

# BE





Welcome to the debut issue of **Be**. This is something new for Broadbase. What began as Be Brighter and Be Inspired has made way for something more open-ended. Simply: **Be**. It's not just a look back at projects we're proud of, but a platform for the ideas, thinking and principles that sit behind our work. A place to share what we're learning, what's changing, and where we believe the workplace is heading. For our first issue, the focus is clear. Sustainability.

Through Continu, we've made sustainability not just part of what we do, but the heart of how we work. It shapes how we design, how we specify, how we reuse, and how we help our clients create spaces that last, commercially, socially and environmentally

Inside **Be**<sup>26</sup>, you'll find real projects, practical insight and honest conversations about creating better workplaces without unnecessary waste or compromise. It's about progress over perfection, and making smarter choices that genuinely make a difference.

To our clients, partners and collaborators, thank you for choosing us, challenging us, and helping bring this way of thinking to life.

This is **Be**. And this is just the **B**eginning.

Broadbase is a workplace interiors consultancy specialising in design, furniture, build and move. We help businesses create spaces that work better for their people, their culture and their future.

We're not tied to a single discipline or a one-size-fits-all solution. Instead, we take a joined-up approach; bringing strategy, creativity and practical delivery together to shape workplaces that are considered, efficient and built to last.

Our work spans the full lifecycle of a space. From early-stage workplace strategy and design, through furniture specification and fit out, to move management and ongoing support. That breadth allows us to see the bigger picture, make smarter decisions, and reduce unnecessary waste, cost and disruption along the way.

How we work is just as important as what we deliver. We partner closely with our clients, acting as an extension of their team. We listen first, challenge where needed, and design with purpose, balancing aesthetics, performance and sustainability in equal measure.

Increasingly, that means thinking beyond the immediate project. Through Continu, sustainability is embedded into our process; prioritising reuse, flexibility and long-term value over short-term fixes. It's a practical, responsible way of working that benefits both our clients and the environments they operate in.

At Broadbase, we believe great workplaces aren't just built. They're carefully considered, thoughtfully delivered, and continuously improved.





# Credits



Publisher  
Broadbase

Editorial Direction  
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Creative Direction  
Sanders & Jay

Special Thanks  
Our clients and partners who collaborated  
on the projects featured in this issue.

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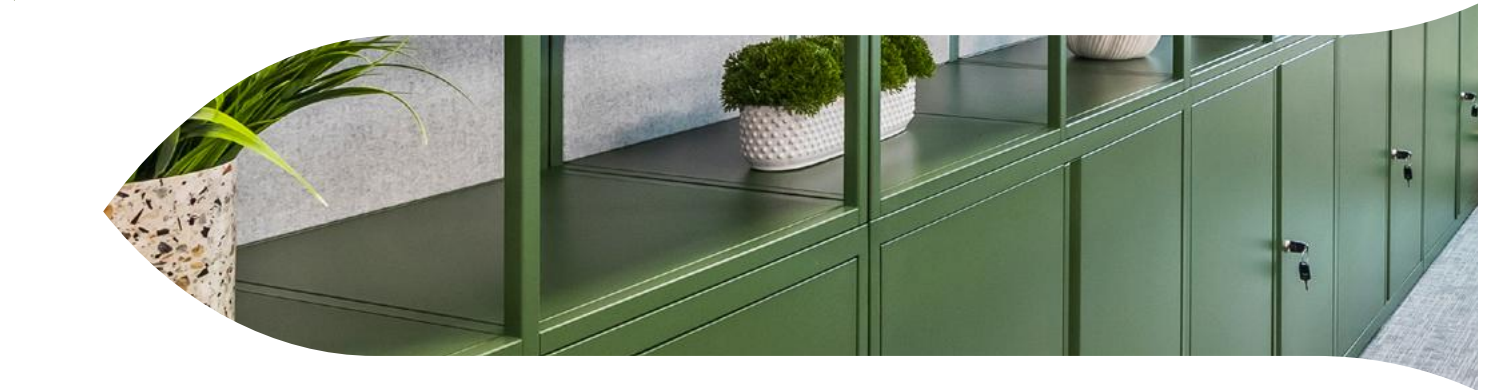
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# Shift



# The

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# continu

## Why it exists

Continu is our commitment to a circular economy, a way of working where furniture and design choices form an ongoing loop of reuse, renewal and reinvention.

It wasn't created as a bolt-on service or a marketing initiative. Continu is the formalisation of how we've been working for years: helping clients make smarter, more responsible decisions about their workplaces without compromising on design, performance or commercial reality.

When we began setting our own ESG goals as a business, it became clear how easy sustainability can feel overwhelming. Frameworks, targets and theory are important, but they don't always translate neatly into real projects.

So we stripped it back.

Continu focuses on what we can genuinely influence, right now, within live projects, real budgets and real buildings. It's about progress over perfection, and embedding sustainability into everyday decisions rather than treating it as an afterthought.

At its core, Continu is about keeping good furniture in use for longer, designing out waste, and building sustainability into the foundation of every project.

# the idea

## What it means

Continu is a mindset as much as it is a service. It reflects how we believe workplaces should be designed today; with longevity, flexibility and responsibility built in from the start. Rather than viewing fit-out as a linear process with a fixed end point, Continu encourages a circular approach, where value is retained and adapted over time.

Every project begins with understanding three things: the design brief, ESG goals and budget. These elements shape every decision that follows and ensure sustainability sits alongside commercial and creative priorities, not in competition with them.

A key part of this thinking is recognising the value already embedded in a client's existing furniture. Reuse is always the first consideration. Keeping furniture in situ or relocating it elsewhere within a building delivers the greatest environmental and commercial benefit, no manufacturing, no transport, no waste.

Where updates are needed, refurbishment allows furniture to be adapted, re-upholstered or refinished, extending its life while maintaining design intent. When additional pieces are required, quality used furniture offers a sustainable alternative to buying new, reducing embodied carbon while meeting functional and aesthetic requirements.

New furniture still has a role to play, but it's introduced purposefully and only where it adds genuine value.

This hybrid approach is what makes circularity achievable. No two projects are the same, and Continu is designed to flex around that reality.

# why sustainability matters in the workplace

## Why it matters now, and how Continu responds

Sustainability is no longer a future ambition for the workplace. It's a present-day responsibility. Every office fit-out has a footprint. From the materials specified to the furniture replaced, reused or discarded, each decision contributes to carbon emissions, resource use and long-term environmental impact. When multiplied across portfolios and repeated over time, the effect is significant.

But sustainability in the workplace isn't being driven by environmental concerns alone. Commercial pressure, regulation and people expectations are accelerating change, and reshaping what good design looks like.

## Beyond Operational Efficiency

For years, sustainable workplace design focused on operational performance: energy use, lighting efficiency and building systems. While these remain critical, attention has shifted upstream.

Embodied carbon: the carbon cost of manufacturing, transporting and installing materials and furniture, now represents a substantial proportion of a workplace's overall impact. Replacing everything every time a space changes is no longer viable.

The most sustainable workplaces are those designed to evolve. Spaces that adapt, reuse assets and extend the life of what already exists dramatically reduce waste and carbon without compromising performance.





EVERY  
ITEM  
KEPT IN  
CIRCULATION  
AVOIDS  
THE  
NEED TO  
MANUFACTURE  
NEW.

## The Commercial Reality

Sustainability is often misunderstood as a trade-off, better for the planet, worse for the bottom line. In practice, the opposite is frequently true.

Reusing and refurbishing furniture reduces procurement costs, shortens lead times and limits disruption. Designing workplaces with adaptability in mind protects asset value and supports long-term commercial performance.

Buildings and interiors that can respond to change are easier to manage, more attractive to occupiers and better positioned against tightening ESG and efficiency requirements.

