

chalcroft

construction built on teamwork



CONSTRUCTION OF
DISTRIBUTION CENTRES,
BUSINESS PARKS
& OFFICES

INTRODUCING CHALCROFT

As Principal Contractor, we combine proven expertise, a robust supply chain and a long-term approach to deliver **new builds, fit out and refurbishment projects**, for property developers, consultants and their clients.

Our portfolio includes construction of **warehouses and distribution centres; retail megastores and showrooms; commercial schemes and office accommodation.**

With experience in live site working, temperature control and high-care environments, Chalcroft is the ideal partner to progress your development project.

It is our mission

to become your construction partner of choice...

Environmental, Health & Safety is our priority:

Chalcroft's safety culture is an integral part of our organisation and we continually strive to enhance our standards across the business and influence change within the industry. Our clients benefit from the wealth of health and safety expertise of our workforce and the commitment to safety from our approved supply chain. Our health and safety procedures are recognised in our consecutive Gold Awards from **RoSPA** for Occupational Health and Safety and our accreditations to **BSI OHSAS 18001**, which is testament to our robust safety management system. Chalcroft is also accredited to **ISO 9001** and **ISO 14001**.



St Modwen Properties plc

DESIGN & BUILD ■ NEW BUILD

Project: Speculative warehouse and industrial unit on Celtic Business Park, including office accommodation, associated external works, car parking and landscaping

Location: Newport, South Wales

Timescale: 24 weeks

Size: 4,474m²

Contract value: £2,500,000



CASE STUDIES



L'Oréal UK & Ireland

DESIGN & BUILD ■ EXTENSION ■ LIVE SITE

Project: Warehouse extension to provide new storage and distribution facility

Location: Trafford Park, Manchester

Timescale: 21 weeks

Size: 5,000m²

Contract value: £2,000,000

“The expansion at Trafford Park reflects the importance of this warehouse and distribution centre to the business. L'Oréal has set an ambitious sustainable growth target to win one billion new consumers worldwide by 2020. The UK will play an integral role in achieving this target and Chalcroft has proved itself the ideal construction partner as L'Oréal continues to grow its consumer products division.”

Country Supply Chain Director
L'Oréal UK & Ireland



TJX Europe

DESIGN & BUILD ■ FIT OUT

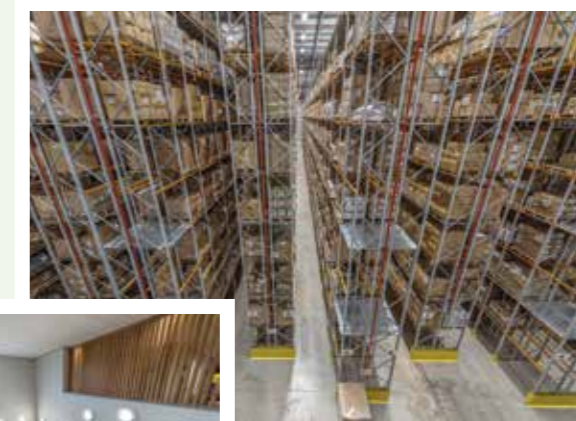
Project: Project management of fit out to new warehouse

Location: Knottingley, West Yorkshire

Timescale: 46 weeks

Size: 111,484m²

Contract value: £1,900,000
(total value of fit out to client circa. £45,000,000)





WHY CHALCROFT?

MEPC Milton Park Ltd

■ DESIGN & BUILD ■ NEW BUILD

Project: New build of production, warehouse and office facility

Location: Abingdon, Oxfordshire

Timescale: 26 weeks

Size: 1,845m²

Contract value: £2,600,000



- Established in 1979, we have **decades of experience as Principal Contractor**
- We enjoy **long-standing relationships** with our clients
- Our team **understands the unique requirements of the industrial & logistics sector**
- Our **membership of trade associations relevant to your industry** enhances our understanding of your business
- **Highly experienced team in live environments** - we work closely with you to ensure your business remains unaffected
- **Recognised standards** for the management of our health, safety, quality and environmental processes and procedures
- **Award winning health and safety procedures** - RoSPA Gold Medal for consecutive Gold Awards in recognition of the 'way we do things around here'
- Regular **collaboration and communication**
- **Our values underpin the Chalcroft culture** and are demonstrated by our people everyday....



Industrial Property Investment Fund

■ DESIGN & BUILD ■ NEW BUILD ■ LIVE SITE

Project: Construction of vehicle repair and office facility, adjacent to new testing and office facility

Location: Welwyn Garden City, Hertfordshire

Timescale: 20 weeks

Size: 4,226m²
(1,839m² vehicle repair and office facility for Direct Line, 2,387m² office development for Kane International)

Contract value: £3,600,000



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