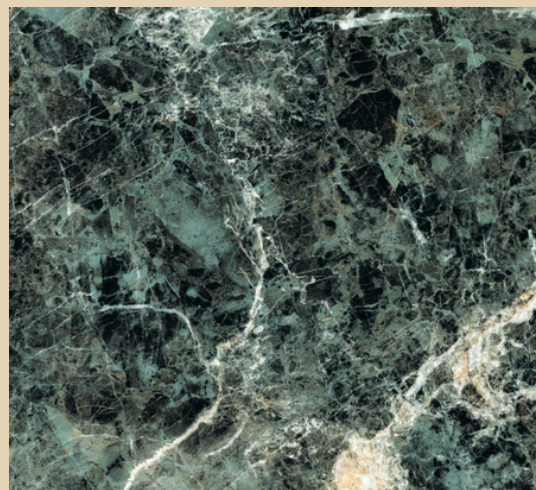
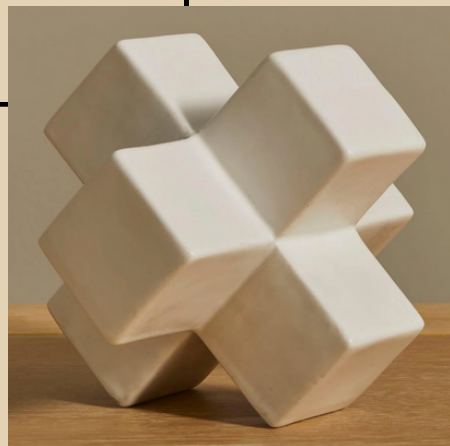
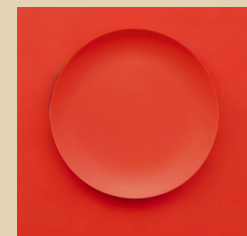
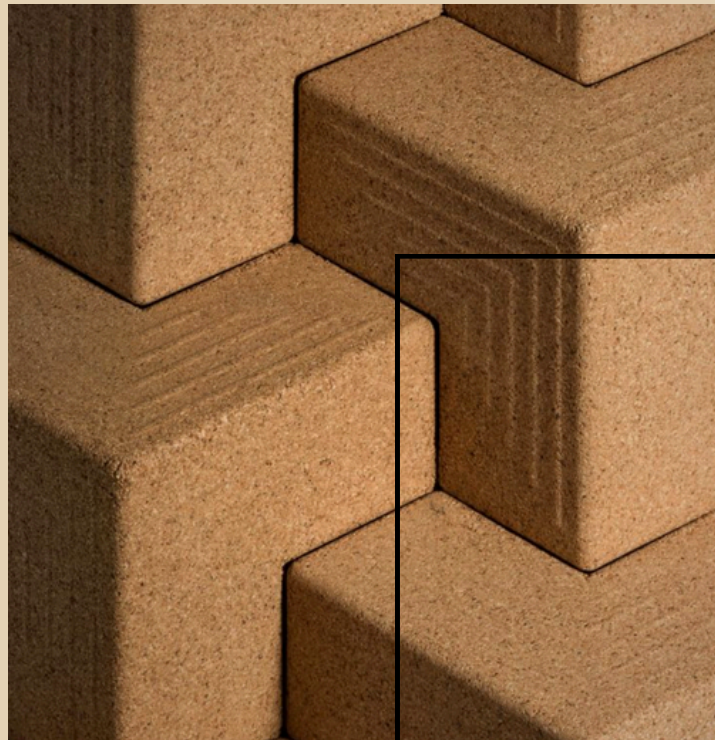
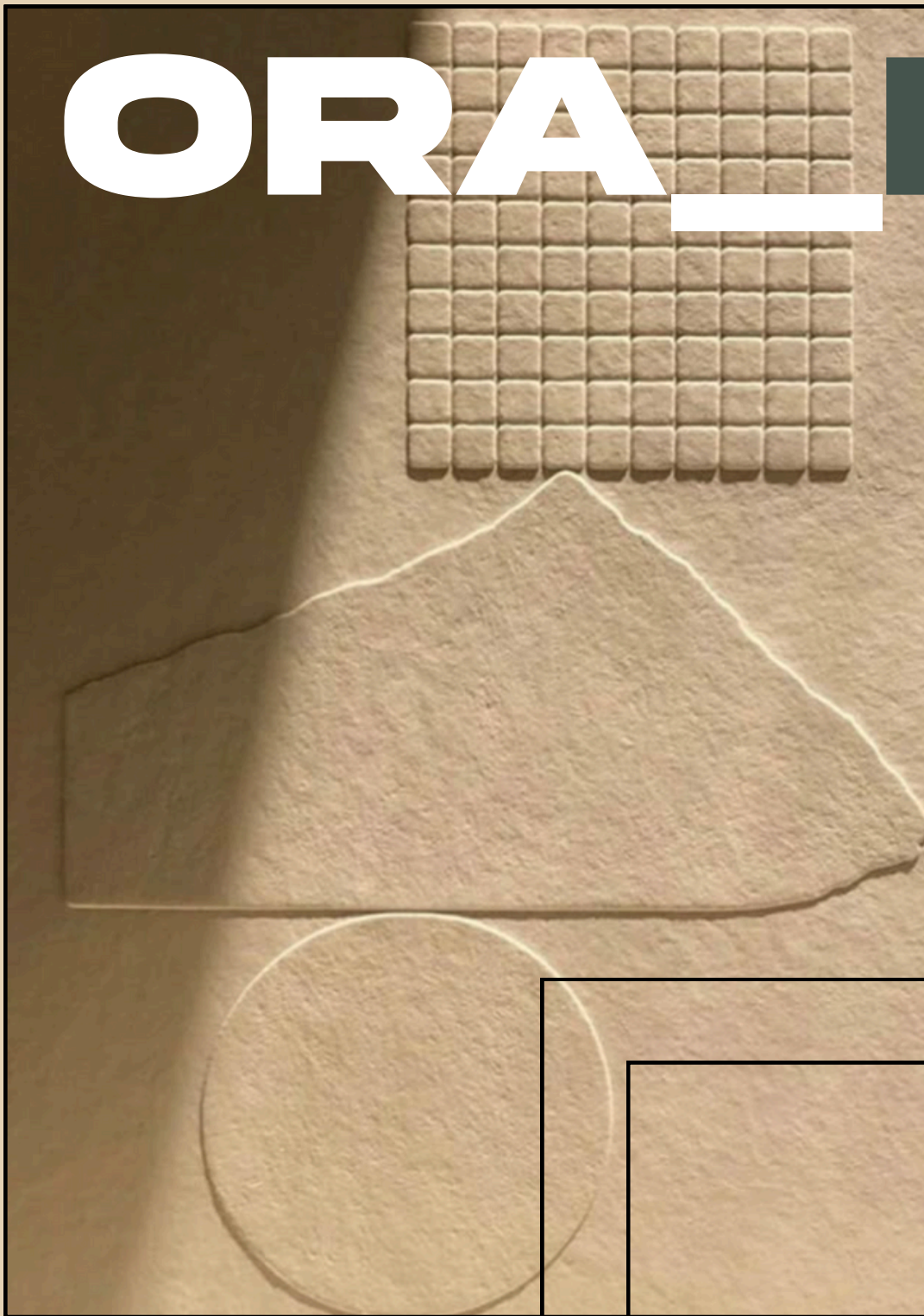


