

IN PARTNERSHIP WITH
▶ THE PRINCE'S TRUST

Curo Interiors.

Who we are and what we do.

Curo Interiors was born out of a desire to develop the Curo brand further. Jonathan O'Neill and Elliot West forged Curo Interiors with members of the already established Curo family, providing a strong and unique delivery team.

The core team focus on commercial fit out, ranging from CAT A through to CAT B, cut & carve refurbishment and residential developments. Our team operate out of Liverpool St, London and have first-hand experience of delivering fast paced, high quality fit-out projects.

Our specialist supply chain provides decades of market place experience, quality relationships, and a skill set that is leveraged by Jon, Elliot, and the rest team, to give every project and every client, the best, and most dynamic team possible, with the reach and knowledge of a much larger organisation. Our people have first-hand delivery experience that spans the whole project life-cycle. They understand how to maximise property assets, boost efficiency, rationalise programmes, and deliver the highest quality for any fit-out project.

From the beginning of each project, our delivery teams engage with the client and consultant teams to ensure layouts, details and specifications are thoroughly understood, so we are not only maximising space but also ensuring the proposed internal finishes meet with the employers' requirements.

Our team are proud of their collaborative culture and pride themselves on building long lasting client and subcontractor relationships. These partnerships are built on trust, integrity and a desire to create industry leading spaces that clients and their teams are proud of.

Jonathan and Elliot are at the core of Curo Interiors team and lead a proactive and experienced team, supported by the Curo wider business in delivering a truly collaborative project journey with exceptional results.

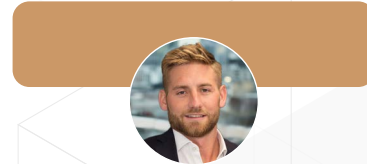


Huguenot Place, London

Our team and structure.

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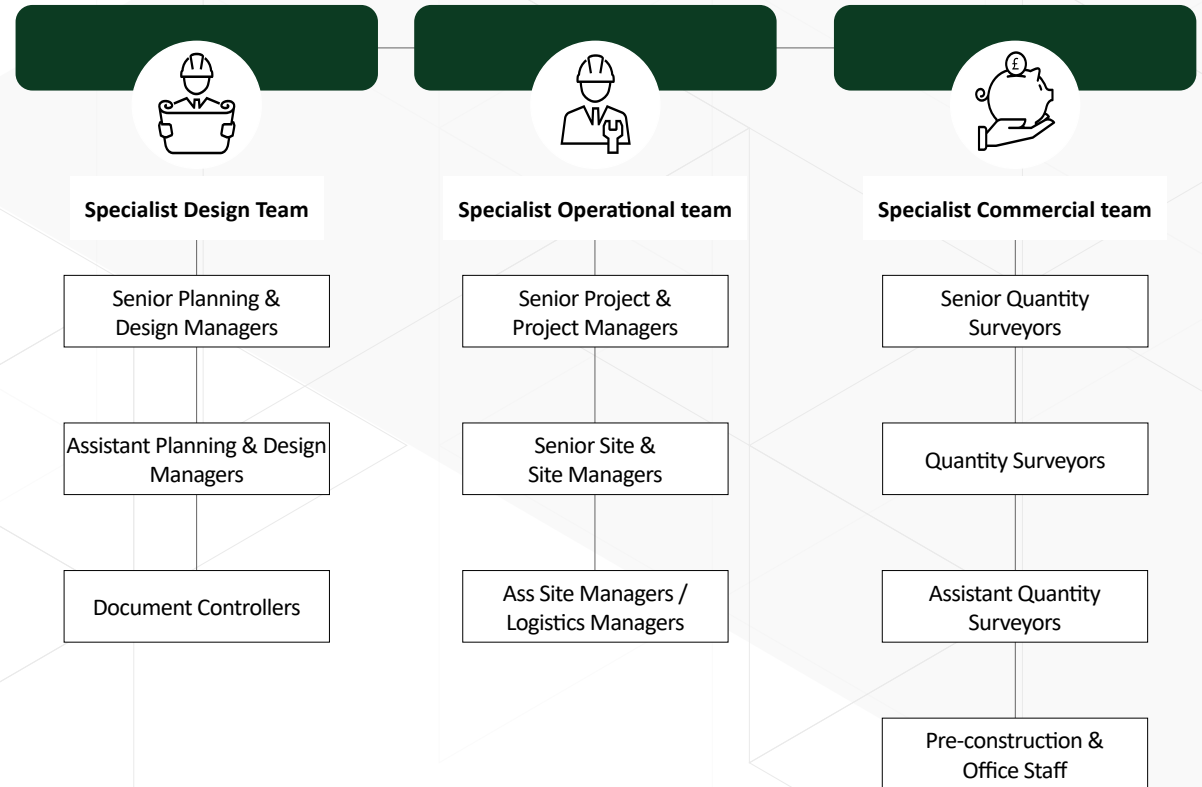
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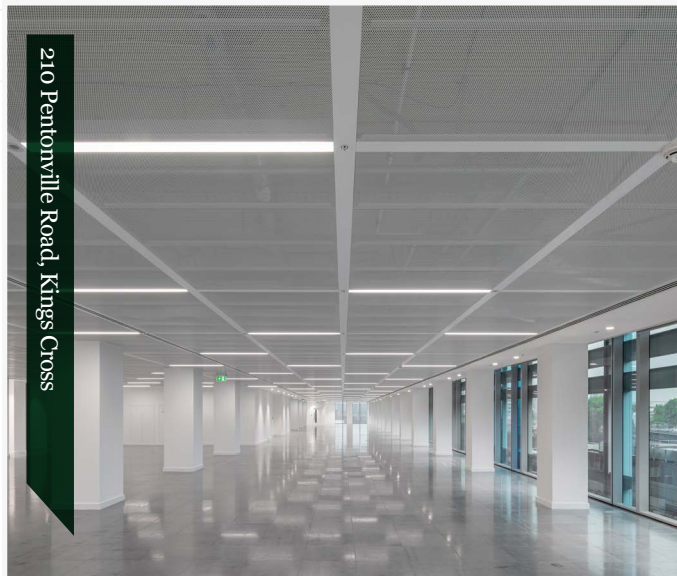
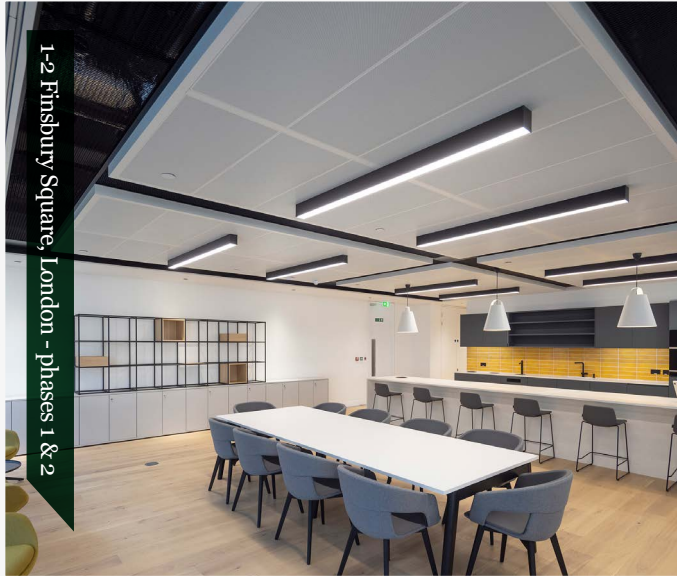
Jonathan O'Neill
Divisional Director