## People, Culture and Responsibility

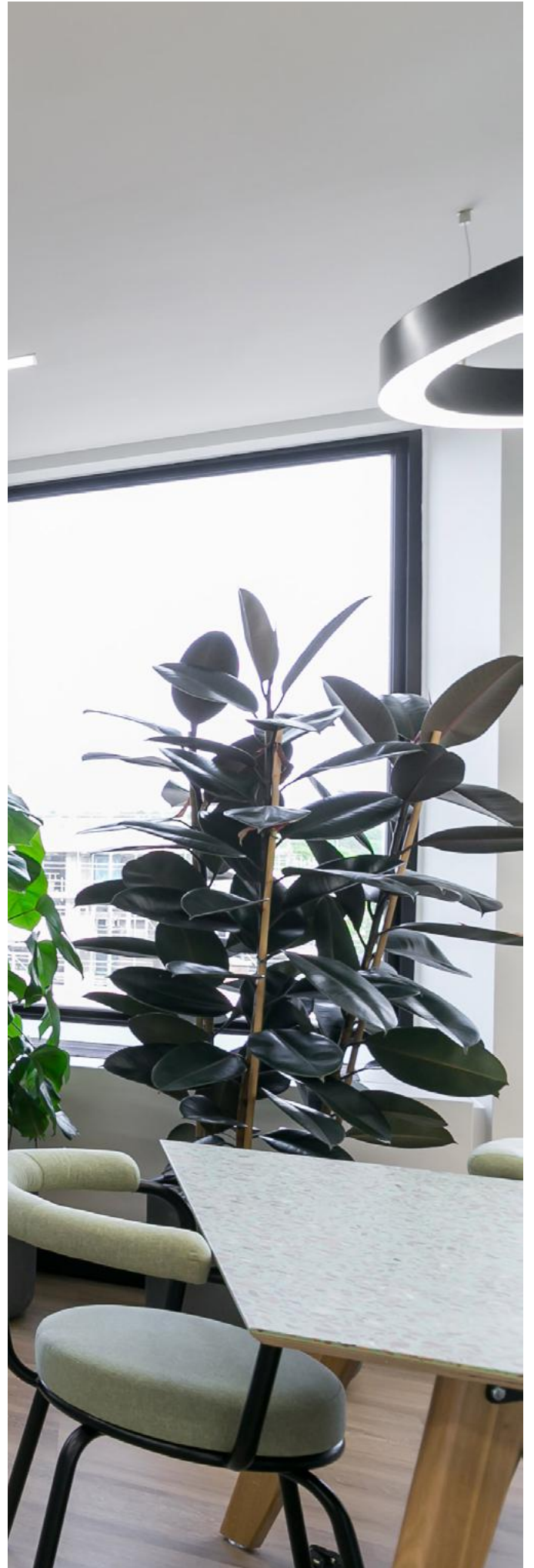
Workplaces don't exist in isolation from the organisations that occupy them. Employees increasingly expect the spaces they work in to reflect corporate values. Sustainability signals responsibility, long-term thinking and care, not just for the environment, but for people too.

Designing sustainably often leads to better outcomes for wellbeing and inclusion: more flexible layouts, thoughtful material choices and environments that support different ways of working. These factors directly influence engagement, retention and productivity.

A sustainable workplace isn't just efficient, it's human.



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BENEFIT.



SUSTAINABLE

AS MUCH

PEOPLE

ABOUT



ABILITY IS

THE ABOUT

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BUILDINGS



## From Obligation to Good Design

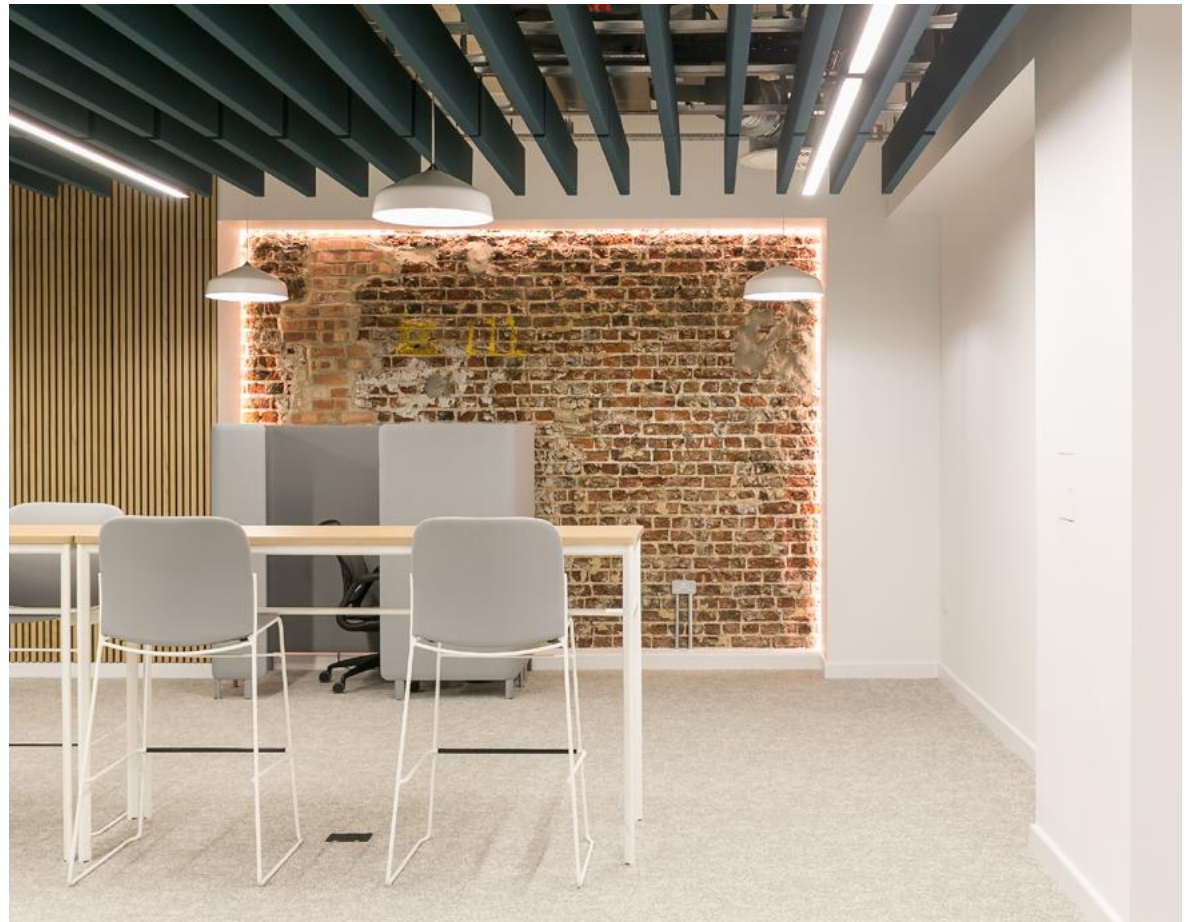
ESG is no longer a box-ticking exercise. It influences investment decisions, property value and corporate reputation. Workplace design sits at the centre of environmental, social and governance responsibility. When sustainability is considered early; alongside design intent, budget and functionality, it becomes an enabler of better outcomes, not a constraint.