ORAL PROPERTY



ABOUT

We partner with landlords and developers to unlock the full potential of their office assets, hotelifying spaces and transforming ordinary floorplates into vibrant, tenant-ready environments.

By layering in thoughtful styling, curated artwork, contemporary furnishings, planting, and tailored lighting, we infuse each space with character and warmth that resonates with modern occupiers.

Whether we are dressing and styling brand-new refurbishments or breathing new life into under-performing buildings, our agile, cost-effective approach elevates perception, shortens void periods, and accelerates lettings, all while sparing clients the time and expense of a full-scale redevelopment.

With a design-lead approach we create spaces to impress.



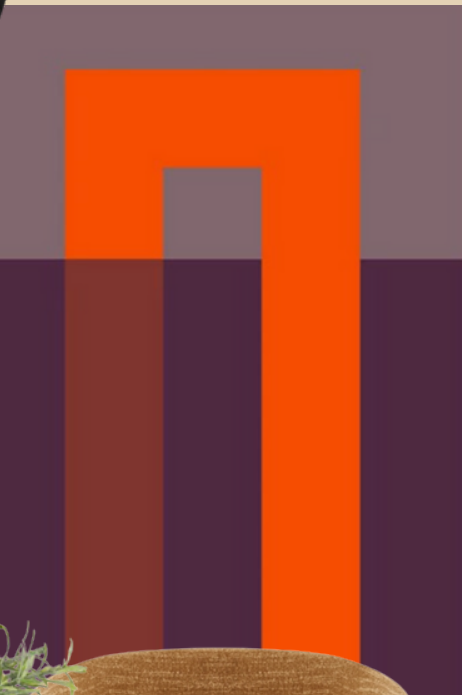
IMPROVE PRODUCT // INCREASE LETTINGS // REDUCE VOID PERIODS

CLIENTS



ELEMENTS

- **DESIGN CONSULTATION (REFURBISHMENTS)**
- **FURNITURE**
- **SOFT FURNISHINGS**
- **ARTWORK PROCUREMENT**
- **PLANTS**
- **LIGHTING**
- **GENERAL STYLING**