Elliot West
Divisional Director



A little of our experience.



Some of our **happy customers.**



APAM



The British
Museum

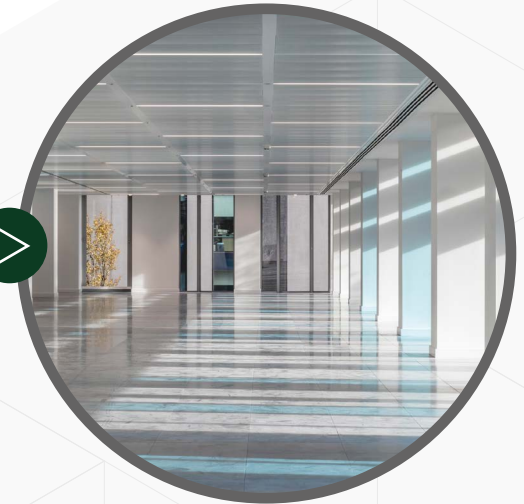
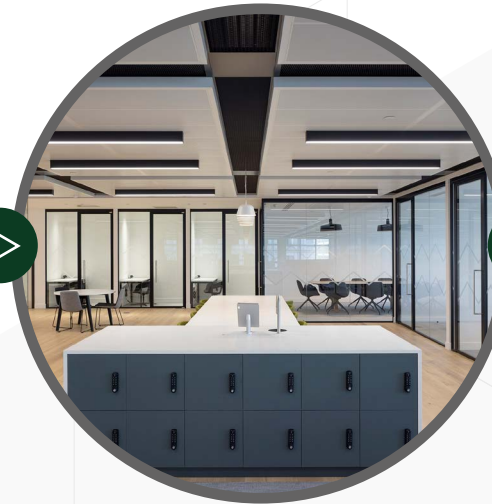


A reputation for delivering quality and value...

Our team's reputation for delivering high quality projects is second to none and this is evidenced by the highest and most consistent feedback from our clients and their teams.

Our team will always hold a kick off review meeting with the client where all project commitments will be agreed.

These will then be used by our senior team to track progress against those commitments that have been agreed.



We are continually looking for ways to present our customers with new and exciting industry and product innovations as well as areas where we can deliver added value.

Jonathan O'Neill
Divisional Director



14 Bonhill Street, London

It was a pleasure working with Curo Interiors ...

The team were professional and ensured that the day to day operations in the building were not adversely affected by the works. I look forward to working with Curo in future.

