



Modular Construction  
solutions by Modulek  
**Think outside the box.**

HYS  
HAMBLE YACHT SERVICES

Maximum  
**speed**  
Minimum  
**disruption**

Combining speed, experience  
and intelligent design to deliver  
outstanding sustainable buildings.

**Modulek**<sup>LTd</sup>  
Commercial Portfolio



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**Modulek**<sup>LD</sup>



# Fast track modular solutions

Modulek Commercial Buildings provide a cost-effective, faster alternative to traditional construction without compromising quality. Combining Modern Methods of Construction with traditional craftsmanship, our unique hybrid approach delivers custom-made buildings tailored to your needs.

With quicker delivery and minimised disruption, they are ideal for businesses seeking efficiency, flexibility, and sustainability in their commercial spaces.

*Stephen*

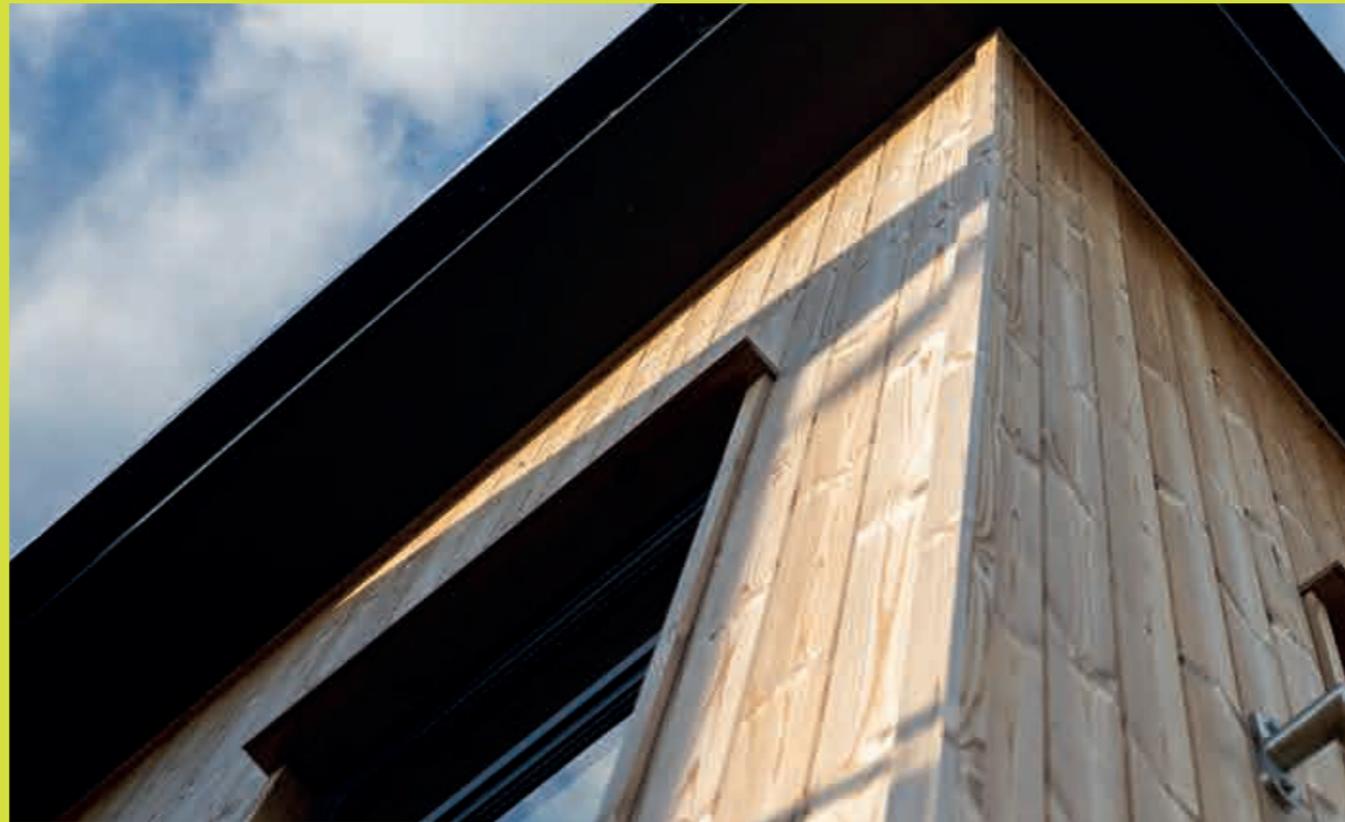
Statement by **Stephen Pester**  
Commercial Director, Modulek





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# Why modular?