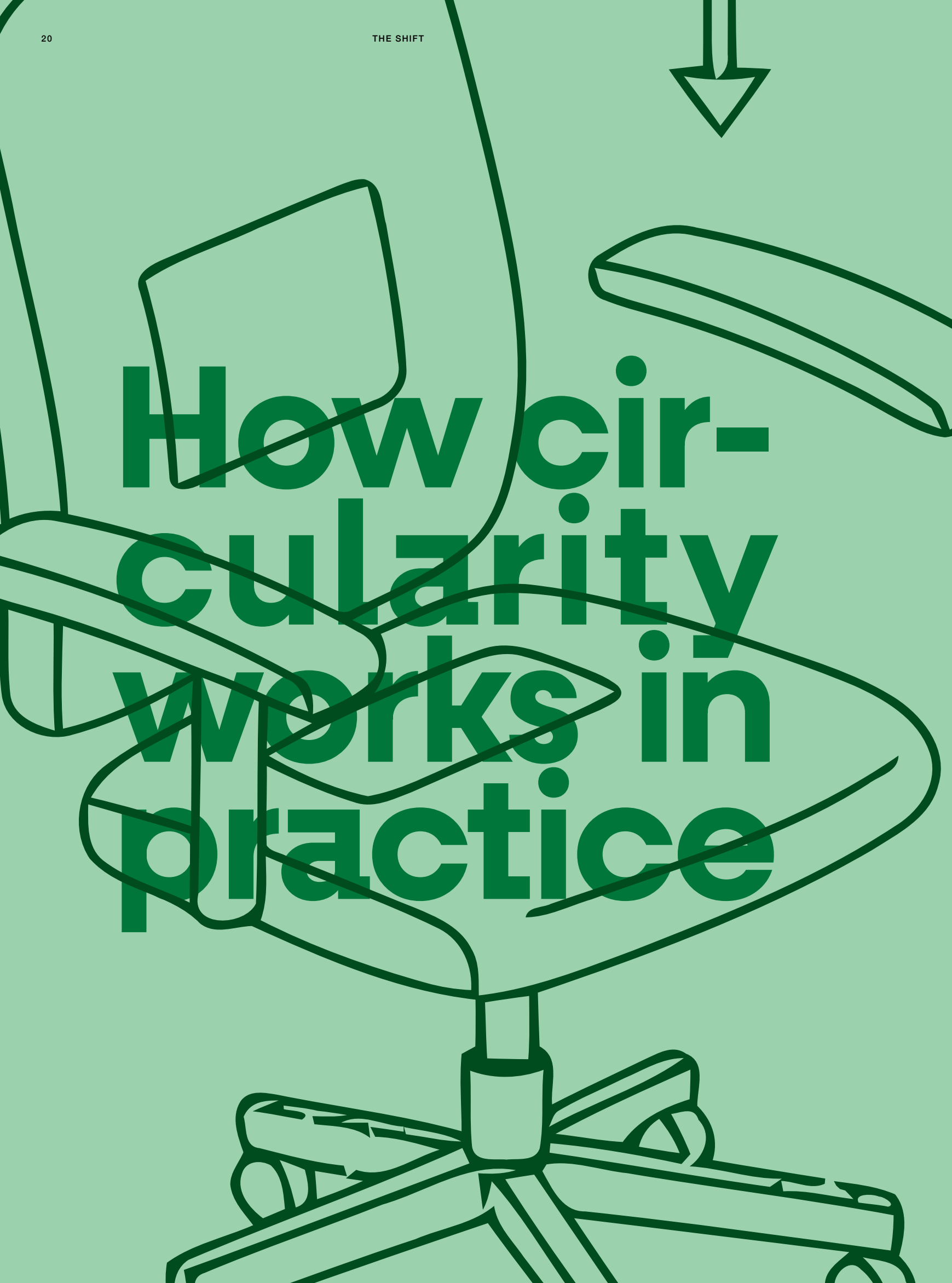
The most successful workplaces aren't built once and forgotten. They're designed to respond, reuse and evolve. That's when sustainability stops being an obligation and starts becoming good design.



DESIGNING  
FOR CHANGE IS  
THE MOST SUSTAINABLE  
DECISION OF ALL







# How circularity works in practice

# continu in Action



Circularity only matters if it works in the real world. In theory, keeping furniture in use for longer is easy to support. In practice, it has to coexist with deadlines, budgets, design ambition and the realities of how organisations actually operate. This is where many sustainability initiatives falter, not because the intent is wrong, but because the execution feels disconnected from delivery.

Continu was shaped with that gap in mind. Rather than presenting circularity as a single solution or a fixed route, Continu brings together a range of practical options that can be combined, adapted and scaled depending on the project. It is deliberately flexible, designed to work across different buildings, briefs and business priorities.

In action, Continu is less about choosing one path and more about orchestrating several, intelligently.



# Starting With What Already Exists





Every Continu-led project begins with a simple but often overlooked question: what do you already have?

Most organisations hold significant asset value within their existing furniture. Desks, chairs, storage and tables are frequently structurally sound, compliant and capable of further use. The challenge is rarely the furniture itself, but how it fits, or no longer fits the evolving needs of the space.

Reuse is always the first consideration. Keeping furniture in situ, or relocating it within a building or

portfolio, delivers the most immediate environmental and commercial benefit. There is no manufacturing, no transport, no packaging and no waste. It is the lowest-carbon decision available in any fit-out.

It also requires the most planning. Successful reuse depends on early coordination, accurate audits and close collaboration between design, delivery and client teams. When done well, it is almost invisible. When overlooked, it is often the opportunity that got away.

## Quality Used: Filling the Gaps Intelligently

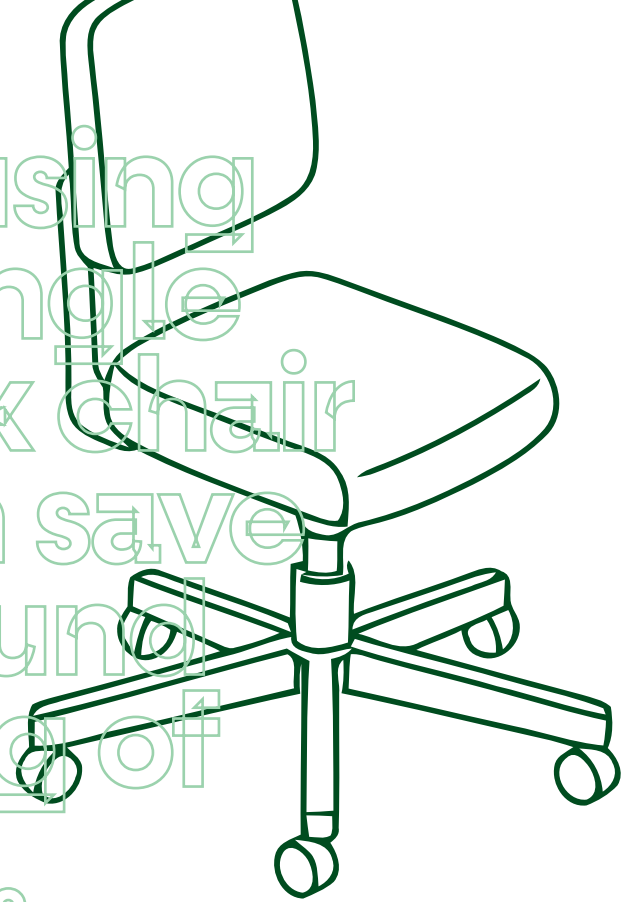
Even the most reuse-led projects will require additional furniture. Headcount changes, new functions and spatial shifts inevitably create gaps. The question is how those gaps are filled.

Quality used furniture plays a critical role here. These are items that are still fully functional, compliant and fit for purpose, often sourced through trusted partners, manufacturer buy-back schemes or client clearances.

Used well, quality used furniture integrates seamlessly into a scheme. It reduces embodied carbon, lowers costs and shortens lead times, while maintaining design integrity. It allows projects to scale without defaulting to brand new solutions, particularly for items with long functional lifespans.

The key is curation. Quality used furniture works best when it is selected with the same care as new, considered in proportion, finish and performance, and placed intentionally within the overall design.