Rhys Williams MRICS,
Senior Building Surveyor, Paragon

1-2 Finsbury Square, London (Phases 1 & 2)

A complex project well managed and delivered with a happy client!

Richard Estrop MRICS,
Director, Paragon

210 Pentonville Road, Kings Cross

Curo were engaged and proactive with the design and delivery of the project to the highest standard. Involvement from inception of the project allowed us to procure early packages and benefit from their in house expertise. The finished product speaks for itself and we would not hesitate to recommend Curo for future works.

Dan Watton
Associate, Global Holdings Management Group (UK) LTD

Some of our projects.



Apex Plaza, Reading



“ It was a pleasure working with Curo Interiors ...

The team were professional and ensured that the day to day operations in the building were not adversely affected by the works. I look forward to working with Curo in future.

Rhys Williams MRICS,
Senior Building Surveyor, Paragon

Apex Plaza is a building consisting of four linked blocks around an atrium, it is in central Reading; situated next to Reading mainline railway station.

The works comprised of the refurbishment of 22 washrooms. It involved stripping out existing fittings, ceiling, wall and floor finishes. New plumbing was then installed along with new sanitaryware, lighting, extractor fans, and alarm sensors/sounders connected to the existing building system. New stud walls were then introduced in between WC cubicles and new ceiling and flooring finishes were installed throughout. The works also included refurbishment of the existing accessible toilets and shower facilities.

The building had to remain in operation during the works, so we ensured that we put measures in place to mitigate disturbance to building occupiers. Measures included a monthly newsletter and close liaison with the building facilities team. We also ensured that the safety and the health of all operatives was at the forefront of all decisions, including a full Covid 19 'bubble' for our trade contractors.

The on site team, client team and facilities managers forged highly professional relationships which enabled a high-quality outcome and minimal disruption from the works.



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|------------------|---------------------------------|
| Client: | Legal & General |
| Architect: | Geddes Architects |
| Type of Project: | Commercial Office Refurbishment |
| Contract Type: | JCT Traditional |
| Project Value: | £1.1m |

14 Bonhill Street, London



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Curo are a client focused and relationship centric fit out partner who delivered a successful client lounge supporting the landlords efforts to secure new tenants. Solution focused with an eye on cost delivering value for landlords.

Simon Norris, Pinnacle Projects

Curo Interiors were awarded the contract by the landlord of 14 Bonhill Street to transform the fifth floor office into a communal club house for the building’s tenants.

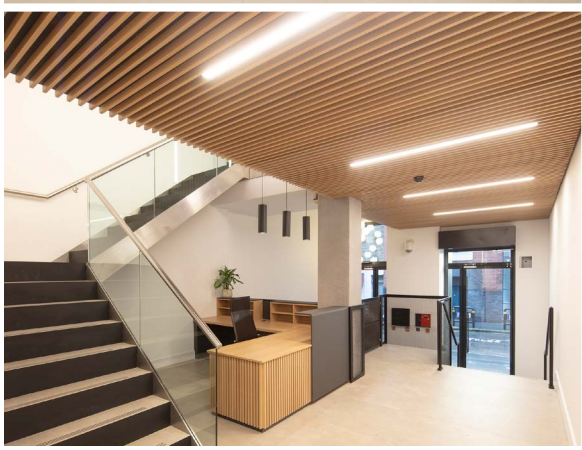
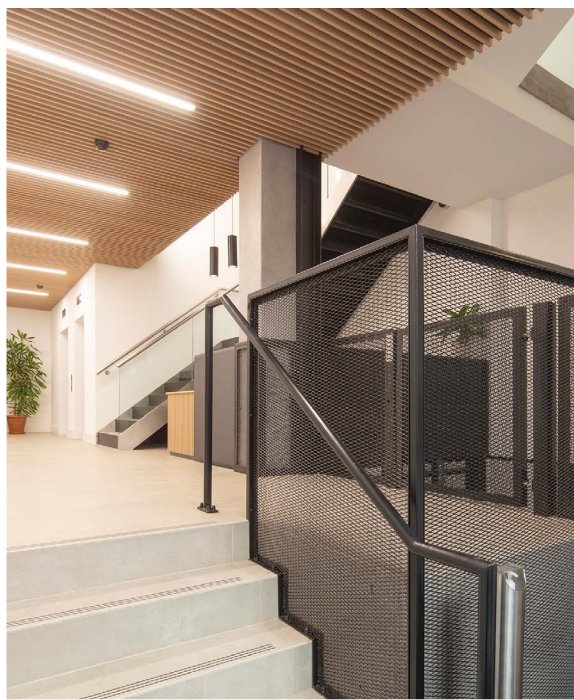
The design remit called for a high end finish with bespoke joinery and exposed services to create an inviting space for both relaxing and working. The new scheme provides a spacious internal office area with a kitchen and lounge plus a hireable meeting room and external terrace with view across the city. We also refurbished the ground floor reception with a new feature oak batten ceiling along with matching desk for the receptionist.


Behind the scenes we installed two additional fresh air units to each of the seven upper office floors, this involved structural works to the façade, new roof riser housings and the installation of a five storey high louvre, fitted from a suspended scaffold. This project involved careful consideration of upfront design and logistical planning to ensure that it could be completed within the fast nine week programme.

