

# CASE STUDY

## CLASSIC PROP HIRE

BOREHAMWOOD | FILM & TV | 80,000 SQ FT - 204,000 SQ FT | £2.9 MILLION  
(204,000 SQ FT AFTER MEZZANNE INSTALLATIONS)



interior options

## SCOPE OF WORKS

**WORKPLACE CONSULTANCY, OFFICE AND WAREHOUSE DESIGN, AND FULL PROJECT ADMINISTRATION** (including Planning and Building Regulations applications)

**SITE SETUP AND CDM-COMPLIANT TEMPORARY FACILITIES.** (including mobile office, canteen, signage, temporary lighting and distribution board, and temporary WC)

**SUPPLY AND INSTALLATION OF MEZZANINE FLOOR(S)**

**PARTITIONING WORKS**

**SUSPENDED CEILING SYSTEMS**

**FLOORING**

**ELECTRICAL WORKS**

**LIGHTING INSTALLATION**

**FIRE ALARM AND INTERNAL CCTV SYSTEMS.**

**HVAC SYSTEM**

**KITCHEN AND TEA POINTS**

**PLUMBING WORKS INCLUDING WC INSTALLATIONS**

**INSTALLATION OF FEATURE STAIRCASE AND GOODS LIFT**

**EXTERNAL WORKS**

## CLIENT BACKGROUND

Classic Prop Hire, an emerging player in the creative industries, offers a vast array of furniture and accessories capable of transforming any film set or stage. As their operational needs increased, they recognised the need for a larger, more optimised space.

When the chance to relocate to a brand-new office and warehouse in Elstree presented itself, they engaged Interior Options to redesign the space. This redesign was aimed at aligning the environment with both their current needs and projected business growth.



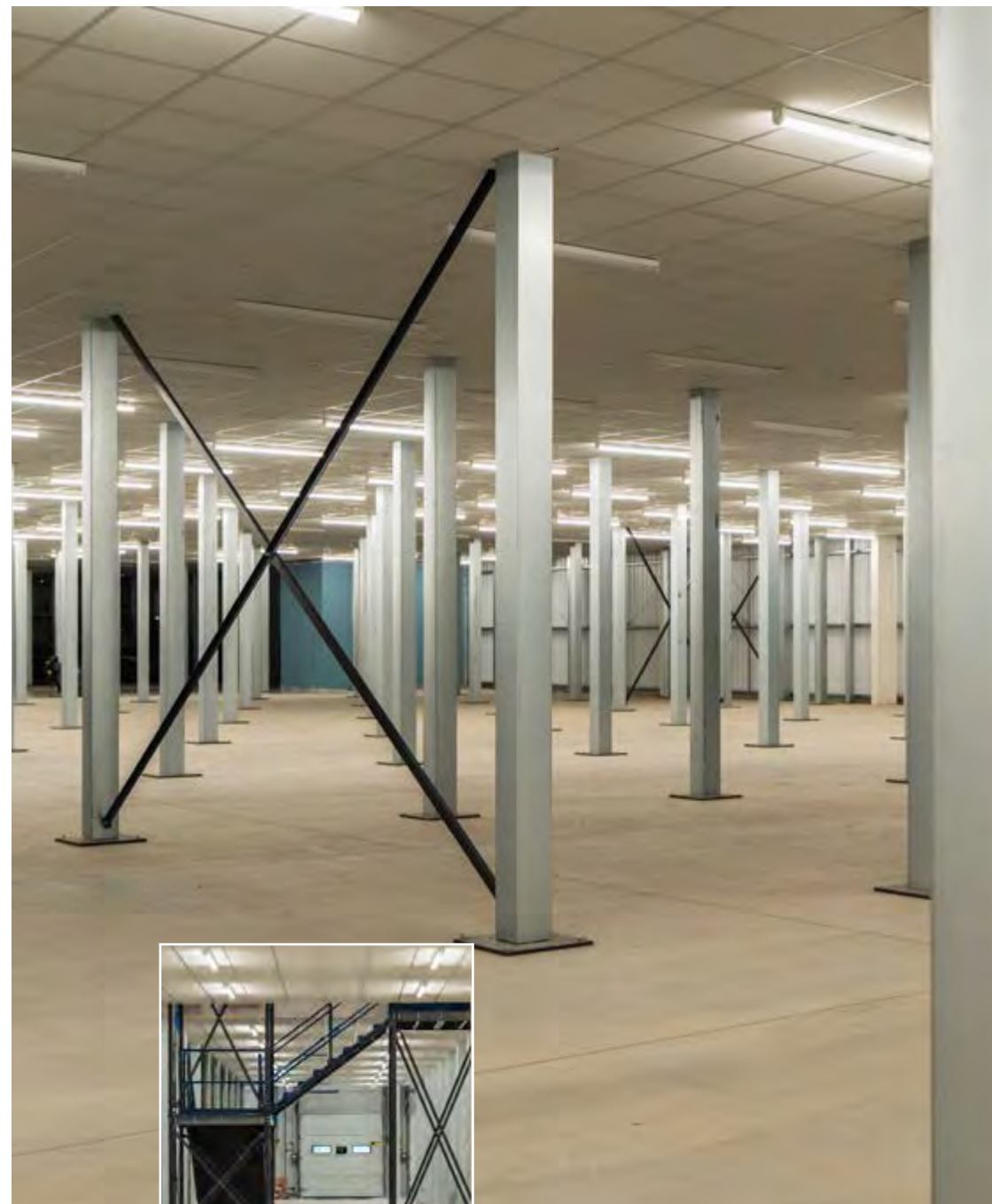




## THE BRIEF

To consolidate three existing units in Southall into one centralised property hub, warehouse, showroom, and administration centre for servicing TV and film productions in the UK and Europe.