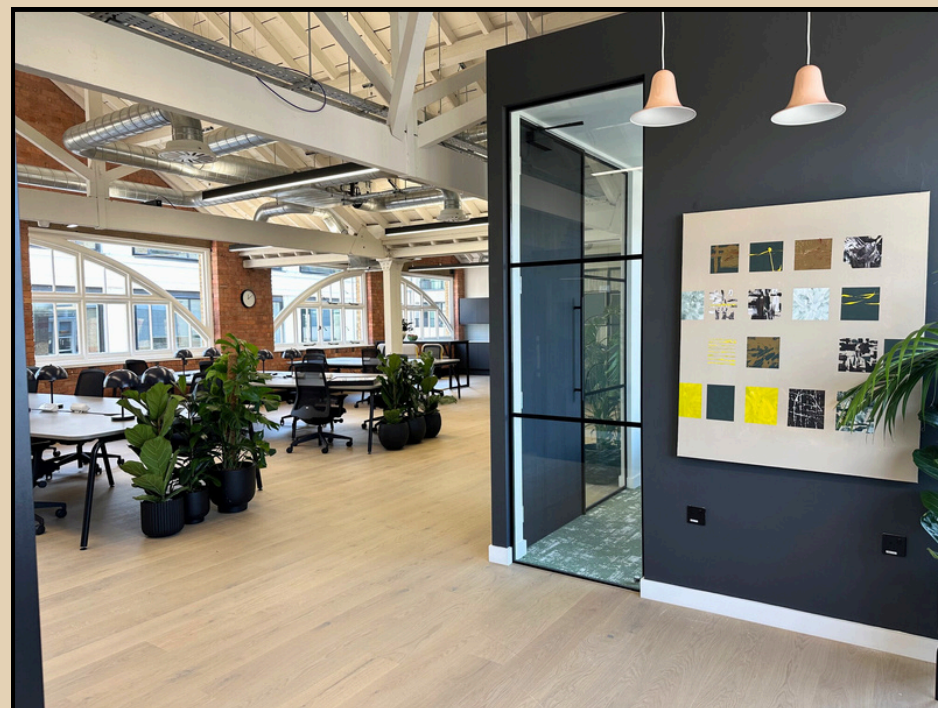
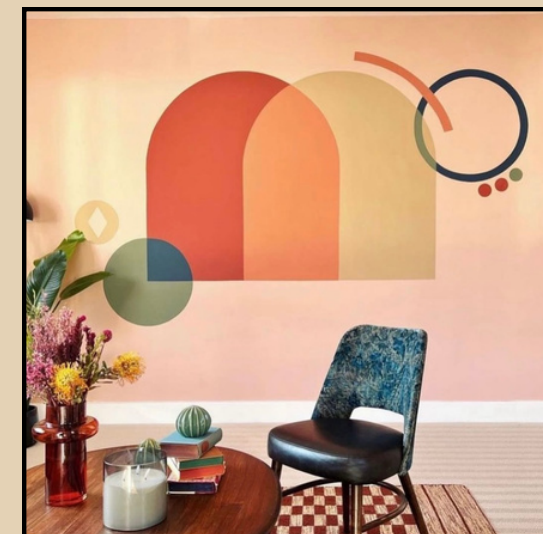