With a bright, warm and modern breakout and work space being created this office space will provide tenants with both a relaxing and inspiring place to work.



| | |
|------------------|------------------------|
| Client: | Maurice Investments |
| Architect: | GPAD London |
| Type of Project: | Interior CAT A Fit Out |
| Contract Type: | JCT Design & Build |
| Project Value: | £650k |
| Completed: | September 2020 |





Across the Interiors Board we have
amassed over 200 years worth of
experience, all of which we will use to
create a space you'll be proud of

1-2 Finsbury Square, London (Phases 1 & 2)



27,000 sq ft
commercial
space

“

A complex project well managed and delivered with a happy client!

Richard Estrop MRICS,
Director, Paragon

Curo Interiors have completed two phases of strip out and fit-out works at the prestigious No 1-2 Finsbury Square site, covering 5 floors and the reception area, totalling 27,000 sq ft.

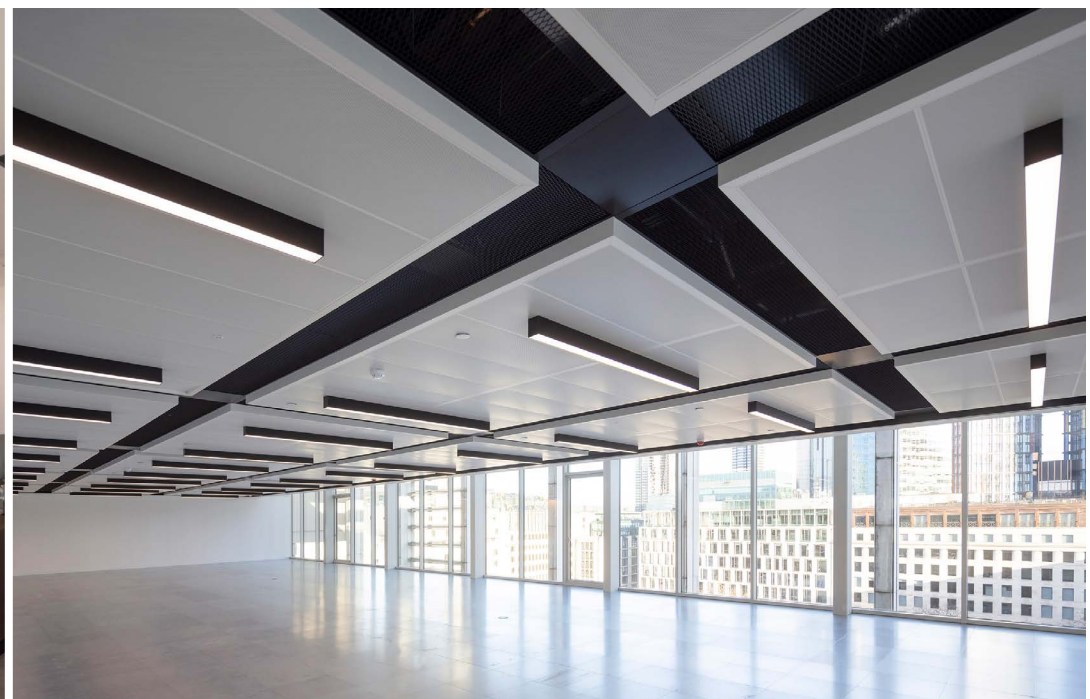
Positioned on the south west corner of Finsbury Square, the building had a challenging logistics element as well as a fast paced programme due to a number of design changes.

The design remit called for a refreshed, modern look and feel which was delivered throughout, with particular attention paid to the refurbishment of the WCs and kitchen. The new scheme provides spacious internal office areas including exposed services to the ceiling and breakout zones. The office floor plates were also extended out into the lobby area providing an additional 250 sq ft of usable space per floor. To avoid impeding the ground floor reception during the works our management team intuitively decided to suspend scaffold off the 1st floor beams providing safe access for our operatives and a clear, protected thoroughfare to the lift lobby from the entrance.

The basement works comprised of 2 store rooms being re-modelled into a ladies and a gents showers and locker areas, each have 3 fully tiled luxury shower rooms with hotel quality shower mixers. To allow for the removal of drainage water the team had to introduce a 400mm raised access floor to allow for drainage runs and a pump system to allow for the removal to a main sewer. These floors were also fully tiled with a 600mm² charcoal tile and fully fitted with state of the art lockers with a luxury wood grained veneer finish.



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| Client: | APAM |
| Architect: | GPAD London |
| Type of Project: | Commercial Fit Out |
| Contract Type: | JCT Traditional |
| Project Value: | £3.6m |
| Size: | 27,000 sq ft |



1-2 Finsbury Square, London (Level 6, CAT B)



7,200 sq ft
commercial
space

After successfully completing the CAT A refurbishment across five floors and the reception area in 2022, Curo Interiors seamlessly transitioned into the CAT B refurbishment for the Level 6 offices.

