



EXIGEN GROUP

case study

Metric helps Exigen transform a Docklands Warehouse

Exigen Group is a UK-owned insolvency practice based in London that provides business turnaround, restructuring, and property solutions. They offer services to businesses facing financial challenges, including turnaround and restructuring, liquidation, and cash flow finance. Exigen Property, a division of Exigen Group, focuses on commercial and residential property matters in London and surrounding areas. Recognised as the "Best Business Recovery Specialist in the UK" by Business Moneyfacts Awards for five consecutive years.

The Challenge

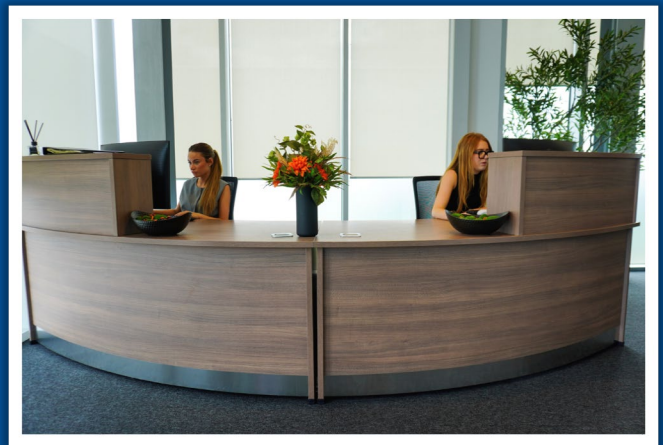
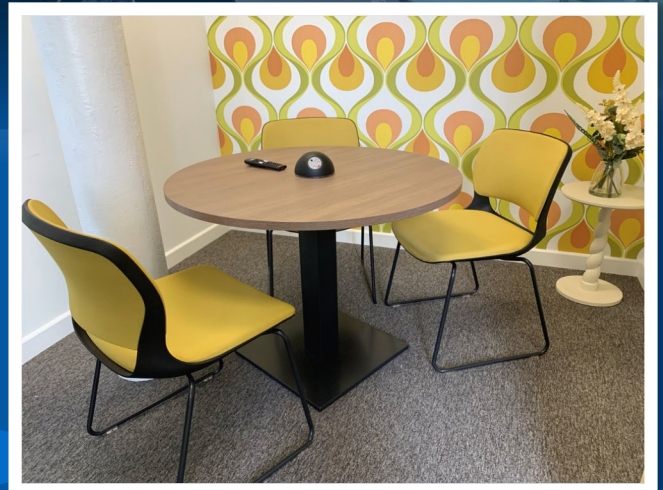
One of the main challenges we faced transforming the warehouse into a fully functional office was reimagining an industrial shell into a space that felt inviting, efficient, and inspiring. Balancing open-plan flexibility with areas for focused work meant optimising every square foot - without losing the building's raw character and beauty.



Jim Francis of Metric & Hannah Powell of Exigen

The Solution

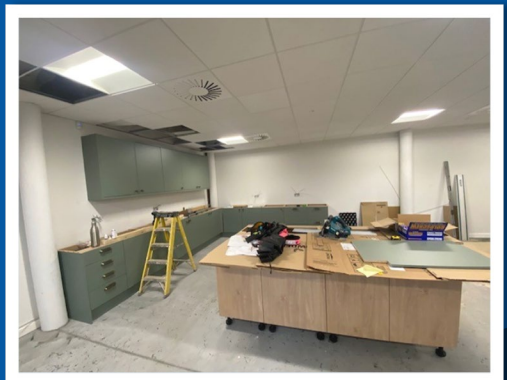
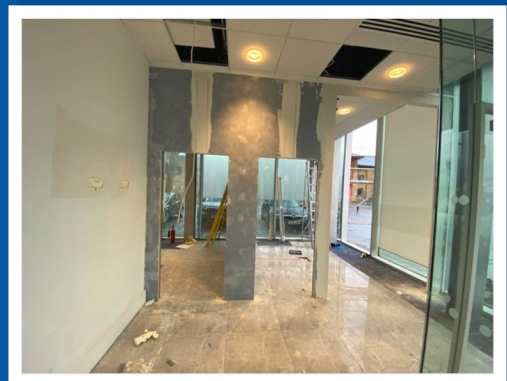
To transform the warehouse into a high-performing office, we undertook a full interior fit-out that balanced functionality with a warm, contemporary feel. Bench desk runs were introduced to maximise the collaborative workspace while preserving clean lines of sight and flexibility. We created a welcoming breakout kitchen area at the heart of the space - offering staff a place to recharge, connect, and gather informally. Enclosed meeting rooms were constructed with acoustic consideration, using glass as much as possible to allow natural light to flow through while supporting the need for privacy. Our interior designer chose furniture with subtle textures and tonal contrasts, the once-industrial shell now supports both productivity and well-being.