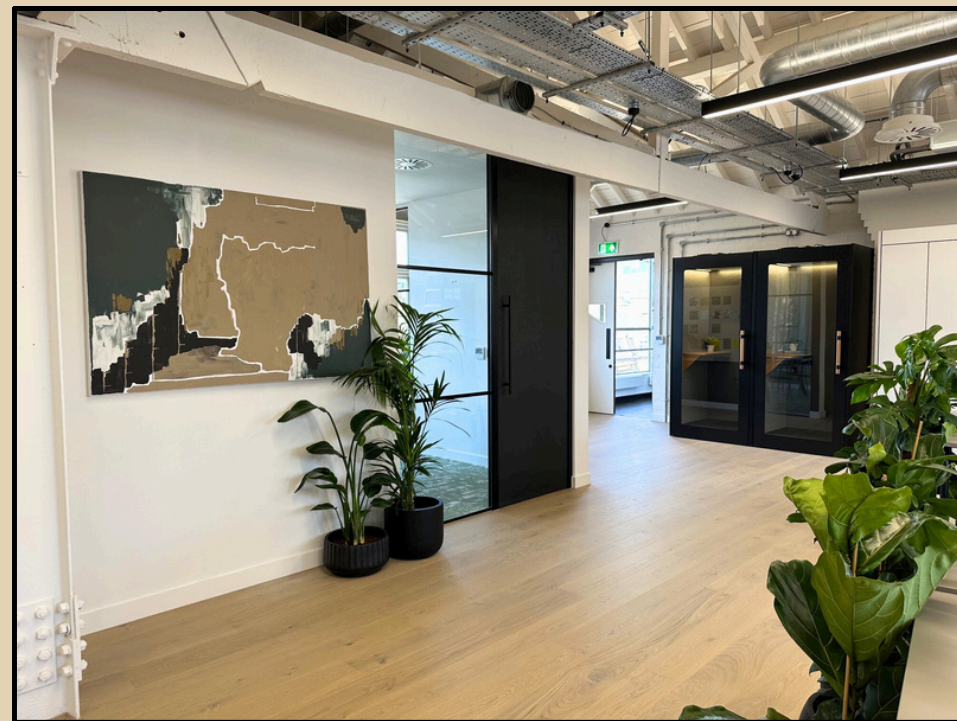
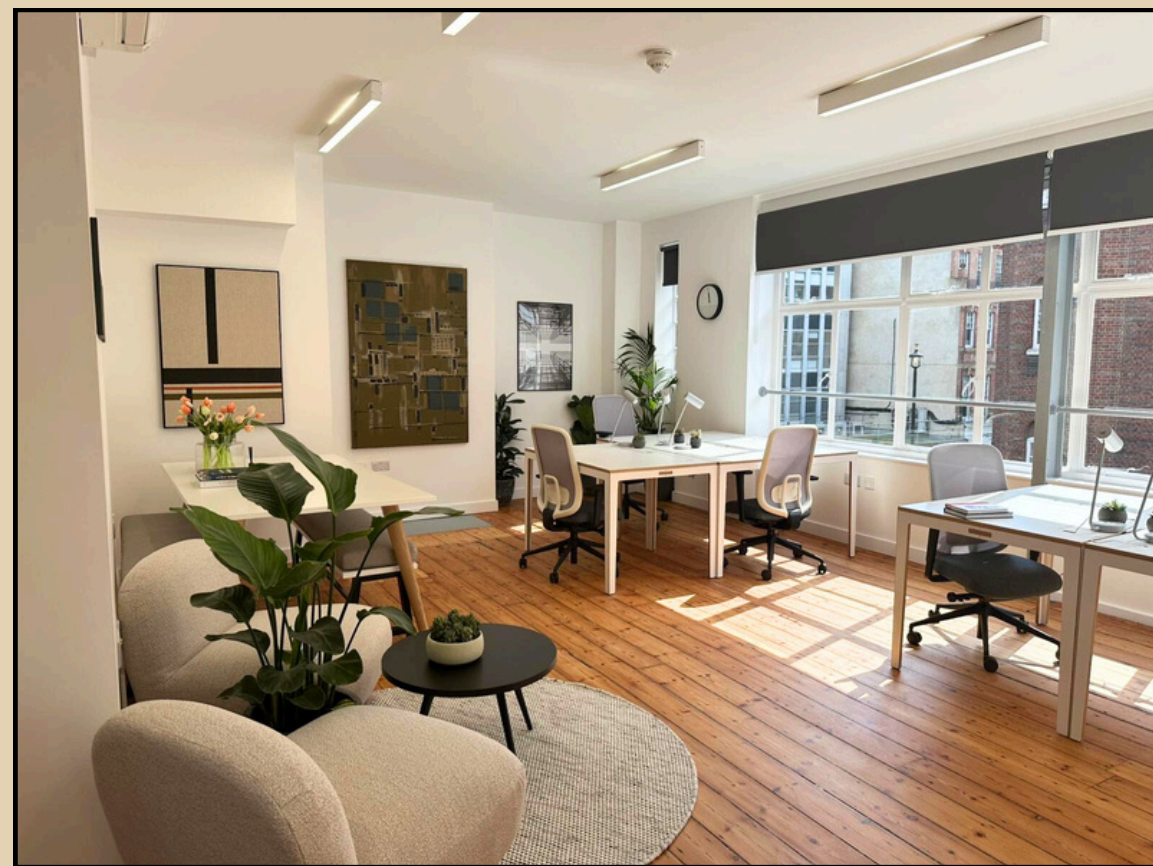
THE PROCESS:

