



From inception *to completion.*

Project delivery for businesses, property professionals and private clients.

Commercial fit-outs.
Insurance reinstatement.
Private renovations.

FAMILY-RUN / ESTABLISHED 2014



01 Offices & workspaces



02 Salon & clinic



03 Private renovation / Barnet

www.top2bottomservices.co.uk

A partner for *your next project.*

T2B is a property services company, specialising in commercial fit-outs, insurance reinstatements and removals & logistics.

We bring together project management, skilled trades and finishing works to take a project from the first conversation through to handover.

LONDON & SURROUNDING AREAS

Commercial project experience across the UK.

01 Commercial fit-outs

New spaces, refurbishments and reconfigurations for commercial occupiers and property owners.

02 Insurance reinstatement

Project-led building and finishing works to restore damaged commercial and residential property.

03 Private renovations

Interior refurbishment and renovation projects for homeowners and private property clients.

Commercial fit-outs.

FROM EMPTY SPACE TO WORKING SPACE



Office & workspace

Offices · Retail & clinics · Leisure · Industrial & dark kitchens

Create a new space, refresh an existing one or reconfigure the way it works.

We coordinate the scope, programme and trades around the needs of the project.

- Strip-out and building works
- Mechanical and electrical installations
- Joinery, flooring and interior finishes
- Painting, decorating and final handover



COMMERCIAL FIT-OUT

A space ready *for clients.*

An existing commercial interior, reconfigured and refurbished for salon and clinic use.

The project brought together treatment areas, glazed partitions, new flooring and redecoration to create the finished working space.



AFTER / TREATMENT ROOM

WORKS SHOWN

Internal layout changes

Partition and finishing works

Flooring and decoration



Before / existing interior



During / fit-out in progress

From existing space to completed fit-out.

The glazed room and adjoining circulation space through the refurbishment.

01 BEFORE / EXISTING SPACE



Existing finishes and carpeted room.

02 DURING / FIT-OUT WORKS



Partition works and floor preparation.

03 AFTER / COMPLETED SPACE



New flooring and finished interiors.

A CLEAR SCOPE. A COORDINATED PROJECT.

Reinstatement, *managed from start to finish.*

T2B delivers insurance reinstatement works for commercial and residential property.

We coordinate the agreed building and finishing works, with clear site reporting and a documented handover.

01 Agree the works

Review the scope, site requirements, access and programme.

02 Coordinate delivery

Sequence trades and manage the agreed reinstatement works.

03 Keep progress visible

Record site progress, decisions and changes as work develops.

04 Complete the handover

Carry out final checks and assemble the project documentation.

A new chapter for the kitchen.

STRUCTURAL ALTERATIONS



BEFORE / STRIP-OUT STAGE

Existing kitchen during strip-out.



AFTER / COMPLETED KITCHEN

Reconfigured layout and new finishes.

Barnet

Wall removal and the installation of structural support beams opened up and reconfigured the kitchen layout.

The renovation continued through to the fitted kitchen, flooring, lighting and interior finishes.

From inception to completion

The living room, before and after.

The same private renovation, carried through to the living space and its final finishes.

BEFORE / EXISTING ROOM



AFTER / COMPLETED ROOM



GRAHAME PARK, COLINDALE

From former shop *to community hub.*

T2B designed and delivered the fit-out of a former SPAR, creating a new home for community activities, a café and Colindale Foodbank.

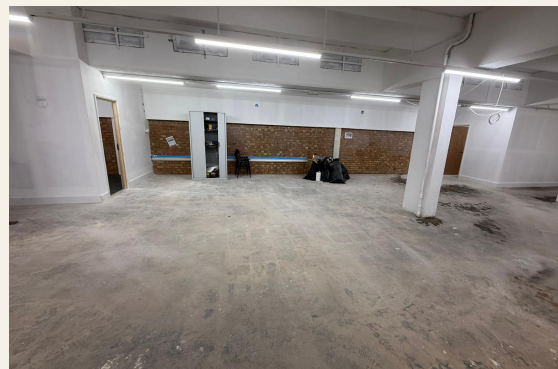
WORKS DELIVERED

- Strip-out and space planning
- Café and breakout spaces
- Foodbank area
- Flooring, decoration and finishes
- Electrical works
- All furniture donated by T2B

A T2B give-back project.



