



Refurbished modular and portable building specialist



Why Wernick?

- ✓ Industry-leading approach to refurbishment
- ✓ Up to 40% cheaper than new
- ✓ Up to 50% faster than traditional construction
- ✓ Sustainable, low waste process
- ✓ Compliance with latest building regulations
- ✓ Up to 46% less embodied carbon than an equivalent new building
- ✓ Available for sale or hire
- ✓ 90 years experience



Accommodating people

Wernick Refurbished Buildings is one of the UK's largest suppliers of pre-owned modular buildings.

Our industry-leading approach to refurbishment ensures we can supply a good as new building at a more competitive price.

We offer a full turnkey service nationwide, with a team of experienced staff available to guide your project through from concept to completion.

The Wernick Group has been family owned and run since it was founded in 1934, making it Britain's oldest provider of modular and portable buildings.

WERNICK MODULAR BUILDINGS DELIVER:



**SUSTAINABLE
DESIGN &
CONSTRUCTION**



**WE
PROMOTE
CIRCULARITY**



**46% LESS
EMBODIED
CARBON**



**UP TO 50%
FASTER BUILDING
METHOD**



Call us today on 0800 112 4643 | 3

Why modular construction?

The production of modules in a controlled factory environment not only improves quality and eliminates defects, but also makes the programme less susceptible to costly delays.

At our premises in York, we fully strip back existing pre-owned modular buildings back to the steel frame.



Call 0800 112 4643 today to arrange a free factory tour.



Low cost

Cheaper build alternative that doesn't compromise on quality.



Sustainable

Waste, and subsequently cost, is minimised. Material supplies are easier to control and virtually all waste is recycled.



Fast

Factory manufacture means no delays due to on-site conditions, ensuring a more dependable build programme. Therefore, manufacture of the modules can begin while foundations and other preparations are made on site.



Quality

Factory conditions ensure a higher quality product; workers operate in a comfortable environment where modules can be closely monitored throughout the construction process.



Flexible

Modular buildings are easier to expand and can be relocated.

Sustainability

Sustainability is inherent throughout the refurbishment of our modular buildings.

- By repurposing existing buildings, we save up to 2,400 tonnes of waste from going to landfill every year.
- We operate on a zero to landfill basis and work closely with our waste services providers to ensure best practices are achieved and maintained.
- Environmental awareness is promoted throughout the business, with working practices aimed at reducing waste and energy consumption both on-site and in our factory.
- Solar panels, vehicle charging points and new electric forklifts are just a few of our recent investments into a greener future.
- The Wernick Group has pledged an ongoing commitment to the management and reduction of its carbon emissions which will see our company become net zero by 2040.
- Our buildings have up to 46% less embodied carbon when compared to a new manufactured equivalent.



Bespoke to you

Our approach to refurbishment provides our clients with the opportunity to make the space they require fully bespoke to their requirements. Anything is possible!

External finishes, window styles, colours and internal layout are just some of the many things that can be discussed with our sales team before being visually brought to life by our in-house drawings team.

This has been taken one step further with the recent introduction of our new showroom and office extension, which shows our customers a selection of the specifications available under one roof.

To watch the video,
scan the QR code





As good as new

All our buildings are taken back to their existing steel frames under controlled conditions before our experienced production team begin the introduction of all new components.

This means that, with the exception of the recycled steel frame, all the materials used to create the space you require are brand new and come fully tested and certified.

This 'as new' approach to refurbishment means our clients receive an entirely new building both internally and externally while benefiting from the cost savings associated with using quality existing steel frames.

As we know exactly what goes into all our buildings, we ensure compliance with the latest building regulations.



A full turnkey service

We can offer a full concept to completion service, meaning that we can manage everything associated with delivering your refurbished building.



Planning

Our friendly staff will help you design a building that best suits your needs. We can check to ensure compliance with Building Regulations and handle planning applications.



Refurbishment & site preparations

Your building is refurbished in our specialist factory whilst any necessary groundworks are completed on-site.



Transportation & installation

Our buildings are delivered and installed using specialist vehicles, under the supervision of your dedicated Contracts Manager. An experienced team of installers will add the finishing touches.



Completion

Your finished building will be personally handed over by a member of our contracts team.



What our customers say

"Wernick were chosen as a provider who offered a full package, with experienced staff guiding us from enquiry to hand over. We've stayed with Wernick for nearly a decade thanks to their high quality customer service."

Angela Hodgson, Hire Manager at Morrison Utility Services

"The speed at which it was built offsite and assembled was impressive. The original internal and external design has met all expectations and both staff and students are extremely happy."

Akmol Hissain, School Business Manager at Goresbrook school

"It's been great value for money, and we've had terrific assistance along the way. All our queries were answered quickly and efficiently. We love the building, we're very happy with it."

John Vanderpump at King's Somborne Parish Council

Refurbishment timeline

Procurement

The process begins by bringing pre-owned modular buildings into our 8.5 acre refurbishment site based at York.

We only procure buildings that feature a full steel frame in order to provide the very best starting conditions for refurbishment.

Inspection

A full inspection under controlled factory conditions is carried out to ensure the building meets our industry leading standards.

Stripping

Upon order, our experienced refurbishment team take the selected modules back to their original steel frame. This work includes, but is not limited to, removing existing external and internal walls, floor, roofing elements, doors, windows, electrics, plumbing and heating.