Reusing  
a single  
task chair  
can save  
around  
47kg of  
CO<sub>2</sub>

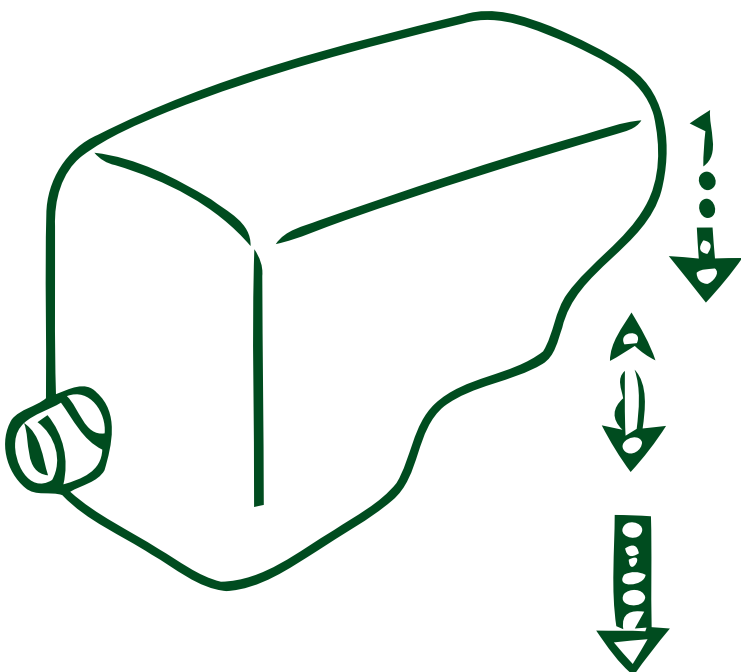


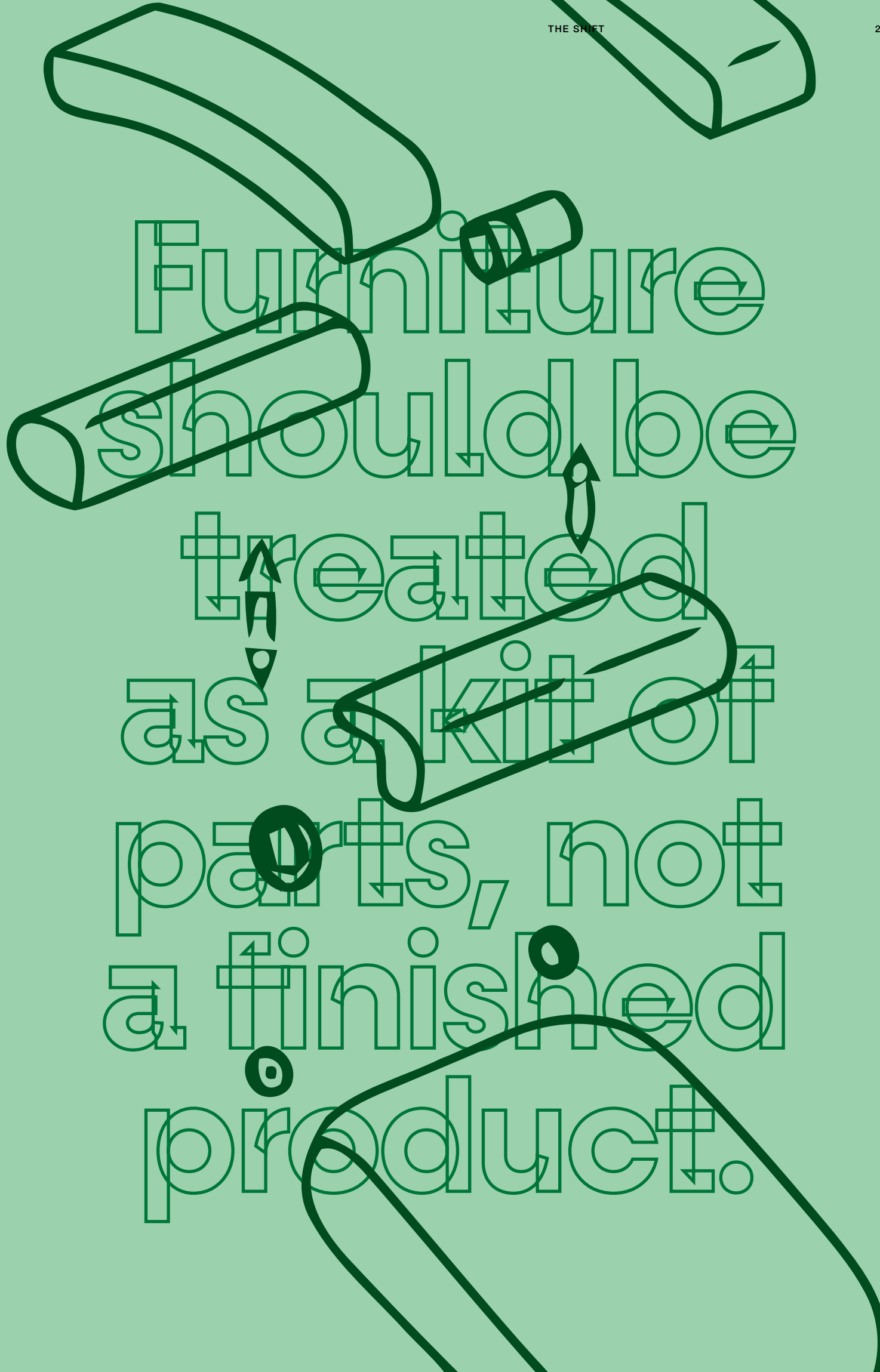
## Refurbishment: Extending Value, Not Starting Again

Where furniture no longer aligns with a new layout, aesthetic or way of working, refurbishment becomes a powerful tool. Rather than discarding items that are fundamentally sound, refurbishment allows them to be adapted. Seating can be reupholstered. Finishes refreshed. Frames modified. Details updated. What emerges is not something old pretending to be new, but something existing given a new role.

This approach treats furniture as a collection of components rather than a finished product, a mindset that opens up creative and practical possibilities. It allows projects to retain value while still achieving visual coherence and performance.

Refurbishment also introduces a different pace into projects. It encourages earlier decisions, closer collaboration with suppliers and a more thoughtful relationship with materials. In return, it delivers longevity, consistency and reduced waste.





Furniture should be treated as a kit of parts, not a finished product.

## A Hybrid Reality

In practice, circularity rarely follows a single route. Most Continu projects combine multiple approaches within one space. A single floorplate might include reused desks, refurbished seating, quality used storage and targeted new pieces introduced where required. This hybrid reality is not a compromise, it is what makes circularity achievable.

By blending routes, projects can respond to the specific demands of each space and each client. Design ambition is maintained. Budgets remain realistic. Sustainability becomes embedded rather than imposed.

This mix also reflects a more honest understanding of how workplaces function. Circularity is not about purity. It is about progress.



## When Furniture Reaches the End of the Line

Not everything can be reused or refurbished. Part of responsible circular design is knowing when an item has genuinely reached the end of its useful life.

Continu addresses this reality through structured donation and recycling routes. Furniture that no longer suits a commercial environment may still have value elsewhere. Through established partnerships, items are redirected to schools, charities and community organisations, extending their use and delivering social value.

Where furniture is beyond reuse, recycling ensures materials are handled responsibly and landfill is avoided wherever possible. These routes are not the headline of circularity, but they are an essential part of closing the loop.



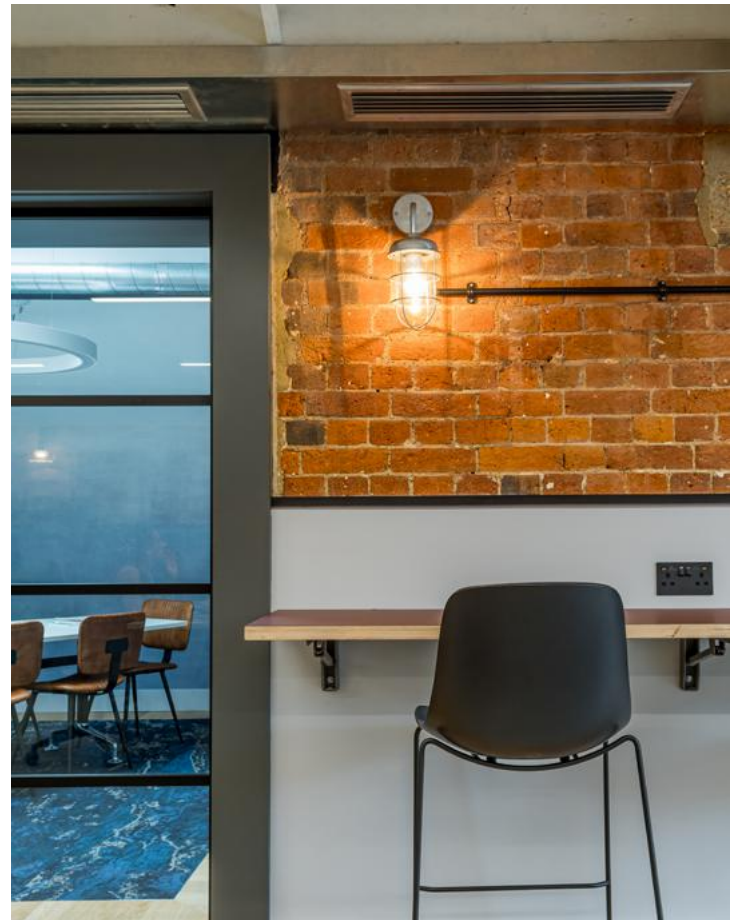
## Measuring What Matters

The impact of circular design is not theoretical.