The answer lies in the re-framing of the problem or the challenge. By thinking outside the box we're able to deliver the key benefits of modular construction and demonstrate the reasons why you should partner with us.

# Smart alternative

Combining speed, experience and intelligent design to deliver outstanding buildings that represent a unique hybrid of traditional and modular construction methods.

The benefits of modular construction stem from the controlled factory construction environment. For example:

- Reduced susceptibility to weather and other delay factors
- Reduced on-site labour requirements for a safer more predictable work process

- Parallel on-site and off-site work results in an accelerated timetable
- Minimised material waste that is better aligned with sustainable building practices
- Enhanced quality control thanks to the ability to achieve a high degree of precision in manufacturing

The majority of our projects include the following turnkey elements: Design, Manufacture, Installation & Groundworks.

## 5 Key benefits of adopting modular construction with Modulek...

### Speed

With up to 90% of the work completed off-site, our construction method delivers in half the time of traditional build, minimising disruption on-site and ensuring a faster building occupation.

1

### Quality

Construction and finishes are of the highest quality and produced in a factory-controlled environment, protected from the elements and subject to stringent quality control procedures, audits and certified to ISO14001.

2

### Economical

Cost efficiencies are maximised through our turnkey end-to-end service from concept to completion and a faster construction timeline, delivering a quicker return on investment.

3

### Environmental

Off-site construction has a smaller carbon footprint than traditional methods. Our designs feature the latest energy-saving technologies, including enhanced insulation, solar panels, and air source heat pumps, ensuring a sustainable investment.

4

### Versatile

The modular approach offers flexibility for future expansion, allowing vertical or horizontal module additions and internal layout changes without affecting structural integrity. Ultimately, the building can even be relocated if required.

5



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# Commercial spaces

Our in-house professional architectural team excels in creating spaces that perfectly fit the way our clients want to operate and appear, with a distinctive focus on balancing functionality with aesthetics and cost.



## Kent Surrey Sussex Air Ambulance

Location: **Maidstone, Kent**

Timeframe: **16 weeks**

Value: **£2,500,000**

Completed: **2020**



**ModuleK**<sup>LD®</sup>

*Modulek's bespoke design has transformed our operations, providing a facility that meets our needs perfectly. The smart layout allows us to host larger events, while advanced technology enhances both security and team safety.*

**Leszek Banasiak**  
Estates & Facilities Manager,  
Kent, Surrey & Sussex Air Ambulance Trust

### Project

A bespoke replacement Head Office was required to provide additional space to enable this crucial emergency service to expand and continue its vital work.

The Head Office needed to incorporate multiple working spaces for different departments working together to coordinate the emergency service.

A redesign of the building took into consideration the needs of each department and provided intelligent solutions for the internal space layout.

Modulek's full steel space frame design gives the building a 60-year design life. Key external design features included Kingspan cladding and a traditional brick façade.



## JP Morgan

Location: **Bournemouth, Dorset**

Timeframe: **7 weeks**

Value: **£1,000,000**

Completed: **2017**



**EMAE**  
Head of design &  
construction JP Morgan

*The feedback Simon and I have also received from the users has been excellent. It was especially nice that we could use a local Dorset company to carry out the works and benefit the local economy.*



## Project

Due to an increase in staff cycling and running to work, JP Morgan needed to provide showers and changing facilities. Modulek value engineered the original traditional build design, down to within the clients budget. Modulek installed a modern, spacious 2 storey shower block and changing rooms within seven weeks.