Throughout the challenging 18-week PCSA period, our team executed modifications to building services, encompassing electrical, mechanical, fire alarms, CCTV, and access control.

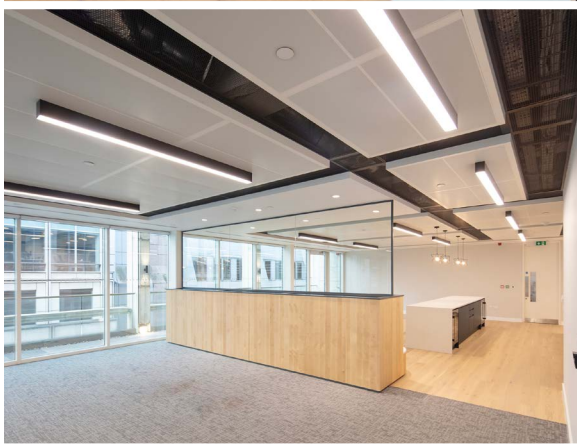
Despite the limited site footprint and the absence of storage space, we adeptly navigated the project's intricacies. Transporting substantial materials to the 6th floor without mechanical aids presented a unique challenge, given the restricted access and occupied lower floors. Notably, installing a 3-meter moving wall and high-spec acoustic partitions demanded thoughtful planning within a tight timeframe, including the installation of heavy steel provisions in a confined ceiling space.

Our detailed approach extended to achieving acoustic ratings amidst multiple challenges, such as existing services above ceilings and hollow curtain walling. The benchmarks provided for the acoustician's review proved effective after rigorous testing.

The result is prime office space showcasing bespoke kitchen islands, seating areas, and planters. We take pride in delivering a project of high standards, meeting stringent acoustic specifications, and ensuring client satisfaction from occupied offices on lower floors.



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| Client: | APAM |
| Architect: | GPAD London |
| Type of Project: | Commercial Fit Out |
| Contract Type: | JCT Traditional |
| Project Value: | £1.5m |
| Size: | 7,200 sq ft |



Huguenot Place, London



Curo Interiors delivered 1-10 Huguenot Place for Banbury Estates Ltd in 2020. This CAT A office redevelopment comprised of a 'cut and carve' to the existing horseshoe of buildings, along with a new-build extension, including a new basement and two above ground levels.

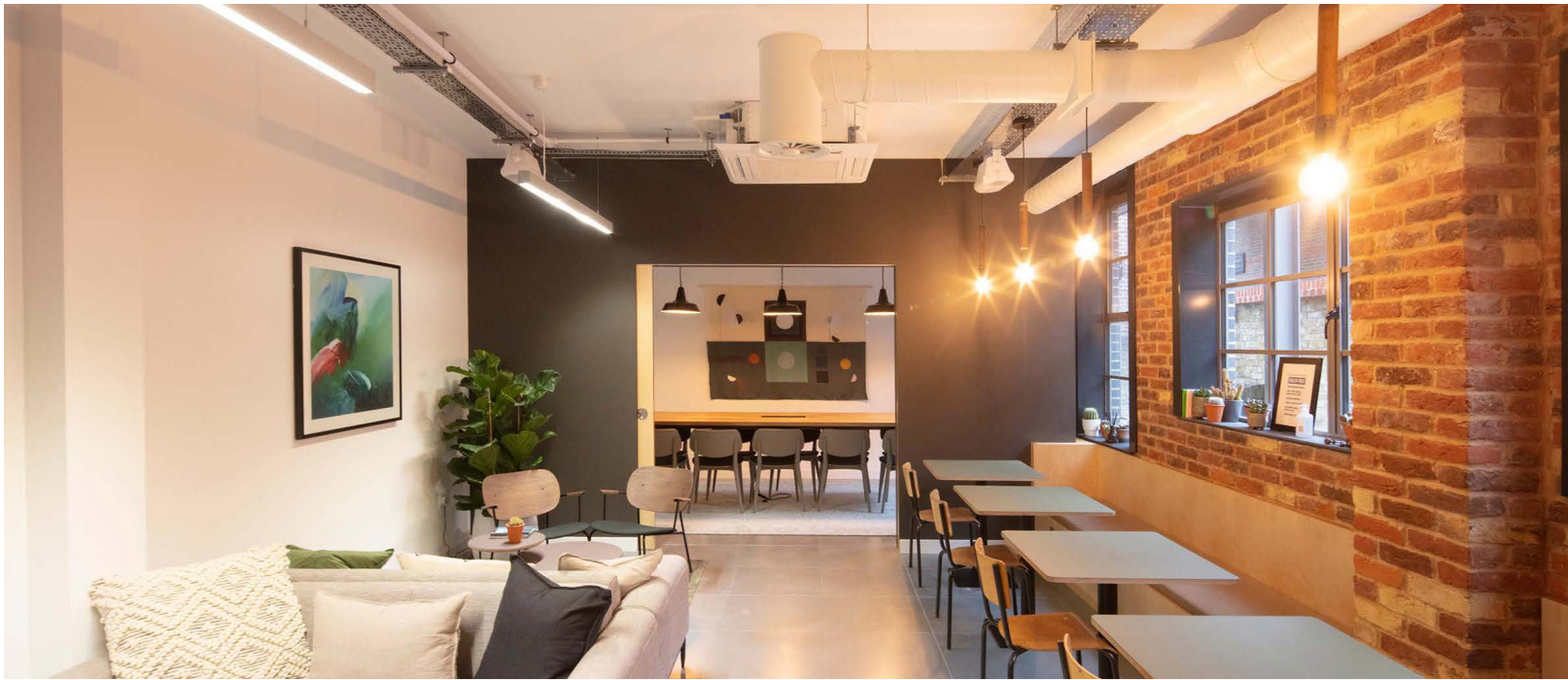
The development has four distinct buildings that are all linked via an external architectural metalwork walkway and serviced by an external glazed lift shaft.