THE FINISHED HUB



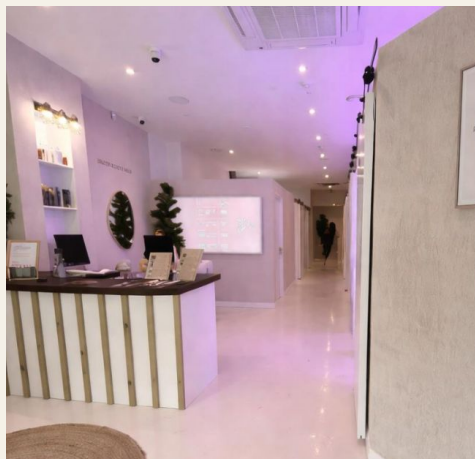
Before the fit-out



The new café counter

Different spaces. The same project focus.

A selection of projects delivered by T2B directors and operational teams.

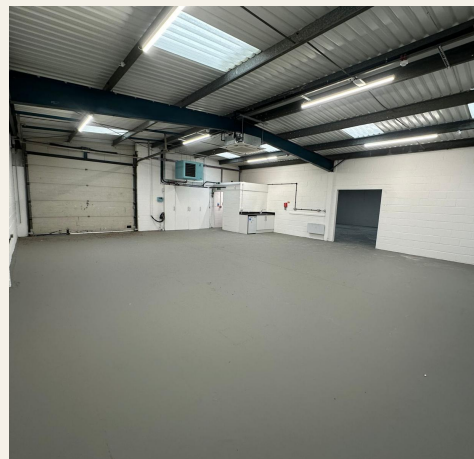


01

Retail & clinics

The Glo Co · Golders Green

Design coordination, mechanical and electrical installation, and internal and external fit-out.

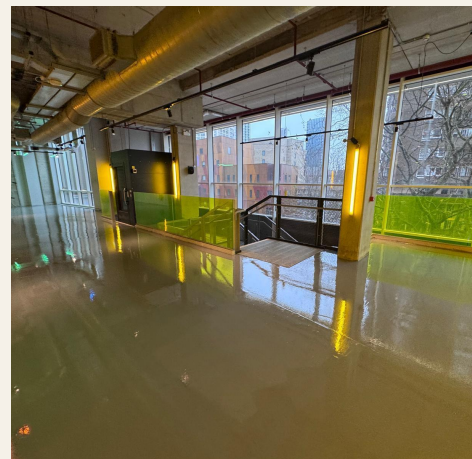


02

Industrial & kitchens

Getir · Gorillas · Encore Kitchens

Warehouse construction, dilapidations and fit-outs, alongside dark-kitchen projects.

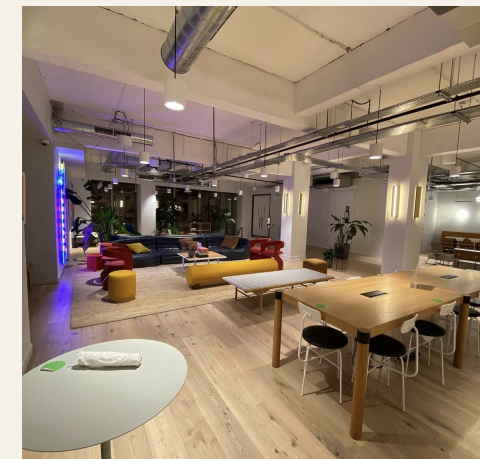


03

Leisure & gyms

Gymbox · David Lloyd Clubs

Leisure refurbishment and specialist fit-out projects across gym and club environments.



04

Offices & workspaces

WeWork · Encore

Office fit-out, refurbishment and workspace delivery for new and existing premises.

Clear scope. Visible progress. *A well-managed handover.*

A straightforward delivery process, supported by practical project controls.

01

Understand

Site visit, project brief, budget expectations and feasibility.

02

Plan

Scope of works, quotation, programme and trade coordination.

03

Deliver

Site management, building and fit-out works, with progress updates.

04

Handover

Quality checks, snagging, relevant testing and project documentation.

PROJECT CONTROLS

Programme & sequencing

Site updates & change records

Health & safety documentation

Your next project *starts here.*

Planning a new fit-out, reinstatement or renovation? Already work with us and have another project in mind?

Send the location, a short brief and your target dates. Include drawings, a scope of works or site photos if available.

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COMMERCIAL FIT-OUT

Gorillas · Coffee & Collect