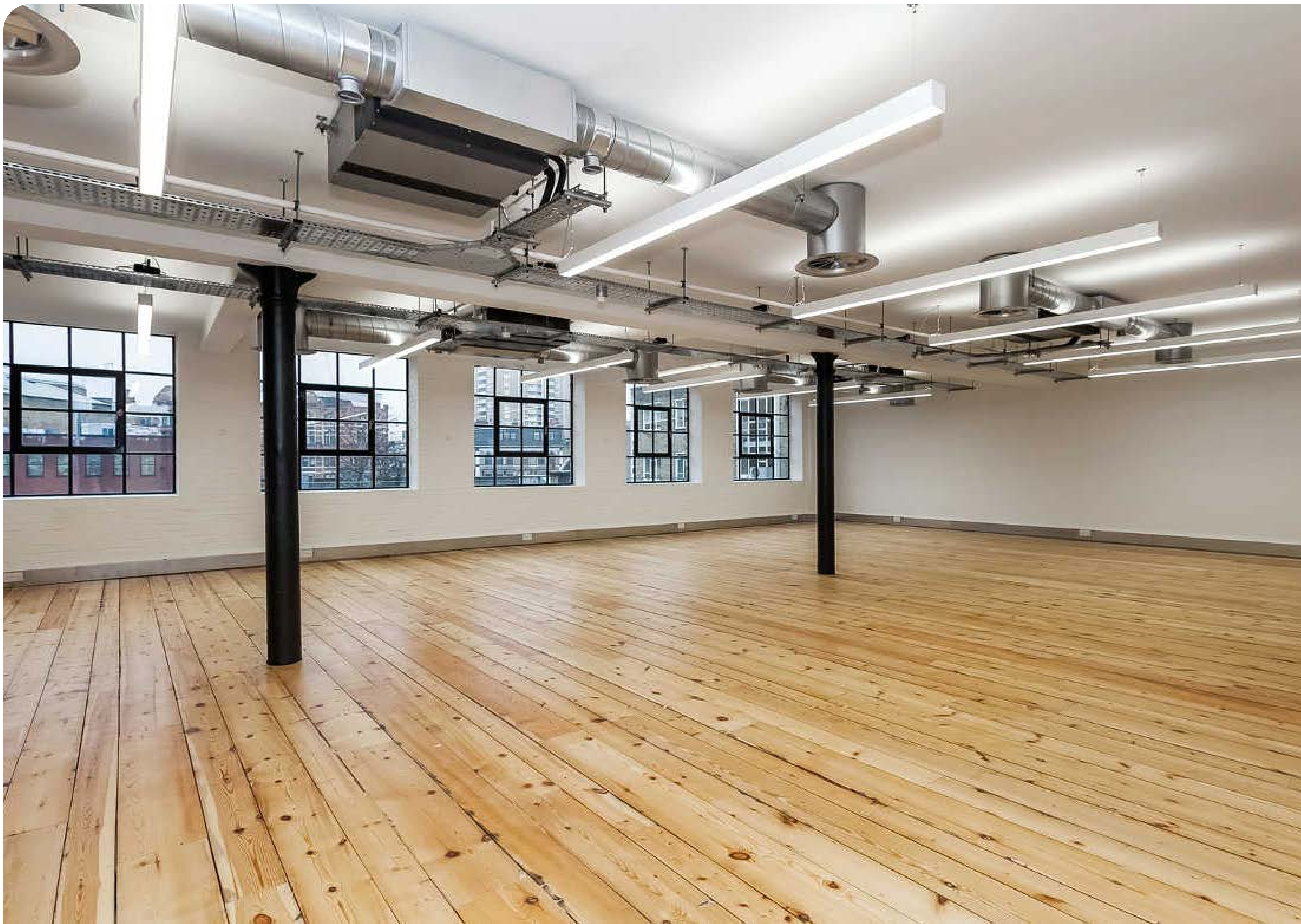
- New Fagerhult lighting, sub-mains, low-level power, fire alarm and door entry systems, and fire curtains
- Full AC installation and extraction systems for WCs
- Reclaimed timber flooring throughout, echoing the original design

- Removal and replacement of apex glass rooflights at roof and first-floor rear lightwell
- New steel and timber framing to support the new rooflights
- Lift replacement – removal of the existing lift and installation of a new one
- Façade restoration, including preservation of existing artwork
- New Crittall-style windows to the rear elevation

A separate entrance and exit were maintained for basement access to ensure minimal disruption to the occupied training school.

Project Challenges

One of the most complex aspects of the project was the installation of large glass rooflight panels, each weighing 660kg. The building’s tight urban setting—surrounded by residential properties and a police station—required meticulous planning. CGA coordinated a single-day crane lift operation to position the panels at roof level and within the rear lightwell, ensuring minimal impact on the surrounding community.



Sector	Commercial
Contract Period	32 weeks
Value	£1.2m



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