**HYS**  
HAMBLE YACHT SERVICES

## Hamble Yacht Services

Location: **Hamble, Hampshire**

Timeframe: **12 weeks**

Value: **£900,000**

Completed: **2021**



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*I think modular build is a really sensible way forward for marine construction. There is flexibility, less impact on the environment, and less impact on you as a business as you shorten the time onsite with off-site construction.*

**Tim Yetman**  
Director of Hamble Yacht Services

### Project

Hamble Yacht Services required a turnkey solution for a new building to provide flexible letting spaces for tenants and a modern head office for the Harbour Master. Located on reclaimed land by the estuary, the environmentally sensitive project includes retail space, marina facilities, and offices, designed to meet sustainability goals, and adapt to future business needs while minimising ecological impact.

## Project

Stannah Stairlifts required additional office space to complement their manufacturing facility, enabling expansion with minimised disruption. A key feature was the phased construction design, where first-floor modules can be added as a progressive extension over time as the need develops.



*A high-quality modular building supplied by Modulek, with swift delivery and an excellent installation process. Having used Modulek in the past, their usual attention to detail in compiling the specification and delivery of the final product is always excellent.*

**Gary Woods**  
Stannah Stairlifts

## Stannah Stairlifts

Location: **Andover, Hampshire**

Timeframe: **6 weeks**

Value: **£500,000**

Completed: **2013**

### Project

As part of Hamble Marina's growth plans, an additional eight individual retail units were required to be constructed at the heart of its busy thriving marina.

Instructed by clients Marina Developments Limited, Modulek designed and constructed the retail units during the busy Summer season. Their unique hybrid construction methods meant that construction could take place whilst the Marina was in its busiest footfall period.

Nautical-themed designs featured expansive glazing, Thermowood cladding, and maintenance-free aluminum facades, blending seamlessly with the coastal environment. Units include raised viewing platforms, open-plan sales floors, and modern amenities for a premium experience.



### Hamble Point Retail Units

Location: **Hamble, Hampshire**  
Timeframe: **8 weeks**  
Value: **£750,000**  
Completed: **2019**



**Project**

A thriving and growing business park in Marlow required an outlet to provide food, coffee, and a central meeting space for its site.

Modulek developed the initial concept design, carefully aligning it with the client's brief and seamlessly integrating it into the park's natural surroundings.

Managing the planning applications, Modulek delivered a comprehensive turnkey solution, resulting in a bespoke, stylish building on-site within six weeks.

The project included state-of-the-art kitchen facilities, showcasing the versatility of modular and hybrid construction. With elegant interior finishes and a Thermowood timber-clad exterior, the building exudes warmth and style, creating a welcoming space for park visitors to enjoy.



**Globeside Cafe**

Location: **Marlow, Berkshire**  
Timeframe: **6 weeks**  
Value: **£500,000**  
Completed: **2017**



## Project

Highview Power is leading the way in renewable energy storage, transforming how surplus renewable energy is stored and fed back into the grid.

As part of their new state-of-the-art facility in Carrington, Manchester, they required new office and welfare buildings delivered at speed with minimal disruption to the bustling Carrington plant. To achieve this, they needed a solution built almost entirely offsite.

Modulek met the challenge, delivering and installing the entire build in just five weeks!

## Highview Power

Location: **Manchester**  
Timeframe: **5 weeks**  
Value: **£600,000**  
Completed: **2020**



*What stood out most about Modulek was their positive attitude and exceptional customer service. From start to finish, they were proactive, responsive, and truly committed to delivering the best solution for our needs.*

**Jenny Goy**  
Facilities Manager RSPB

### **Project**

RSPB Arne required a new office building to relocate their remote office from nearby Wareham to the nature reserve itself. The chosen site, an underutilised area within the service yard, provided the perfect opportunity. The design needed to be carefully considered to blend seamlessly with the natural surroundings, ensuring minimal visual impact on the reserve's landscape.



### **RSPB Arne**

Location: **Wareham, Dorset**  
Timeframe: **8 weeks**  
Value: **£450,000**  
Completed: **2018**



## Malvern Town Council

Location: **Malvern, Worcs**

Timeframe: **8 weeks**

Value: **£1,200,000**

Completed: **2024**

*Modulek provided continual support and expert advice, making our vision for the Community Hub a reality. Their seamless communication, problem-solving, and hands-on approach ensured we delivered the best facility for Malvern's residents.*

**Linda Blake**  
Malvern Town Council

### Project

Malvern Town Council needed to replace an outdated community building that no longer met local needs. The existing facility was no longer fit for purpose, lacking the modern amenities required for a thriving community space.