The project was logistically challenging as it is surrounded by residential properties. The restricted access and limited space for material laydown and deliveries meant the programming of the build and sequencing of trades was key to maintaining the momentum on site.

This scheme included many aspects of construction, including demolition, refurbishment, new build and basement construction, with extensive temporary works, to deliver the three story commercial office development. From a reinforced concrete basement, steel frame, handmade brick and zinc façades, to a high specification CAT-A interior finish with exposed MEP services, the project provides a fantastic new commercial development in the heart of East London's Brick Lane.



| | |
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| Client: | Banbury Estates Ltd |
| Architect: | Unum Partnerships Ltd |
| Type of Project: | Commercial Office New Build & Refurbishment |
| Contract Type: | JCT Traditional |
| Project Value: | £6.2m |
| Size: | 22,100 sq ft |



British Museum, 41-43 Russell Square, London



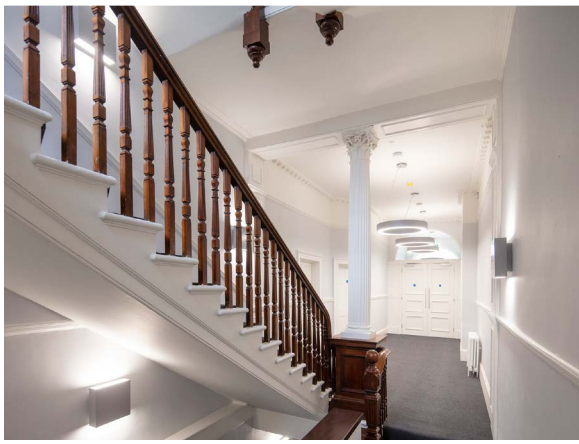
Curo Interiors were appointed to carry out a full refurbishment and upgrade for The British Museum to their 3 terraced town houses at 41-43 Russell Square.

Each commercial office building was stripped back to its structure with a reconfiguration of floor and room layouts. The structure and façades were stabilised and repaired prior to new mechanical and electrical systems being installed throughout.

The utmost care was taken to revitalise the original 1800 features' with the mantra of 'restore not replace' being upheld by Curo Interiors and the design team for items such as sash windows, lath and plaster, lime plaster and cornice repairs and reinstatement. This Grade II listed project will provide future building users with a mix of all the features of a modern workspace alongside key pieces of Georgian architecture creating a welcoming place to work.



| | |
|------------------|---|
| Client: | The British Museum |
| Architect: | Pringle Richards Sharratt Limited |
| Type of Project: | Commercial Office Refurbishment with Grade II Listed Features |
| Contract Type: | JCT Traditional |
| Project Value: | £2.9m |



210 Pentonville Road, Kings Cross (Main Works & Strip Out Phases)

Live environment project



50,000 sq ft commercial space



Continuing our successful relationship with Global Holdings Management Group we are progressing with the fit out of the ground floor reception and main entrance, plus levels 2 to 6 to CAT-A standard.

In addition to this approximately 50,000 sq. ft of fit out works, the Curo Interiors team have also been instructed to build a two-storey commuter building, with shower, drying and changing facilities for users of the existing office at 210 Pentonville Road.

