

# SPA

COMMERCIAL PROPERTY MAINTENANCE

[www.spaltd.co.uk](http://www.spaltd.co.uk)

We use our two decades of experience to provide you with effective and efficient solutions however large or small your site.

Based next to Twickenham rugby stadium, we service the south of England and The Midlands.

We have active contracts in Retail, Commercial, Residential, Social Housing and The Public Sector.

Working in a way that best suits your needs, our aim is to give you peace of mind knowing your maintenance requirements are being met, allowing you to focus on other aspects of your site.

Tailor made solution for each client's requirements.

Allocated contract manager backed up by our help desk.

Trained, employed staff.

Procurement and management of supplementary specialist subcontractors, where required, so you have one contact point responsible for delivering the job.



# Clients

A selection of clients we are proud put their trust in us.

ADT

Lothbury Investments

Petit Papillon

Orbit Property Management

Eskmuir Properties Limited

London Borough of Richmond  
upon Thames

Threadneedle

Legal & General

Norwich Union

Taylor Wimpey

London Welsh RFC

MJ Mapp

GVA

Workman LLP

NB Realestate

Colliers International

Lambert Smith Hampton

Atisreal

Robson Associates

Bridger Bell

Brasier Harris

Phoenix Beard

Property Initiatives



# Preventative Maintenance

We will work together to put in place an effective maintenance schedule giving the confidence that the fabric and infrastructure of the site are being maintained in good order, minimising unexpected problems.

We start with a free-of-charge initial site survey to identify essential ongoing maintenance.

We will agree a service package, which typically may include:

surface water drains	electrical
petrol interceptors	heating
fall arrest system certification	ventilation and air conditioning
roof level guttering	pigeon and pest control
building fabric	eye bolt certification
lighting	toilet waste systems
barrier servicing	fire alarm testing and maintenance



# Reactive Maintenance

When problems occur, call us and it is our problem. We will take responsibility for finding efficient, cost effective solutions, liaising with yourselves as you require.

We will consider the current problem, any budgetary restrictions and the prevention of future problems.

## Plumbing

## Cleaning

- fly tipping
- graffiti removal
- abandoned vehicles

## Roofing

- Roof repairs
- Guttering and down-pipe repairs

## Carpentry

- General repairs
- boarding up
- glazing

## Decoration

- internal and external
- signage

## Locksmith

- lock changing
- emergency entry
- security fixing



# Refurbishment and Planned Maintenance

Together we will establish the optimum solution for your budget and timescales. We will source and manage any specialists needed to supplement our trained teams so that you contract and communicate with one company.

Fully itemised quotes and planned maintenance schemes are prepared.

Executed by one of our dedicated teams led by a trade specific but versatile Contracts Manager.

## Examples:

### **Knaves Beech Retail Park, High Wycombe**

Re-lining of all road and car parking lines throughout the estate in white and yellow thermoplastic, correcting trip hazards throughout the estates paved walkways.

### **24-38 High Street, New Malden**

High level decoration of soffits, cladding and timber windows via Sissor Lift and articulated platforms.

### **Woking 8, Forsyth Rd, Woking:**

Complete internal and external refurbishment of five separate business park units ranging from 4000sq ft to 8000sqft.

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**Email us**

owen@spaltd.co.uk

**Call us**

020 8744 2115

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