

Optimise your investment in space

Space is one of the key costs for most businesses. Ensuring that the return on your investment in space is optimised is always important but becomes even more so when trading conditions are difficult. This briefing provides an overview of potential areas to be reviewed.

Spaceway can provide advice and assistance in all aspects of interior space utilisation. Contact us if you would like help with an audit of your current use of space.

Maximise your energy efficiency and reduce costs:

- Use energy efficient lighting.
- Use solar reflective blinds.
- Ensure building insulation is effective.
- Ensure that the heating systems are operating at maximum efficiency.

Reduce the amount of non-productive space and increase its revenue earning capacity:

- Use storage walls in place of freestanding filing cabinets and screens.
- Mobile storage cabinets and flexible walling systems offer the ability to change the working environment quickly to reflect changed demands and at no cost.
- Maximize the number of documents stored in high density, off-site archive storage.
- Space efficient desking systems provide employee-friendly working environments within the minimum area.
- If additional space is required, or if there is an opportunity to consolidate employees into a single building, move up not out through the installation of a mezzanine floor and double the amount of productive space for the same floor area.

Plan ahead for changing legislation during current alterations:

- New legislation is imminent which will force employers to provide ergonomically designed seating - if new furniture is required in the next year or two, make sure that it will comply with the new rules. This has the added benefit of making staff happier and therefore more productive too.
- With effect from June 2002, air conditioning only plants that use R22 become illegal.
- Maximise the use of environmentally friendly materials in the building, office and factory in order to avoid waste disposal costs and taxes.
- Disabled access for all commercial premises becomes mandatory from 2004.