



Spitfire Centre, Coventry

This light industrial development comprises 11 units of various sizes, in three detached blocks with allocated delivery and parking areas

Value £2.3 million

Client Deeley Properties

Scale 11 units/41,7000 sq ft

Architect Deeley Construction

Contract JCT Design & Build

Structural Engineer Cox Turner Morse

The Spitfire Centre has been a great success with small businesses. The project was introduced by Deeley Properties to Deeley Construction who were appointed as main contractor. The existing planning consent was reworked to accommodate 11 smaller commercial units as opposed to the previously approved four units, reflecting the need for affordable units for the local SME business community.

The buildings were constructed from steel portal frames clad with insulated, profiled metal cladding walls, roof panels, roof lights and steel roller shutter doors. The build contract required Deeley Construction to carry out extensive, planned ground stabilisation.

The units were designed between 2,045 sq ft to 9,850 sq ft to be suitable for business, office, trade and light industrial usage. With excellent transport links, 6 metres clear eaves height and optional mezzanine expansion the units were designed to be bespoke for any future tenant.

During construction, the team on site discovered that the gas main was over 2 meters outside its documented easement line. Deeley Construction quickly altered Transco to ensure the safety of the construction works and agree on the best way to proceed. The scheme was quickly redesigned without losing value.

Despite the unplanned interruption to the build schedule, Deeley completed the project on time. This illustrates a particular strength of the Deeley Group: the co-operative nature between its development arm and its contracting arm.