Modulek designed and delivered a modern, purpose-built facility that the community can take pride in. The new building features a welcoming café, a flexible meeting space and a spacious function hall for events.

With its improved design and functionality, the new facility has become a valuable hub for the community.





## RMA Lympstone

Location: **Lympstone, Devon**

Timeframe: **13 weeks**

Value: **£1,200,000**

Completed: **2017**



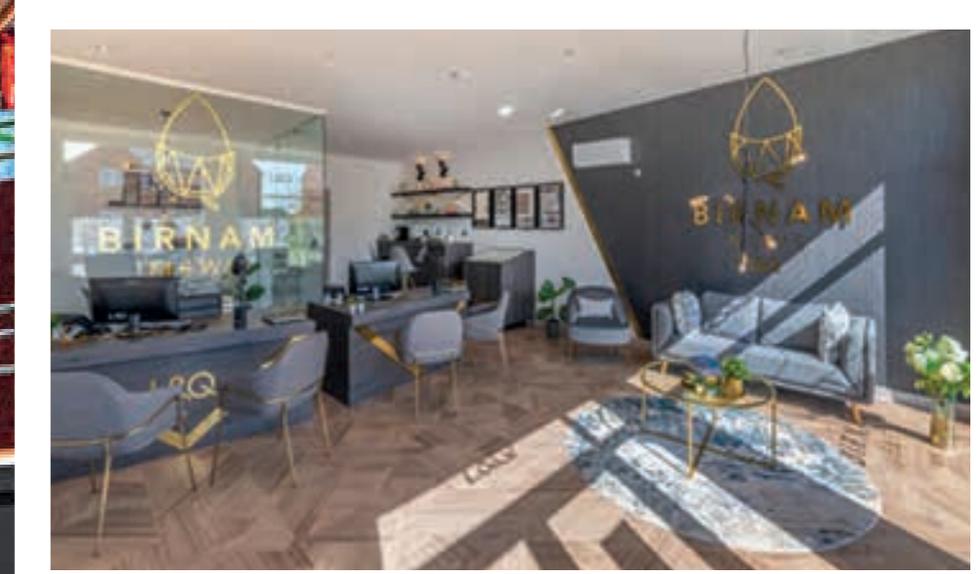
*This is an outstanding project, brought in within the timeline and potentially under budget. It is a very impressive building and a project that will allow the Charity to operate within a suitable and fitting environment. I, for one, am very impressed with how this project was managed and completed.*

**Major Mark Latham**  
Commando Training Centre  
Royal Marines

### Project

The Lympstone-based Royal Marines Charity urgently needed a new building to replace their current 1940s wooden hut that was no longer fit for purpose. Delivered in just 13 weeks and within budget, Modulek delivered a building that was in keeping with the tradition of the previous wooden hut style, which will support service users and provide a centralised area for charity staff to work from.

Features like disabled access, an entrance canopy, and powder-coated window frames complement the timber-clad exterior, creating a functional and stylish space.



## Birnam Mews Marketing Suite

Location: **Milton Keynes**  
Timeframe: **4 weeks**  
Value: **£300,000**  
Completed: **2016**

### Project

Housing developer L&Q required a state-of-the-art marketing suite to showcase their new homes in a premium setting. They needed a luxurious, high-quality space to welcome prospective buyers and reflect the standard of their developments.

The finished building exceeded expectations, featuring stunning interior design and striking external graphics that perfectly aligned with their vision.

### Project

The UK Atomic Energy Authority (UKAEA) required a highly specialised waste handling plant designed to process radioactive waste safely. This necessitated a purpose-built facility with anti-static internal finishes and an advanced air-handling system to maintain a controlled environment. The plant's operations involved breaking down radioactive waste into smaller pieces for secure off-site disposal in barrels.

Modulek collaborated closely with UKAEA to design and deliver the facility within a strict timeframe, ensuring minimal disruption on-site and reducing downtime for the waste handling process.