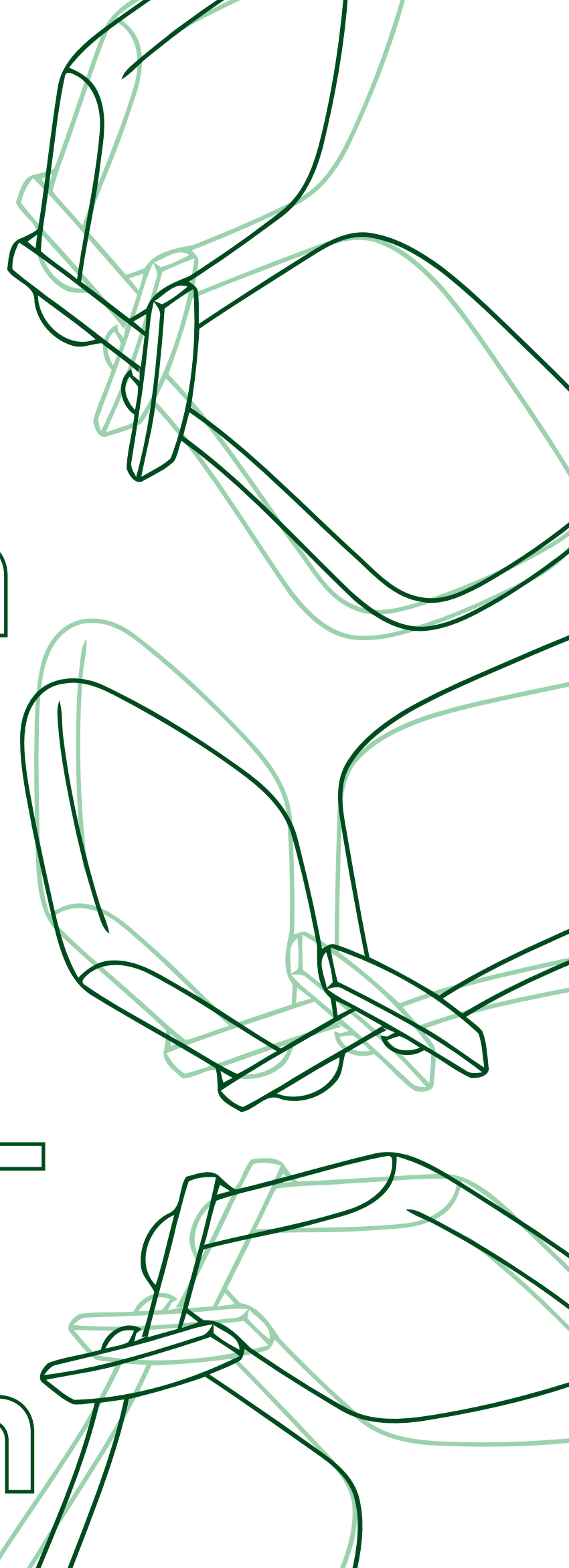
Reusing and refurbishing furniture delivers measurable environmental benefits by avoiding manufacturing emissions. A single reused task chair can save tens of kilograms of embodied CO<sub>2</sub>e. Across a workplace, these savings scale quickly. Across portfolios, they become significant.

But the value extends beyond carbon. Circular approaches often deliver commercial efficiencies, reduce programme risk and improve long-term asset performance. They also support broader ESG objectives, helping organisations demonstrate accountability and intent through tangible action.

Continu focuses on making this value visible, not as a marketing exercise, but as a way of informing better decisions.



Every  
item  
kept in  
circu-  
lation  
avoids  
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carbon





## Designing Differently

Circularity changes the design process itself. When furniture is no longer treated as disposable, design becomes more deliberate. Decisions are grounded in understanding what exists and what is possible, rather than defaulting to specification. Creativity is applied to adaptation, integration and evolution.

This often results in spaces that feel more layered and more human. Environments that carry traces of what came before, while clearly responding to what's needed now. Less about perfection, more about purpose.

## Putting Circularity Into Practice

Continu is not a theoretical model. It is an operational one. It works because it is embedded early, coordinated carefully and delivered collaboratively. It relies on conversation, judgement and experience, not rigid rules or one-size-fits-all solutions.

In action, circularity is rarely dramatic. It doesn't announce itself. Instead, it quietly reshapes how projects are delivered, how value is measured and how decisions are made.

That is where its real impact lies.

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# Work



# The

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## Aurelius

Delivering a Comfortable and Stylish Workspace  
Through Sustainable Reuse

Aurelius was relocating within their existing building, consolidating two smaller floor plates into one larger, unified space to accommodate an increased headcount. Budget was a key consideration, but a primary driver for this project was the client's commitment to sustainability. They had a strong motivation to avoid waste and reuse as much of their existing furniture as possible. The challenge was to integrate furniture from their previous offices into a new, larger layout while ensuring the final environment felt cohesive and professional.

## The Solution

Broadbase worked alongside Virtus Designworks, who delivered a sustainably led CAT B fit-out, reusing existing on-site materials alongside new bespoke joinery. To support this vision, we began the project with a full audit of Aurelius's existing furniture to identify pieces fit for reuse. Based on this, we developed a comprehensive reuse schedule that allowed the designers to adjust the floor plan around specific existing assets.

The strategy involved a top-up approach, reusing existing desks from multiple ranges and unifying them with brand-new screens in a consistent finish to create a single, cohesive look. Existing task chairs were professionally cleaned and supplemented with quality used chairs, meeting room table frames were fitted with new tops, and quality used credenzas were refurbished with new doors to match. To balance this high-reuse strategy, the client invested in some key new furniture for high-impact areas, including the boardroom, reception, and breakout space.





## Results & Client Impact

The final workspace successfully blended reused, refurbished, and new furniture into a professional and intentional design scheme. Providing a detailed audit and reuse schedule gave the client total visibility of their assets, while managing the entire furniture and move package—including IT decomm and recomm—ensured we were able to complete a seamless relocation and installation with minimal disruption. By focusing investment on the boardroom and social spaces, we ensured the office felt new where it mattered most, while adhering to the client's budget and values.





### Sustainability Outcomes

This project highlights the value of a professional furniture audit in achieving a high-reuse ratio. By identifying which of the client's own assets were fit for refurbishment, we were able to turn existing furniture into a key component of the new design. This not only supported the client's personal commitment to sustainability but also allowed them to focus their investment on high-impact areas like the boardroom, ensuring a premium finish throughout.







### Britannia Street

#### Achieving a High-End Workspace with Sustainable Furniture Solutions

The landlord of Britannia Street required a complete refurbishment of their compact office floor plate to prepare the space for market.

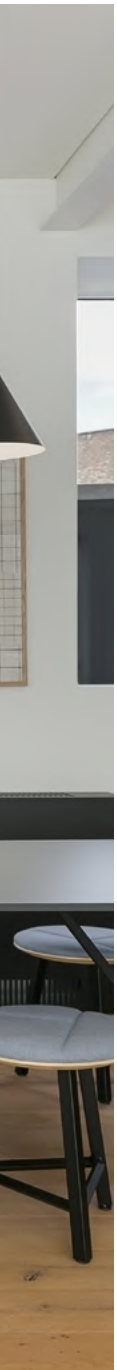
The brief was to deliver a high-quality, ready-to-work scheme with improved accessibility and an upgraded layout that incorporated meeting rooms, enhanced breakout facilities, and a welcome area. Sustainability was central to the scheme, with the team aiming to create a premium workspace while minimising waste and cost through the strategic use of quality used and refurbished furniture.