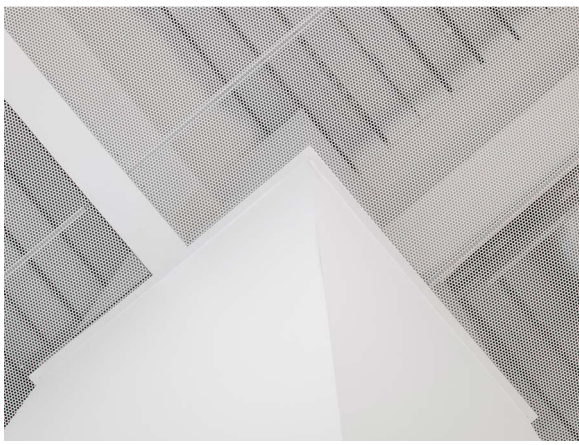
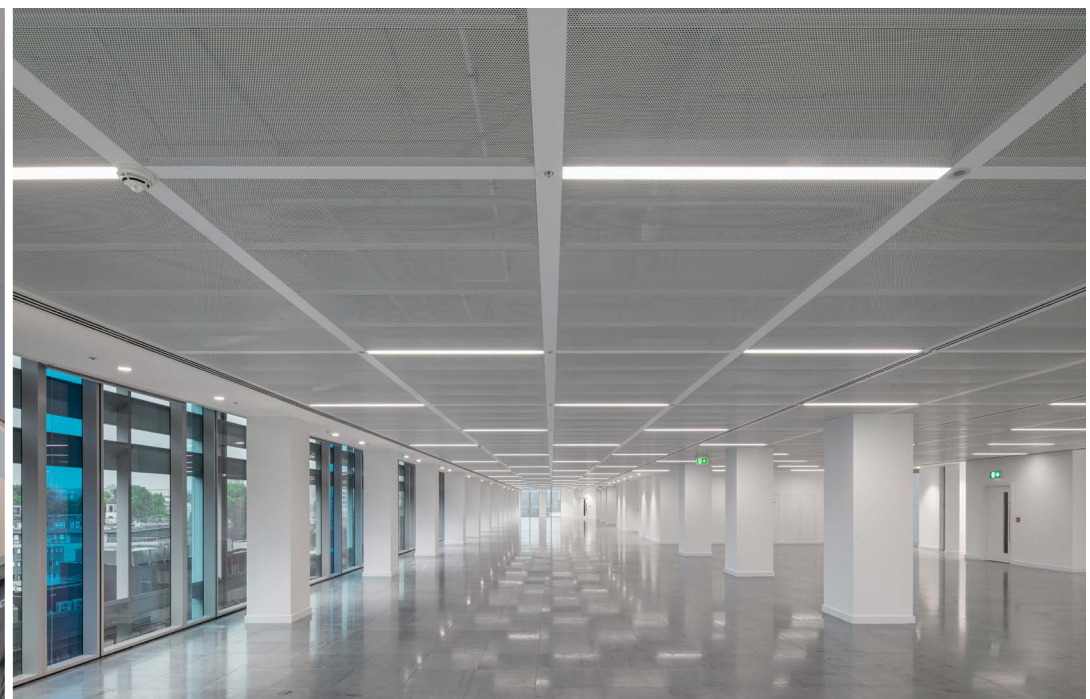
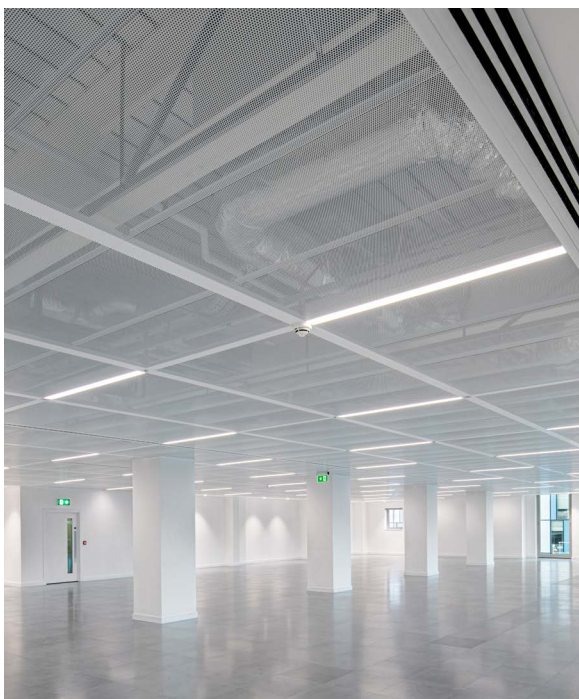
The project has its own inherent challenges with being situated on the busy Pentonville Road and close to Kings Cross Station. Additionally, the building has remained live, with both commercial and residential occupants, which has meant the team have had to develop varying strategies and dynamic processes to avoid any disruptions.

As part of the team's commitment to the local community they established early in the construction period, clear lines of communication with the building stakeholders including the FM team, residents, neighbours and the local authorities, to ensure all are aware of planned works guaranteeing a smooth journey for all. As part of the build strategy noisy works are conducted "out of hours". A 6-level hoist and mini pit lane have also been created so that deliveries are almost invisible from the front of the building.

The reception works include the installation of a bespoke glassblock reception desk accompanied with new lighting systems and services to match. In addition, the area will be modernised and refurbished with the creation of bespoke wall hangings to dominate the space and new Panbetton Shui wall cladding installed for a refreshed appearance. The upper levels of the projects will benefit from improved and additional MEP services, new SAS ceiling and acoustic matting for improved sound deadening.



| | |
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| Client: | Global Holdings |
| Architect: | HUT Architecture |
| Type of Project: | Refurbishment to CAT-A |
| Contract Type: | JCT Design & Build |
| Project Value: | £8.3m |



Crisis UK, 50 Commercial Street, London

15,823 sq ft



Our recent fit-out project undertaken for a charity organisation Crisis UK in London stands as a testament to our team’s proficiency, innovation, and commitment to excellence. Building on the success of our previous collaborations, the charity entrusted us with their new acquisition, a project with the ambition to both reconfigure the existing space and accommodate more than 80 staff members.