Refurbishing

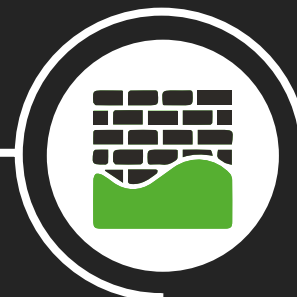
Working to an agreed drawing and specification, our team build a brand new building upon the re-purposed steel frame.

All materials used in the construction are 100% new and bespoke to our clients requirements.



Delivery and installation

We use trusted haulage companies to transport the building 'modules' to site. Once transported the modules are installed by our specialist installation teams and can be water-tight in just one day.



Completion and handover

Our installation teams complete the internal and external works to finish the building on site. Once all works are finished the building will be handed over to you to allow you to move into your new building.

Case study

Derek Lewis Ltd

When Derek Lewis Ltd were looking for a new Head Office, they decided to invest into modular construction provided by Wernick Refurbished Buildings.

As the client required a cost-efficient method with quick time lead, a modular building was the most suitable option.

Wernick worked closely with the client, certifying designs and layouts that worked to their requirement. In a total of 12 weeks, Wernick Refurbished Buildings produced a new Head Office for Derek Lewis Ltd that proved ***“value on a number of levels from sales service to cost and build.”*** Tom Lewis, Director at Derek Lewis Ltd.

To learn more,
scan the QR code





Building specification

Building features

- Open-plan office spaces
- Meeting rooms
- Manager's office
- Kitchen facilities
- Welfare facilities

Specification

- Plastic-coated steel external finish
- Architectural corner design
- Aluminium entrance doors
- Suspended ceiling
- Fire-rated internal and external walls
- Integrated plumbing system
- Air conditioning
- IT package



“The building turned out as planned! Very simple and a quick resolve for our business needs, with little to no downtime during the transition from existing premises to these.”

Tom Lewis, Director at Derek Lewis Ltd.

Case study

Maidstone Hospital

Maidstone and Tunbridge Wells NHS Trust and Wernick Refurbished Buildings recently completed a new oncology unit located in Maidstone.

With increasing numbers of patients, hospital staff needed more space in order to give each patient the required care.

The client needed a new oncology block as quickly as possible, therefore a rapid modular building solution was the perfect option.





Building specification

Building features

- Treatment rooms
- Open-plan office
- Manager's office
- Washroom

Specification

- HTM-compliant sinks & taps
- Medicare ceiling tiles
- Hygiene boards
- IPS boarding
- Non-slip vinyl
- Set-on skirting

To learn more,
scan the QR code



Case study



“ Wernick supplied a premium product for our budget, we’ve been really impressed with the high spec of the building. ”

Toby Gunn, Group Managing Director
at Universal Tanker

Universal Tanker Group Ltd

When Universal Tankers moved into a new premises in Coatbridge, they decided to invest in a new building to serve as a central hub for their Scottish operations.

Universal Tankers have a 10-year lease on the site, they therefore preferred a temporary building solution as it would allow for relocation of the building in the future.

Wernick Refurnished Buildings supplied detailed drawings and paperwork to obtain a building warrant (Scottish regulations) before work could commence.

The client chose from a range of interior and exterior finishes to suit company aesthetics. Working together with Wernick they achieved the finish they needed ready for an open day just 10 weeks after work started.

Building features

- Reception
- Meeting room
- Open-plan office
- Showers
- Toilets
- Canteen
- Locker rooms
- Platform lift



To learn more,
scan the QR code





Nurseries & day care

Our years of experience have taught us that nurseries and day care centres have unique requirements.

Working with younger children places specific demands on a building, from toilet facilities and window sizes to special health and safety features.

We have the ability to meet specialist needs while creating an attractive space for little minds to learn and grow.





Schools & Universities

From single classrooms to complete teaching blocks, we are able to provide safe, stimulating teaching environments for a range of educational purposes.

Our high-quality, low-cost units offer an economical option for school extensions. Our rapid delivery means you can have the space you need with minimal disruption. That's why the Wernick Group have supplied facilities for hundreds of schools over the years.



Healthcare

Refurbished Buildings offer a fast, economical solution to healthcare services struggling with space issues.

Our flexible accommodation options can be configured to provide GP surgeries, hospital wards, day clinics, and medical labs.

Despite the name 'Refurbished' we are able to provide high-level specifications to meet strict clinical needs and requirements for a safe working environment.



Office space

Whether you are looking to expand, relocate, or simply require decant facilities while your existing premises are being refurbished, we can offer quality accommodation, whatever your budget.

Our versatile offices allow you to create meeting rooms, private offices, break-out spaces or open-plan offices to suit your needs.



Leisure, sporting & welfare

Our refurbished modular units offer flexible spaces for gyms, clubhouses and changing rooms.

A variety of layouts are achievable; open spaces for exercise classes, comfortable bar and canteen facilities or shower blocks with changing rooms and toilets.



Some companies we have worked with



Wernick®

REFURBISHED BUILDINGS

Accommodating people

0800 112 4643

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Wernick
GROUP

Part of the Wernick® Group of Companies.
The information supplied in this literature is for guidance only.
A detailed specification is supplied with our design quotation



modular & portable
building association