## The Solution

Working alongside Marshe Keene as delivery architects and Virtus Designworks, we followed the design intent and reference imagery provided to propose a furniture package that hit both the high-end aesthetic and sustainability criteria of the project.

The scope included quality used desk frames with new end legs, and task chairs upgraded with reupholstered seats. We also integrated two quality used acoustic pods and reused café chairs and stools, which were reupholstered to match the project's colour palette. To finish the space, we supplied all rugs and soft furnishings, ensuring the final look felt premium and cohesive.







### The Result & Client Impact

The project resulted in an efficiently planned high-design workspace. By prioritising quality used furniture, the landlord achieved significant savings without compromising on the on the quality or appeal of the space. Providing samples for testing allowed the client to be fully confident in the quality of the refurbished items before purchase. The space was delivered ready for immediate occupation, meeting the landlord's goal of a market-ready, accessible, and sustainable asset.

### Sustainability Outcomes

This project is an example of how circular furniture integration can hold its own in a competitive commercial market. By utilising quality used frames, chair chassis, and acoustic pods, we helped the landlord deliver a "ready-to-work" office with a lower environmental impact. This approach provides incoming tenants with a workspace that reflects modern ESG values without compromising the sought-after high-end finish of a modern workplace.









### Oxygen Asset Manager

Supporting a Sustainable Project  
with Quality Used Furniture

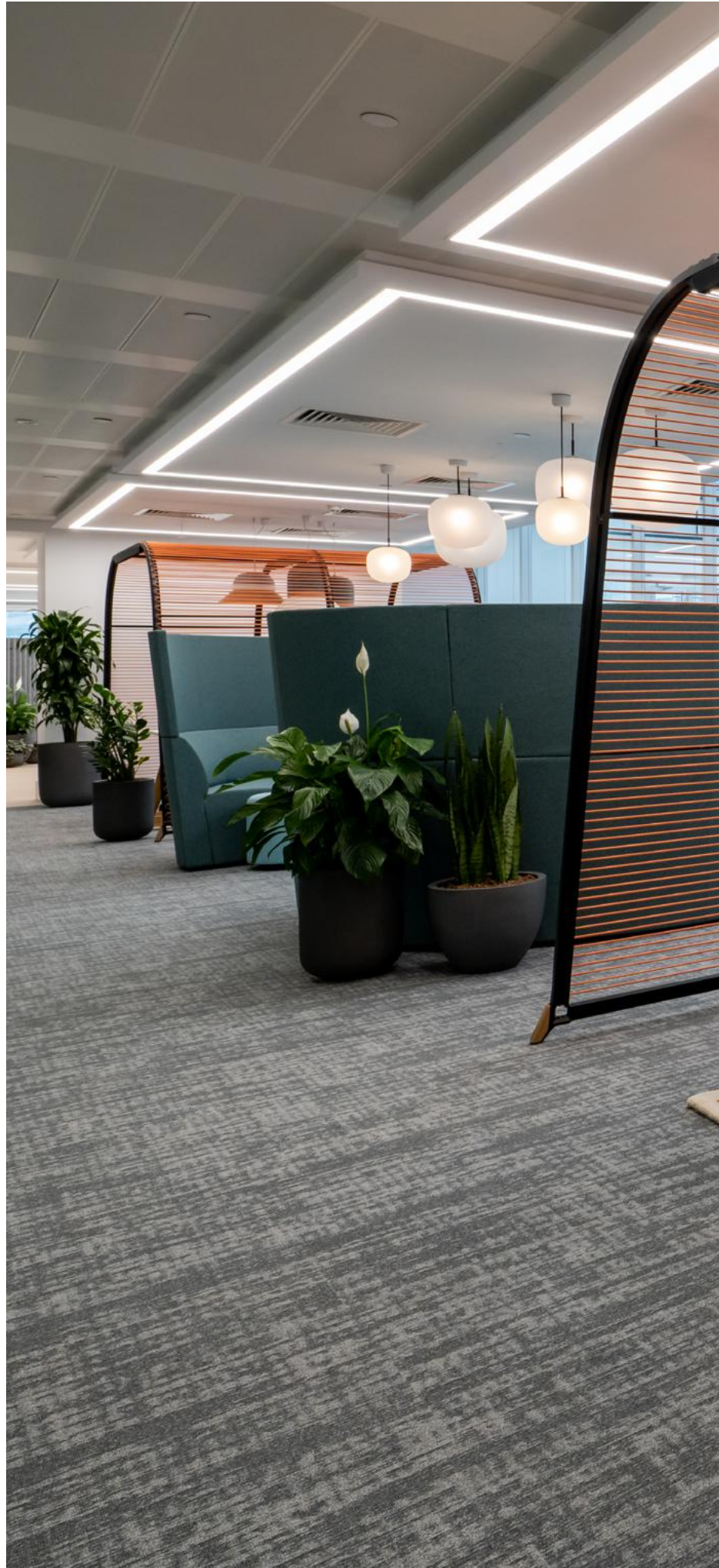
This project involved the furniture procurement for a 9,500 sq. ft. office floor in central London, transitioning a dilapidated space into a modern open-plan workspace. The goal was to create a high-quality, vibrant space with a key focus on adaptability, sustainability, and cost efficiency. The requirement included over 100 workstations and multiple meeting pods, but a late-stage change in the brief to incorporate height-adjustable desks placed significant pressure on procurement lead times, requiring a flexible approach to meet the move-in date.