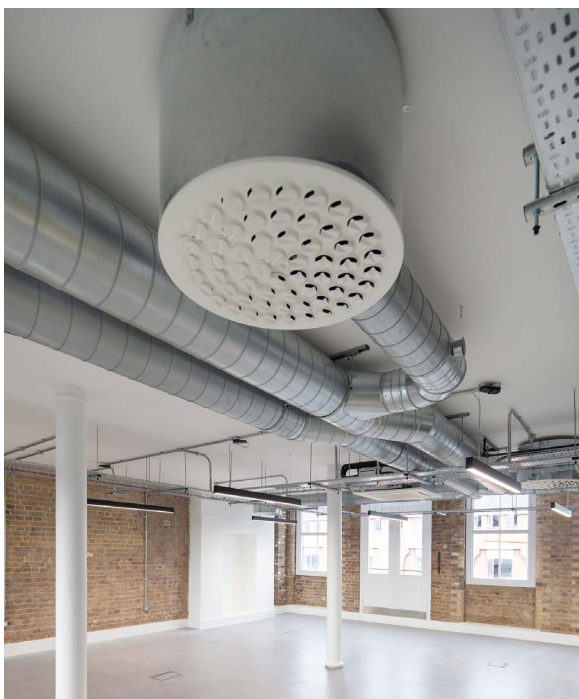
The primary challenge was to create a space that was both functional and inspiring. Our skilled team, in partnership with specialist supply chain, responded by designing a reception area that not only welcomed visitors but also included additional desk space for four members of staff, and four state-of-the-art meeting pods. These new features ensured a dynamic and productive environment for everyone working in or visiting the facility. However, the innovation didn’t stop there. Attention was also given to the basement area, where the construction of locker rooms, bike storage, and a maintenance room were meticulously planned and executed.

The first and second floors of the building underwent significant transformation as well. These floors, which are accessible to all building users, now house diverse activity spaces, a vision care office, and a well-stocked library. This multifunctional approach provides a welcoming space for creativity and learning, and aligns perfectly with the charity’s ethos and community-focused mission. Managing this project within London’s bustling environment presented unique challenges. The condensed programme and tight logistical constraints required an agile and adaptable approach. Through careful pre-planning and the application of flexible methodologies, our team adeptly navigated the specific and ever-changing needs of this important client.

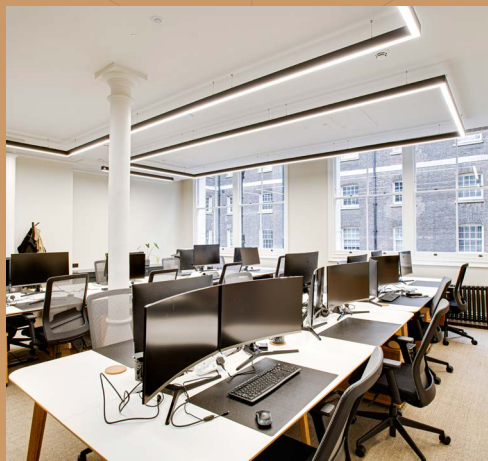
This fit-out project is a shining example of how a combination of ingenuity, collaboration, and meticulous planning can transform a space to meet the evolving needs of a modern organisation. It showcases our commitment to delivering projects that are not only on time and within budget but also imbued with a sense of purpose and excellence that resonates with our clients’ values and aspirations.

The success of this endeavour solidifies our reputation as a trusted partner in the field and lays the foundation for future collaborations.

| | |
|------------------|------------------------|
| Client: | Crisis UK |
| Architect: | Engine Room Architects |
| Type of Project: | Commercial Fit Out |
| Contract Type: | JCT Design & Build |
| Project Value: | £2.38m |



3-4 New Street, Liverpool Street, London



Curo Interiors have completed on 3-4 New Street, situated just off London's commuter centre within Liverpool Street. The existing Georgian façade combined with the sash windows have been fully restored, including necessary roof repairs on the mansard roof and a small terrace formed on the 4th floor.

The regeneration primarily focused on stripping out the existing building, transforming the shell into 3 floors of practical office space with recreational highlights and staff amenities.

The strip out package itself required all 6 floors (a net area of 6'100 sq ft), to be taken back to exposed substrates allowing calculated asbestos removal, full MEP installation and new modernism finishes such as crittall doors and shaker style kitchen units.

The project itself was logistically challenging, narrow road access just off Liverpool Street meant that delivery of materials and disposal of waste had to be meticulously planned as well as constant coordination with local authority to achieve their standards. With the new occupants having a non-negotiable fixed move in date, programme had to be strictly adhered to, meaning any deviations had to be resolved quickly and efficiently.



| | |
|------------------|--------------------|
| Client: | Curo Construction |
| Architect: | Doodle Architects |
| Type of Project: | Commercial Fit Out |
| Contract Type: | JCT Design & Build |
| Project Value: | £1.7m |





Curo Interiors
3-4 New Street,
London

EC2M 4TP

www.curointeriors.com
enquiries@curointeriors.com
+44 (0) 2088 956 722