- **SITE VISIT**
- **PROPOSAL CREATED – LOOK + FEEL**
- **PROPOSAL CREATED – MARKED UP FLOOR PLAN**
- **PROPOSAL CREATED – COST**
- **CLIENT SIGN OFF**
- **PROCUREMENT INVOICE RAISED**
- **PROCUREMENT INVOICE PAID**
- **INSTALL DATE CONFIRMED**
- **INSTALL**
- **CLIENT CHECK IN**
- **DELIVERY + INSTALL INVOICE RAISED**
- **DELIVERY + INSTALL INVOICE PAID**

DESIGN VISION EXAMPLES



PREVIOUS WORK



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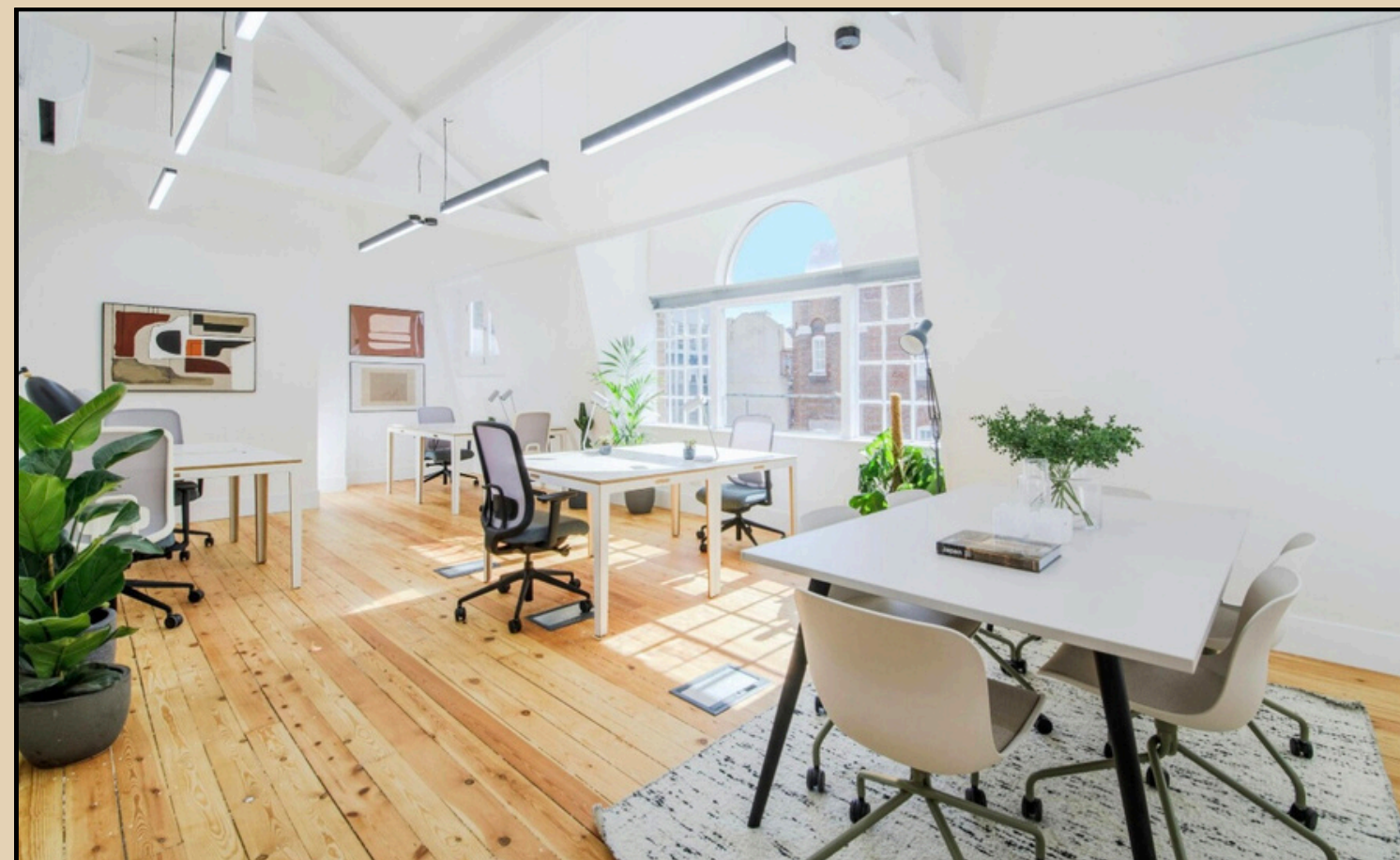
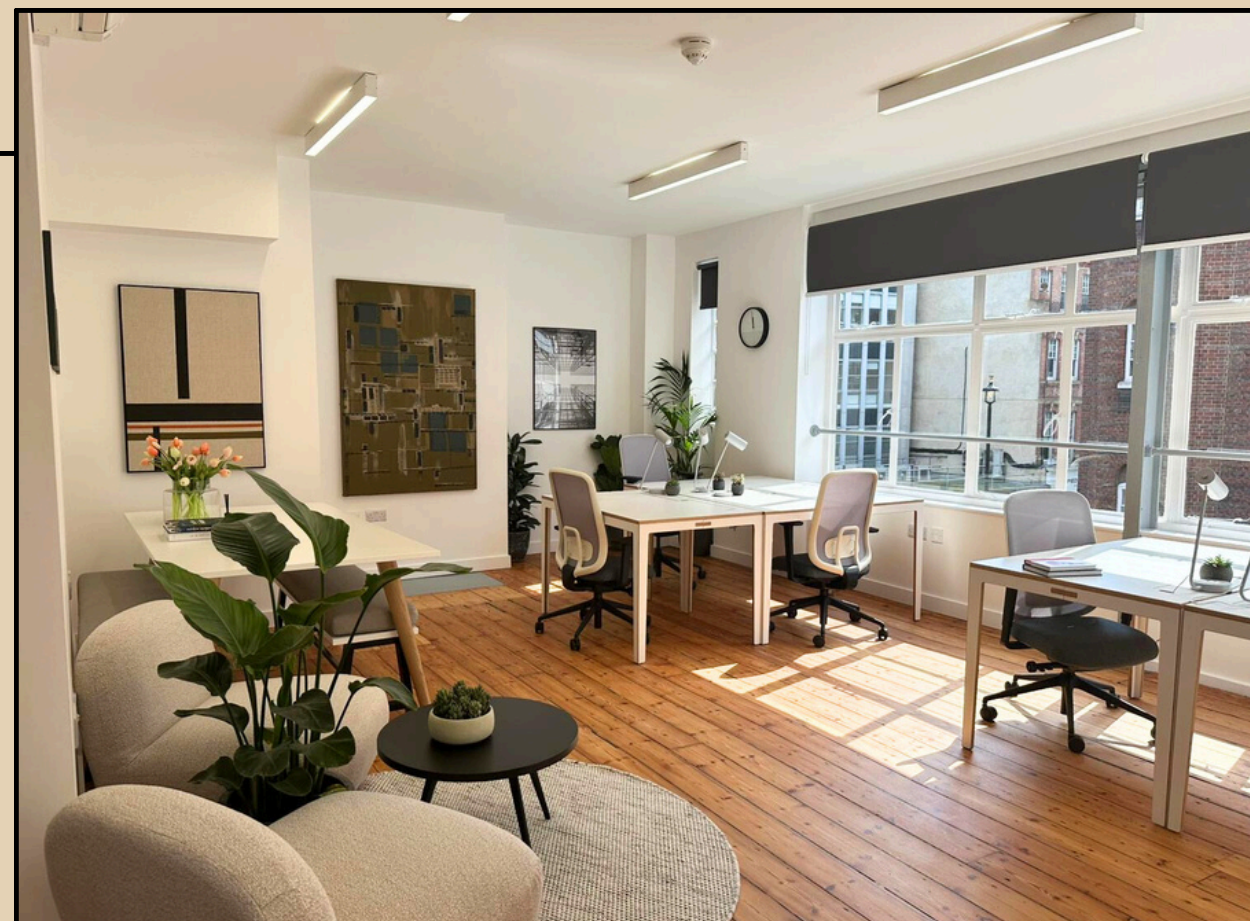


