

# Corbel Interiors Ltd

Unit 7, Pomona Works, Cornbrook Road, Manchester M15 4EH  
Fit-out | Strip-out | Reinstatement | Tel 0161 872 4410

## Quotation CI-2611 rev B

Date: 2 October 2026

Client: Northmere Analytics Limited, 4th Floor, Albion House, 61 Mosley Street, Manchester M2 3HZ. FAO Jas Sandhu, Office and Facilities Manager.

Re: End-of-occupation works, fourth floor, Albion House.

Dear Jas

Thank you for showing us round on 24 September. As requested, we have priced two scopes. Prices are fixed until 31 December 2026, exclude VAT, and assume normal working hours with goods lift access booked through the building manager.

### Scope A: full reinstatement to landlord's base build

Strip out all partitions (meeting rooms 1-4, comms room, zone C), tea point and comms cooling; cap and make safe all services; reinstate open-plan Cat A layout including lighting, fire alarm and sprinkler heads; replace carpet tiles and damaged ceiling tiles; full redecoration; remove all furniture and equipment and clear site.

| Element                                                               | GBP            |
|-----------------------------------------------------------------------|----------------|
| Preliminaries and site management (4 weeks)                           | 14,800         |
| Strip-out of partitions, tea point, comms room                        | 41,500         |
| M&E: lighting, fire alarm, sprinklers, cooling removal, certification | 33,900         |
| Floors and ceilings                                                   | 39,600         |
| Decorations                                                           | 24,700         |
| Removal and disposal of furniture, IT and white goods (WEEE)          | 8,900          |
| Builder's work and making good                                        | 11,600         |
| Contingency                                                           | 10,000         |
| <b>Total Scope A</b>                                                  | <b>185,000</b> |

### Scope B: clearance and make good only

Disconnect and remove all loose furniture, desks, chairs, storage, IT equipment, server cabinet contents and free-standing appliances; remove signage and manifestation; make good fixing holes; clean throughout. Partitions, tea point fixed units, lighting and comms room fabric left in place. Excludes any items belonging to other occupiers unless separately instructed.

| Element                                                   | GBP           |
|-----------------------------------------------------------|---------------|
| Preliminaries (8 working days)                            | 4,200         |
| Furniture and equipment removal and disposal (incl. WEEE) | 19,800        |
| Signage, manifestation, make good fixings                 | 6,100         |
| Builder's clean                                           | 3,400         |
| Contingency                                               | 5,000         |
| <b>Total Scope B</b>                                      | <b>38,500</b> |

### Programme

Our programme is based on the start date you gave us (staff to have moved out by Friday 2 April 2027, which we understand ties in with your move to Tanner Yard).

| Activity                                    | Scope A          | Scope B          |
|---------------------------------------------|------------------|------------------|
| Site set-up, protection, goods lift booking | Tue 6 Apr 2027   | Tue 6 Apr 2027   |
| Furniture and IT removal                    | 6 Apr to 9 Apr   | 6 Apr to 13 Apr  |
| Partition and tea point strip-out           | 12 Apr to 20 Apr | -                |
| M&E alterations and certification           | 19 Apr to 27 Apr | -                |
| Floors, ceilings, decorations               | 21 Apr to 29 Apr | -                |
| Make good, clean, snag                      | 29 Apr to 30 Apr | 14 Apr to 15 Apr |
| Completion and keys returned to client      | Fri 30 Apr 2027  | Thu 15 Apr 2027  |

We can compress the Scope A programme by about a week with weekend working, at an extra cost of approximately GBP 11,500, subject to building manager approval for weekend access. Our operatives would need building access cards and a set of keys to the floor for the duration of the works.

We look forward to hearing from you.

Kind regards

Liam Hart, Contracts Manager, Corbel Interiors Ltd