



Science and Research





Overbury is the UK's leading fit out and refurbishment contractor and we are proud to work with some of the world's best-known science and research institutions.

With major pharmaceutical companies and top academic institutions we've gained extensive experience in delivering Class 1, 2 and 3 laboratories.

We assist occupants, landlords and investors in repurposing existing facilities into compliant, effective laboratories.

Thanks to our experience at organisations like GSK, the Francis Crick Institute and UCL, our team is adept at managing critical commissioning processes for complex, highly serviced laboratories.

Our work spans various facilities including clean rooms, fume cupboards, medical gas systems, temperature control setups, air tightness measures, pressure regimes, HEPA filters and DOP testing.

If you want explore our lab expertise in more detail contact our sector leads:



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Our Approach

As part of the Morgan Sindall Group, our financial standing is excellent.

We can deliver you and your design teams' vision to impeccable standards.

We can also offer our clients a joint, cost effective and seamless solution from design to occupation alongside our sister company Baker Hicks, a leading design and engineering practice that specialises in Science and Technology.



97% of our projects are delivered in occupied environments



We have worked for 38 of the UK's Top 50 science and research institutions



We have delivered science and research projects from £100k to £50m



We deliver over 250 projects per year



Access to over 1,000 industry expert engineers and designers through our sister company Baker Hicks

Francis Crick Institute

Overbury is proud to be the Francis Crick's Development Partner. Since 2020 we have delivered over 450 projects across their estate, supporting their mission of "discovery without boundaries".

- ✓ 450+ Projects
- ✓ CL3 & CL4 Labs
- ✓ ISO Grade 6 Clean Rooms
- ✓ ISO Grade 7 Clean Rooms
- ✓ Medical Gasses
- ✓ Temperature Control
- ✓ Pressure Regimes
- ✓ Air Tightness
- ✓ HVAC Testing



GSK's space consolidation from Ware to Stevenage initiated Project Trent. Incorporated into the new facility was an MRI suite, autoclaves, necropsy suite, offices, breakout areas and a freezer farm relocation, which required meticulous planning to maintain critical temperatures and safeguard samples from disruption or damage.

- ✓ 43,000 sq ft
- ✓ 70 Weeks
- ✓ Temperature Control
- ✓ Medical and Liquid Gasses
- ✓ Air Tightness
- ✓ Pressure Regimes
- ✓ MBSC / FUME Cupboards
- ✓ DOPA
- ✓ Chemical Drainage



University College London

In this occupied building in Bloomsbury we installed 32 fume cupboards, a faraday cage, medical gasses and an IGO Grade 7 clean room. To support the new kit, we also installed an 8.5 tonne air handling unit on the roof.

- ✓ £7.4m
- ✓ 52 Weeks
- ✓ ISO Grade 6 Clean Rooms
- ✓ ISO Grade 7 Change Rooms
- ✓ Medical Gasses
- ✓ Temperature Control
- ✓ Air Tightness
- ✓ DOP Testing
- ✓ HEPA Filters
- ✓ Installation of Liquid Nitrogen



British Land

In the heart of Regent's Place we converted an existing office into speculative lab space. The conversion included the provision of separated ventilation extract systems, upgraded fire integrity and new lab benching installed throughout.

- ✓ £2m
- ✓ 17 weeks
- ✓ 8,000 sq ft
- ✓ Separated Ventilation Extracts
- ✓ Upgrade of Fire Integrity
- ✓ Temperature Control
- ✓ External Louvres
- ✓ Benching for Lab Space



Bracknell Healthspace

In rapid response to the COVID-19 pandemic, Bracknell Healthspace appointed Overbury to take this scheme from concept to occupation in 18 weeks. The 25,000 sq ft laboratory operated 24/7, testing thousands of COVID-19 samples every day.

- ✓ 18 Weeks
- ✓ Clean Rooms
- ✓ Temperature Controls
- ✓ Pressure Regimes
- ✓ HVAC Testing
- ✓ Cold Rooms
- ✓ Chemical Drainage



Kings College London

The Advanced Therapy Centre, a collaboration between KCL and the National Institute for Health Research (NIHR), combined top-tier academics, clinicians, drug manufacturing and experimental medicine research. The facility, situated near the Shard in an occupied hospital, featured collaborative labs, offices and essential amenities.

- ✓ £5.25m
- ✓ 43 Weeks
- ✓ Medical Gasses
- ✓ Temperature Controls
- ✓ HVAC Testing
- ✓ HEPA Filters
- ✓ DOP Testing
- ✓ Pressure Regimes
- ✓ Air Tightness
- ✓ Chemical Drainage



Queen Mary University London

The Joseph Priestley building, housing the School of Biological and Chemical Science, underwent complete refurbishment, including new ceilings, flooring, BMS, fire systems and 40 fume cupboards. To meet academic year deadlines, 7-day working was implemented, with strict logistics coordination with lab staff, due to shared services in the live building.

- ✓ £3m
- ✓ 15 Weeks
- ✓ Air Tightness
- ✓ Nitrogen, Argon
- ✓ Helium, Oxygen
- ✓ Chemical Drainage
- ✓ HEPA Filters





“The Overbury team are collaborative, non-contractual and have a ‘can-do’ attitude. You are focused on long-term and personal relationships, which is very important to us when selecting a contractor. When we are under a lot of pressure, Overbury can move fast and have good market knowledge. We like working with Overbury because you are direct, straightforward communicators, and we are only as good as our supply chain.”

Luke Kelly
Project Director, British Land

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