CASE STUDY: 852 SQ FT, GREAT TITCHFIELD ST

BEFORE



AFTER



TESTIMONIALS

I worked closely with Cora on several Birmingham projects, Greenhouse being one, a tired and unappealing incubation office building at The Custard Factory. She worked on the interior and exterior to create themes, colour schemes, branding and styling for the building, with a focus on feature common areas to fulfill modern occupier needs; 'greenrooms', meeting spaces, reception areas, lift lobbies, it all looked amazing. The scheme was cost effective and really enhanced the tenant experience and importantly, turned around the leasing.

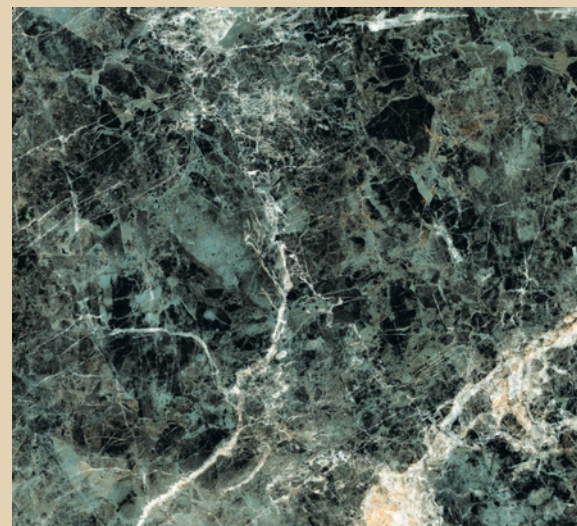
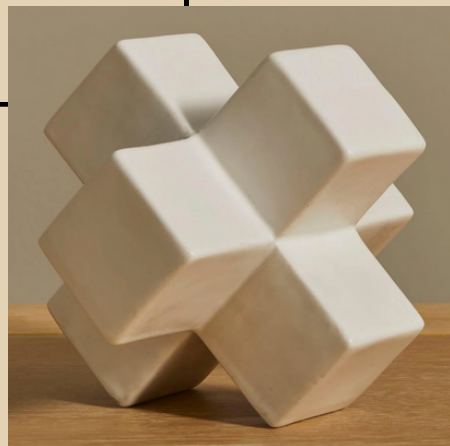
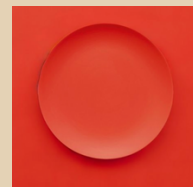