The Refurbishment

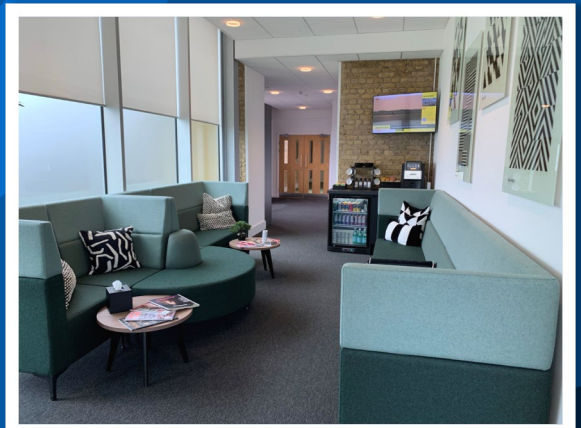
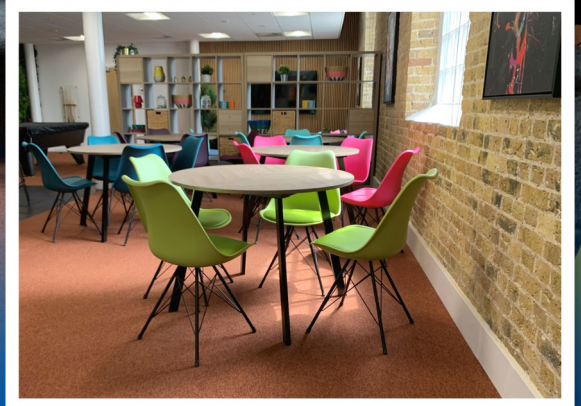
The refurbishment of the warehouse represented a complete transformation from raw shell to a cohesive, contemporary office space. The project began with a full internal strip-out, enabling the introduction of a new suspended ceiling with integrated LED lighting to deliver uniform brightness and improve energy efficiency. Throughout the space, durable, high-spec flooring was laid to define a clear and consistent flow between working zones.

A mix of glazed and traditional partitioning was installed to create meeting rooms and offices that retained a sense of openness and visual connectivity. A newly constructed breakout kitchen formed the social heart of the workspace, complete with integrated appliances and robust finishes designed for daily use. The reception area was comprehensively reimaged to provide a professional and welcoming first impression, aligning with the aesthetic feel of the interior and functional aspirations of the overall design. The result is a workspace that balances performance with personality - rooted in purpose, yet ready to adapt as the organisation evolves.



Key Takeaways

- **Strategic planning:** A successful refurbishment begins long before construction starts. Coordinating the design, space planning, budget constraints, and regulatory compliance is critical.
- **Adaptability is a strength:** Whether navigating hidden issues or adjusting specifications due to supply chain delays, remaining agile ensures momentum is maintained without sacrificing quality.
- **Detail defines experience:** From the ceiling grid to furniture selection, the small decisions often have the biggest impact on how people feel and work in the space.



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"We couldn't be happier with the transformation of our new office, thanks to the team at Metric. What started as a blank canvas is now a vibrant, modern workspace that truly reflects who we are as a company and functions perfectly for our teams. From initial consultation to the finishing touches, Metric provided clear communication and keen attention to detail. They listened to our needs and offered creative solutions, making the whole process smooth sailing. We have had countless compliments and we are proud of our new working environment."

- Hannah Powell, Exigen Group HR

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