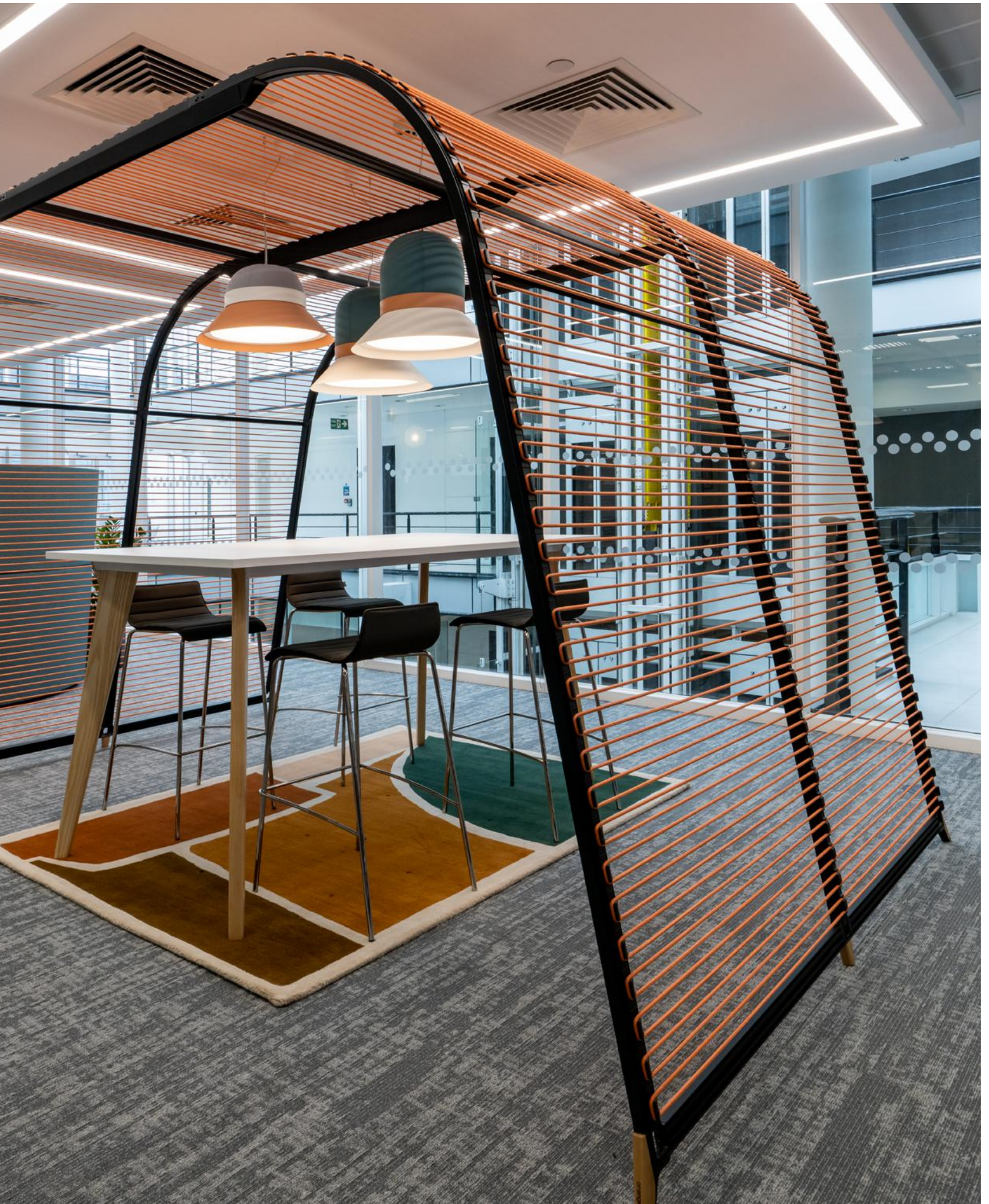
## The Solution

Working as part of the wider project team led by Virtus, we used our expertise in the quality used furniture market to deliver a hybrid furniture package: blending new, high-specification items with carefully sourced, reused pieces. We specified quality used task chairs, stools, and breakout furniture from high-end manufacturers that integrated seamlessly with the new fit-out elements. This allowed us to deliver a premium aesthetic while maximising the project budget and meeting sustainability goals. To address the shortened lead times for the sit/stand desks, we utilised our existing stock and supply chain networks to ensure the installation remained on schedule despite the mid-project spec change.

## The Result & Client Impact

We delivered a high-spec, 100-person workspace that met all the functional and aesthetic requirements of a contemporary London office. Our strategic approach to sustainable furniture procurement provided significant cost and time efficiency alongside environmental responsibility.







### Sustainability Outcomes

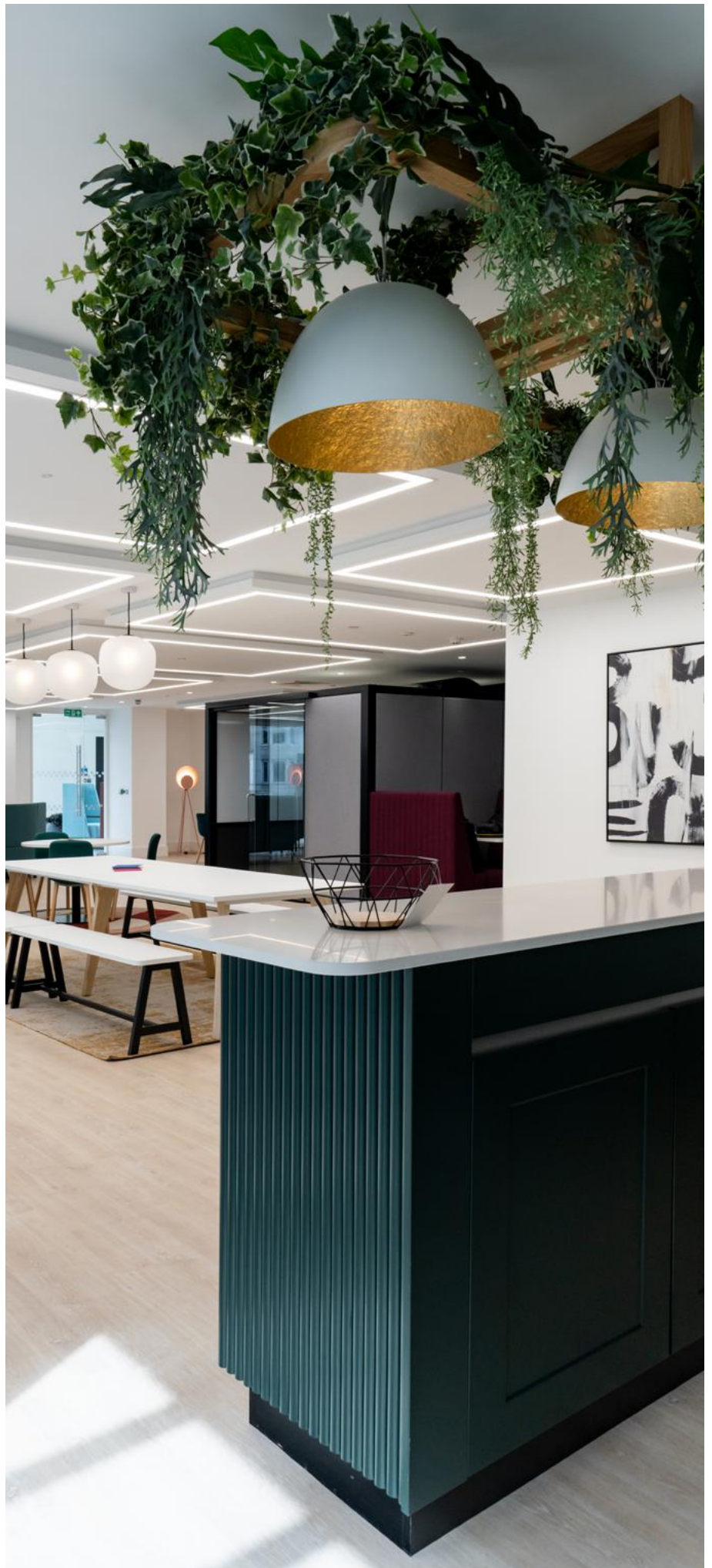
While sustainability was a clear objective, our furniture strategy also provided essential flexibility during the procurement phase. By integrating quality used pieces alongside new items, we were able to navigate the late-stage change to sit/stand desks without the delays typical of long-lead-time manufacturing. This approach ensured that the project met its environmental goals while protecting the client's timeline and budget.



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We brought Broadbase into the team to complete this office fit-out in central London. Our client's objective was to update their 9,500 sq ft office floor into a contemporary open-plan workspace with space for 80 people. We chose Georgina and her team for their expertise and industry knowledge of the quality used furniture market. The team's creative solutions ensured our client achieved their budget and vision of a flexible working space without compromising on design or function. The Broadbase team take a hands-on approach to their projects and are attentive and helpful throughout, including their onsite assistance. I would not hesitate to recommend them and look forward to continuing to work with them on future projects.

Mark Cooper, Managing Director, Virtus







## Thames & Hudson

### A Beautiful Blend of Design, Sustainability, and Reuse

Thames & Hudson were relocating their headquarters to the former Gagosian Gallery in Kings Cross—a distinctive, high-design space featuring architectural timber elements and an open-plan mezzanine. The design, led by Marsh Keene Architects and Virtus, required furniture that would complement the building's aesthetic while supporting a collaborative work culture. The client had a strong preference for a timber-framed aesthetic to match the interior architecture, but they needed to balance high-level design aspirations with a commitment to sustainability and budget efficiency.



### The Solution

We provided a solution that maximised the use of sustainable furniture options without compromising on the specific “timber-led” look the architects required. This involved a creative refurbishment of Narbutas NOVA Wood desking. We sourced quality used U-shaped steel frames and white tops, then upgraded them with brand-new wooden end legs. This allowed the furniture to tie in perfectly with the building’s timber railings while reducing both the cost and carbon of buying new. To complete the setup, we also specified quality used task chairs. We installed an on-site mock-up of the desking and chair setup, allowing the team to trial the furniture in context before finalising their decision.