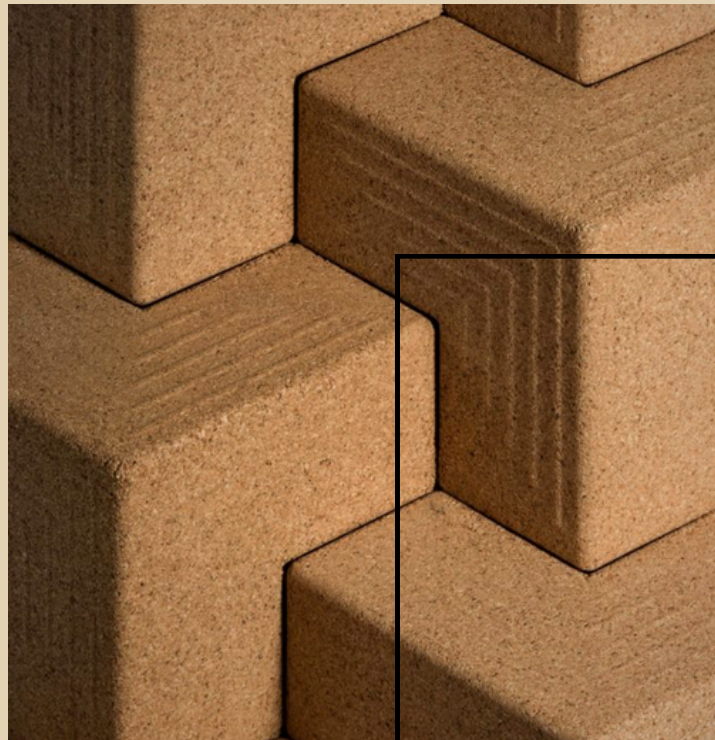
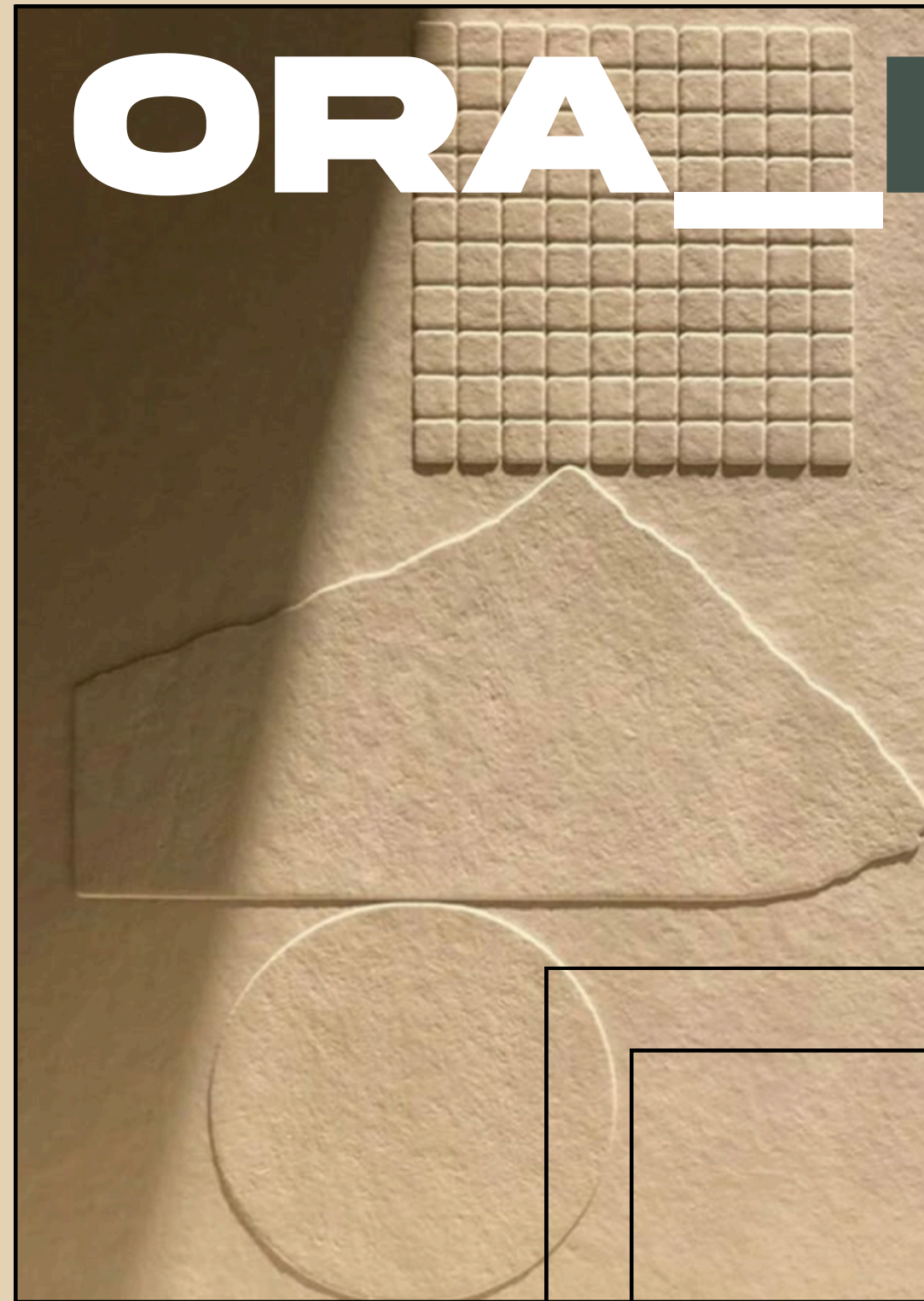
JO SALMON – MAKE ASSET MANAGEMENT

Having conducted many viewings with prospective tenants it is obvious the dressed accommodation helps them visualise how the space can be used and how they will fit into office space.

At our Central London property the dressed floors let before the undressed floors and we were also able to increase the cost per sq ft. When considering Cat A+ accommodation and common parts refurbishments the addition of professional dressing is extremely important to bring the building to life and give it warmth (especially if mainly vacant)

ROB THAIN – OVAL REAL ESTATE

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THANK YOU