With the new building's footprint only 80,000 square feet, **THE BRIEF ALSO REQUIRED US TO DOUBLE THE FLOOR SPACE**, bringing the total area to 204,000 square feet. This expansion would accommodate all inventory, intended logistics, work and client spaces, and the business's future growth.





# THE DESIGN

## INCREASE FLOOR SPACE

**INCREASED FLOOR SPACE OF 124,000 SQ. FT.** achieved through an innovative two-storey mezzanine structure, designed for functionality and to future-proof the business.

## COMPLEX MEZZANINE ENGINEERING

The engineering team placed great emphasis on strategically positioning the mezzanine columns to effectively manage and support structural loads. This complex engineering not only ensures optimal performance and stability in the design but also provides Classic Prop Hire with the option to expand their facilities vertically, creating opportunities for growth.

## NATURAL LIGHT

Natural light was essential to this space, bringing warmth and energy to the operational areas. In our design, we prioritised this resource, ensuring sunlight could reach all levels of the building. We strategically installed floor-to-ceiling glazing on the central front and back sections of the building. And cleverly designed voids in the mezzanine floor, translucent panels in the suspended ceiling and glazed sides to the second-floor mezzanine structure to allow light to flow freely between floors.

## EASE OF NAVIGATION

Accessibility has been prioritised across all floors, with the incorporation of ramps, compliant staircases, a passenger lift, and two goods lifts to ensure inclusive and efficient circulation throughout the building. These measures align with Building Regulations, supporting safe navigation for all users, including those with reduced mobility.

The spatial arrangement of the warehouse and mezzanine levels ensures clear visibility across extensive stock areas, providing efficient operational flow and minimising obstructions. This layout enhances both safety and usability, supporting compliant means of escape routes and facilitating effortless movement for staff and equipment.

## MECHANICAL AND ELECTRICAL INSTALLATIONS

The internal design also integrates suspended ceilings, HVAC systems, and comprehensive power distribution and containment infrastructure.

State-of-the-art fire detection and alarm systems have been specified to meet and exceed modern workplace standards. This includes appropriate compartmentation strategies, smoke detection, and audibility requirements to protect occupants and assets.



# THE OUTCOME

## GROUND FLOOR

On the ground floor, you will find a warehouse facility with wide aisles and easy accessibility. This area boasts expansive goods-in and goods-out sections spanning the full width of the building, aligned with the loading bays. Additionally, there are modern kitchen facilities, toilets, and an open-plan office and customer area with internal meeting rooms located centrally at the entrance.



## FIRST FLOOR

The first-floor mezzanine, measuring 80,000sq ft, provides additional warehouse storage space. The central part of this space features a mix of solid and glazed partitions, creating both open-plan spaces and private offices. Designated departmental areas have been established, while the spacious layout encourages effortless team collaboration. The staff lounge and staff room are designed as relaxing retreats, providing an ideal environment for informal discussions and rejuvenation.



## SECOND FLOOR

On the second floor, the mezzanine centrally houses three dedicated departmental areas and provides additional open storage space.







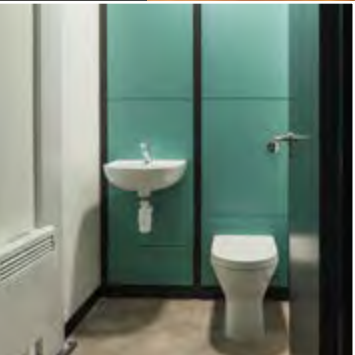
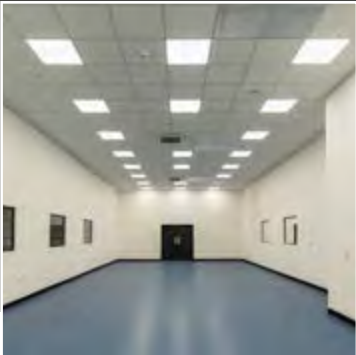
EXTERNAL WORK

Outside, a secure fenced enclosure houses external mechanical equipment, complemented by well-marked loading areas and a pedestrian gate for seamless service access. Bold external signage creates a strong first impression, ensuring visibility and professionalism.



BEYOND THE BRIEF

The result is a purpose-built environment that transforms how Classic Prop Hire operates. Logistics are faster, navigation is intuitive, and teams are able to collaborate more naturally. Clients arrive to a space that feels considered and professional, while the warehouse and mezzanine levels provide the flexibility and volume needed to support a growing inventory. Beyond meeting the brief, the new headquarters gives Classic Prop Hire a platform for even greater creative and commercial opportunities as the business continues to scale across the UK and Europe.



BOREHAMWOOD

## CONTACT US

PHONE :

01582 766 766

ONLINE :

[sales@interior-options.com](mailto:sales@interior-options.com)

[www.interior-options.com](http://www.interior-options.com)