### Atomic Energy Authority (UKAEA)

Location: **Abingdon, Oxfordshire**

Timeframe: **6 weeks**

Value: **£450,000**

Completed: **2014**





## Redhill Public Toilets

Location: **Bournemouth, Dorset**  
Timeframe: **2 weeks**  
Value: **£150,000**  
Completed: **2012**

*I believe the supplied building exceeded all our expectations. I am extremely satisfied with the end product and the seamless process from start to finish.*

**Parks Manager**  
Bournemouth Borough Council



## Project

Bournemouth Borough Council required a new public washroom to serve a local authority-maintained paddling pool. The facility needed to be robust and resistant to vandalism, so the design incorporated high-impact resistant WC cubicles, stainless steel sensor-operated hand wash stations, and concealed cisterns and pipework for added security and durability.



### Edinburgh Airport

Location: **Edinburgh, Scotland**  
 Time on site: **4 weeks**  
 Value: **£250,000**  
 Completed: **2019**

### Project

Edinburgh Airport required a dedicated special assistance reception building to complement its busy check-in area. To minimise disruption and downtime in this high-traffic environment, the facility needed to be delivered as an off-site constructed solution, ensuring a seamless installation with minimal impact on airport operations.



### Project

Beckton Thames Water required a modern welfare facility for staff and a welcoming visitor reception area where guests could be efficiently processed and introduced to the site. The building needed to reflect the company's commitment to sustainability, showcased through external timber cladding and living wall features, creating an environmentally conscious and visually striking design.

### Beckton Thames Water

Location: **Beckton, London**  
 Time on site: **4 weeks**  
 Value: **£500,000**  
 Completed: **2019**



### Condor Ferries

Location: **Portsmouth, Hampshire**  
 Time on site: **6 weeks**  
 Value: **£450,000**  
 Completed: **2019**

### Project

Condor Ferries required a new two-storey office facility at Portsmouth Port and needed a construction method that minimised disruption to the busy cargo handling area, where space is at a premium, and interruptions had to be avoided. Modulek delivered the building in a single day, ensuring a swift, efficient installation with minimal impact on port operations.



### Project

Arriva Rail required new welfare facilities to replace their ageing, dilapidated buildings. The project posed a challenge, as the replacement needed to be completed within a tight timeframe to minimise downtime. The delivery and installation were also complex due to the site's proximity to the station platform and overhead live electricity cables.

### Chingford Railway Station

Location: **Chingford, London**  
 Time on site: **8 weeks**  
 Value: **£850,000**  
 Completed: **2019**



### Vitabiotics

Location: **Milton Keynes**  
 Time on site: **3 weeks**  
 Value: **£450,000**  
 Completed: **2017**

### Project

New office and welfare facilities were required within the existing factory building and had to be installed with minimal disruption to factory operations.

The building was delivered in a single day, comprising of four modules that were manufactured off-site, around 90% complete



### Project

Modulek was tasked with delivering an office and welfare building within an aviation works hangar, where limited roof height restricted conventional craning. Specialist cranes were used to carefully position the modules, protecting existing assets. The entire installation was completed in a single day, minimising downtime and disruption.

### GKN Aerospace

Location: **Bristol, Somerset**  
 Time on site: **3 weeks**  
 Value: **£400,000**  
 Completed: **2020**



**RNAS Culdrose  
CS Gas Facility**

Location: **Culdrose, Cornwall**  
 Time on site: **4 weeks**  
 Value: **£400,000**  
 Completed: **2014**

**Project**

Modulek was tasked with delivering a new welfare facility on a sensitive military site, where time was of the essence to minimise disruption. The project required a swift installation to ensure the new facilities were operational as quickly as possible, allowing building users to continue working efficiently with minimal interruption.



**Project**

Modulek was contracted to deliver a state-of-the-art gatehouse at the entrance of a prestigious manufacturing site. The project required minimal downtime at the busy entrance while creating a striking first impression for visitors. The design featured curved external walls and an eye-catching roof, adding a distinct 'wow' factor to the site's entryway.

**Coopervision Gatehouse**

Location: **Hamble, Hampshire**  
 Time on site: **2 weeks**  
 Value: **£400,000**  
 Completed: **2015**

Security building, London Stadium

ENTRANCE

Discover  
**more**

SECURITY  
RECEPTION

LONDON  
STADIUM



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