

Warehouse Space Fitout Manual 2022

INDUSTRIAL FITOUT



This space is subdivided and ready for renting. It is a basic functional unit with an industrial feel fit out. The ceiling is exposed, and the floor is a concrete finish. The walls are painted a neutral color and depending on the size of the unit, additional internal partitions can be provided.

Basic electrical and data outlets are provided on a grid. Fire protection, security, standard lighting and HVAC distribution systems are provided. Shared toilets and pantries are fitted out and ready for use.

Basically, the space is functional but lacks the secondary features of design, such as furniture and equipment, that'll make it fit for the specific business use. When the tenant moves in, they can implement further fit out to customize to their needs.



This includes the warehouse and envelope, with cladding, roofing, windows and doors. The base mechanical (water/drainage), HVAC, electrical (power, data, security) and fire and life safety equipment and or connections, are provided at a single location, for further distribution by the tenant. The interior of the warehouse is a shell, with exposed roof structure, concrete slab, and no internal partitions or plumbing.

A shell and core fit-out allow a business to custom fit the space to its requirements. It is suitable for larger business taking up a full warehouse or more.