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Systems Limited

High-Performance Mezzanine & Workspace for a Robotics Specialist

APPROVED sema MANUFACTURER FULL MEMBER

UK CA

Project Background

A leading UK robotics specialist, experiencing rapid growth, acquired a larger facility in Yorkshire to serve as their new headquarters. The goal was clear: transform an empty industrial unit into a high-efficiency, multi-functional workspace.

The facility needed to accommodate:

- ✓ Warehouse storage and logistics
- ✓ Technical labs and computer rooms
- ✓ Office and administrative areas
- ✓ Welfare facilities (kitchen & WCs)
- ✓ Staff breakout spaces







The Challenge

With limited floor space but significant vertical height, the client required a solution that would:

- ✓ Maximise usable space
- ✓ Maintain operational flow
- ✓ Support multiple departments simultaneously
- ✓ Meet strict compliance and safety standards
- ✓ Be delivered within a fixed relocation timeline

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The Solution

Following a detailed site survey by WSL's mezzanine specialist, a tailored, fully integrated solution was designed and delivered.

Key Deliveries:

273.18m² Mezzanine Floor

- ✓ Fire-rated structure
- ✓ Dual access staircases
- ✓ Partitioned office spaces on both levels

Pallet Racking System

- ✓ 6 bays of double-entry adjustable racking
- ✓ 3 storage levels per bay
- ✓ Timber decking, rack end barriers & upright protectors







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The WSL Advantage

The client selected WSL based on our ability to deliver a complete, end-to-end solution.....

Consultative Expertise

- Close collaboration from concept to completion
- Workflow-focused design guidance
- Practical, experience-led recommendations

In-House Manufacturing

- Precision-built in WSL's own facility
- No reliance on third parties
- Faster turnaround and greater flexibility
- Seamless communication across design, manufacturing, and installation

Quality & Compliance

- UKCA accredited
- Approved Manufacturers Full SEMA membership
- Built to the highest safety and engineering standards

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Mezzanine Design Features

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Upper Level:

- ✓ Glass-fronted offices with natural light flow
- ✓ Kitchen and WC facilities
- ✓ Dedicated staff breakout and games area
- ✓ Secure access corridor with safety railings



Mezzanine Design Features

Access & Safety:

- ✓ Dual staircases for improved flow:
  - Front access (offices & facilities)
  - Rear access (breakout area)
- ✓ Anti-slip treads with high-visibility nosing
- ✓ Fully compliant handrails and finishes

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Mezzanine Design Features

Below the Mezzanine:

- ✓ Technical labs and computer rooms
- ✓ Partitioned areas for noise control and workflow separation



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Mezzanine Design Features

Acoustic & Office Design:

- ✓ Glass partitions enhance visibility and collaboration
- ✓ Carpeted office flooring for comfort and professionalism
- ✓ Acoustic insulation integrated into the mezzanine deck
  - Minimises noise transfer from operational areas
  - Creates a productive working environment





Mezzanine Design Features

Fire Safety & Compliant:

- ✓ Fire-rated structure
- ✓ Coordination with fire protection specialists
- ✓ Ongoing communication with building control
- ✓ Certified to meet all regulatory standards

Integrated Warehouse Solution

The ground floor featured a fully integrated pallet racking system, designed to:

- ✓ Maximise vertical storage
- ✓ Improve stock handling efficiency
- ✓ Align seamlessly with operational workflows

The mezzanine and racking were designed as one cohesive system, ensuring a streamlined operation.



Project Management Excellence

WSL's project manager coordinated multiple trades, including:

- ✓ Mezzanine installers
- ✓ Electricians
- ✓ Plumbers
- ✓ Ventilation specialists

Through clear scheduling and communication, the project achieved:

- ✓ On-time completion
- ✓ Smooth multi-trade coordination
- ✓ Minimal disruption



Flexible, Collaborative Approach

During installation, real-time collaboration allowed for design refinements, including:

- ✓ Adjustments to column positioning
- ✓ Improved floor space utilisation
- ✓ Enhanced overall layout efficiency

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All changes were implemented **without impacting the timeline**









The Result

The completed facility is now a **high-performance headquarters**, featuring:

- Fire-rated mezzanine floor
- Modern glass-fronted offices
- Technical labs and operational zones
- Welfare facilities and breakout spaces
- Safe dual-access staircases
- Acoustic noise control
- Integrated warehouse storage system

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The Outcome

What was once an empty unit is now a **future-ready, multi-functional workspace** that:

- ✓ Supports business growth
- ✓ Enhances operational efficiency
- ✓ Reflects the client's position as a technology leader

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