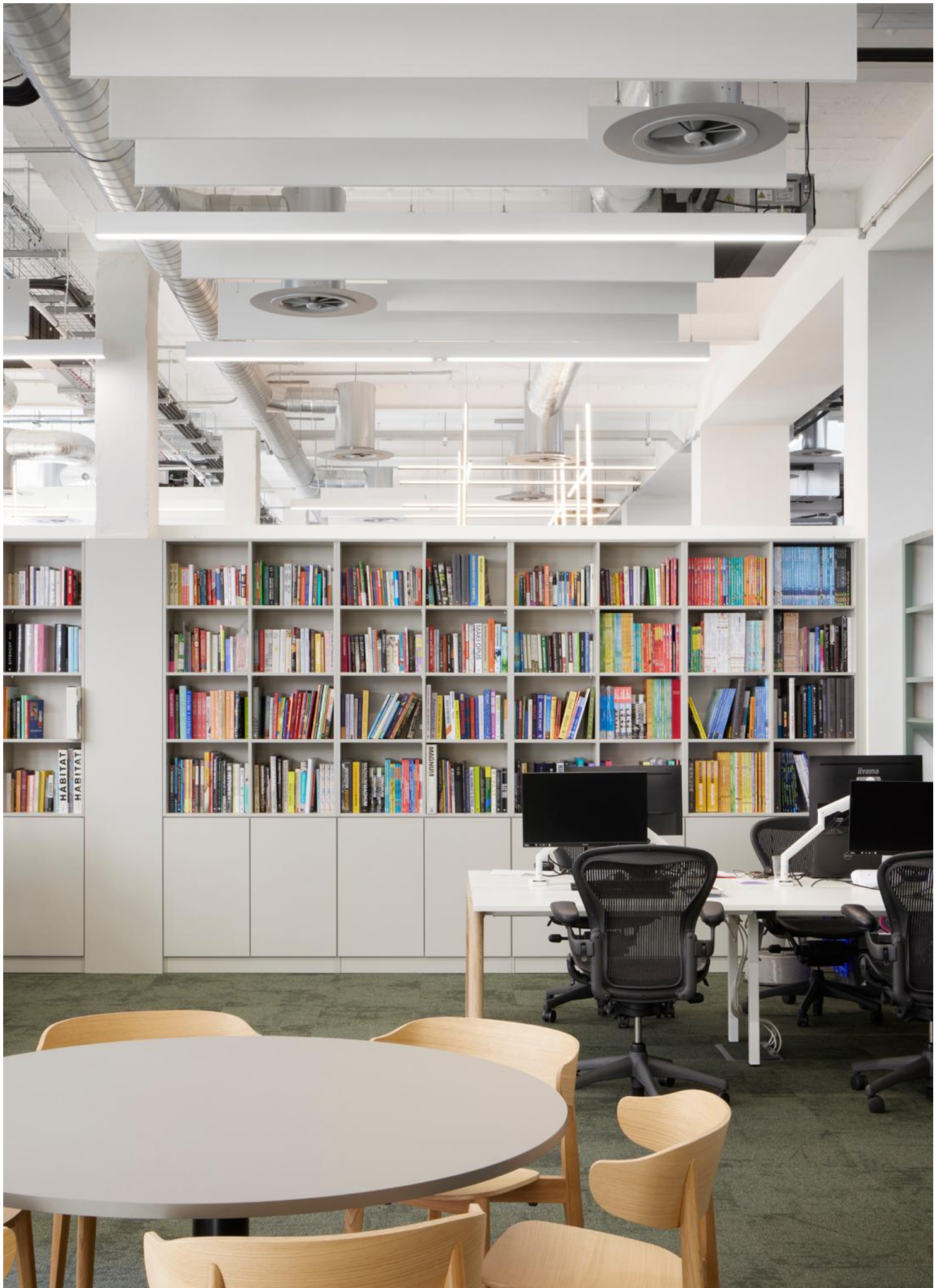
### The Result & Client Impact

The project resulted in a seamless blend of reused and new materials that stayed true to the original vision. The primary impact was the achievement of a premium aesthetic within a more sustainable and cost-effective framework. Providing a full on-site mock-up gave the Thames & Hudson team total peace of mind regarding the quality of the refurbished items. We were proud to support the delivery of a project so well-received that Virtus was shortlisted for 'Office Design of the Year' at the Workspace Design Show London, reflecting the exceptional standard of the overall fit-out.

### Sustainability Outcomes

This project demonstrates that repurposed furniture can play a central role in a designed, architecturally significant workspace. By creatively refurbishing desk frames with new timber elements to match the building's interior, we proved that high design and circular principles are not mutually exclusive. The result was a workspace that met the aesthetic standards of an award-shortlisted project while significantly reducing the carbon footprint.





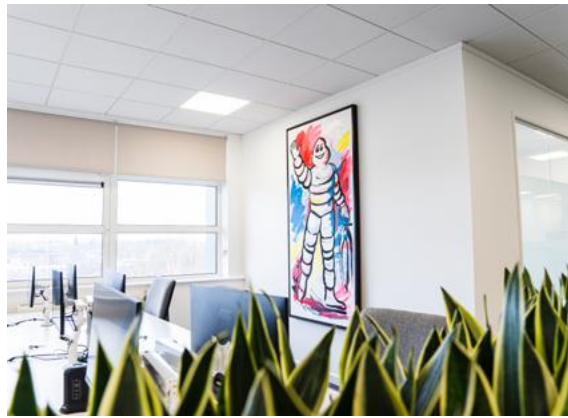




## Michelin Tyres

Transforming Michelin's Office into a Modern Hub for Collaboration and Focus

Michelin was relocating from a 24,000 sq ft, three-floor building to a new 10,000 sq ft single-floor space in Keele, prompted by the introduction of hybrid working and a reduced need for permanent desks. The brief was to create a versatile working hub that would support both focused individual work and collaborative team activity, with technology playing a key role in enabling seamless remote meetings and agile working. The new workspace also needed to reflect Michelin's brand, values, and heritage, bringing their story to life through design, artwork, and thoughtful use of colour. Sustainability and cost efficiency were important, with a clear requirement to reuse as much existing furniture as possible while ensuring the final result felt fresh and fit for purpose.



### The Solution

We supported Michelin with our full range of services, including a full Cat B fit-out, design, furniture, and move management. The layout balanced focus and collaboration, with two open-plan work zones joined by a centralised flow-through area for social spaces. To reflect Michelin's identity, we incorporated their corporate colours and graphics into the social and collaborative areas, including a branded history wall to showcase their legacy. In the open plan area, muted greens and biophilic elements— including planting and natural light— create a calm, neutral palette to support wellbeing and focus. Working within budget and sustainability goals, we reused and refurbished a large portion of Michelin's existing furniture, complemented with carefully selected quality used furniture to complete the scheme.



### The Result & Client Impact

The project delivered a modern, flexible workspace tailored to Michelin's new way of working. By managing the full Cat B fit-out, M&E works, and move management, we ensured a seamless transition from a multi-floor building to a single-floor hub with minimal disruption. The strategy of reusing and refurbishing existing assets ensured the project was delivered cost-effectively, allowing for a high-quality finish across the entire floorplate. The final environment successfully brings the brand story to life while allowing Michelin to consolidate their operations into a more efficient, cost-effective footprint that supports an agile workforce.



“

The team's response to the tender was pitched exactly right. They had clearly taken time to understand Michelin and what we were asking for. Their expertise meant they could take our ideas and develop them into a solution that was both creative and suitable for our needs, addressing every point we laid out in the tender. The team approached the challenge by proposing innovative solutions to meet the brief. The best example of this was opening up the central kitchen space to help foster a more open and collaborative office environment.

When it came to things that we absolutely needed to get right, the team were quick to recognise the issues and bring in the right people. They kept in constant communication with us to make sure decisions were made in a timely manner. They often recognised problems before they became problems. The whole relocation was fully managed by the team. We had constant touchpoints throughout, and it was all handled really smoothly by the project manager. That took away a lot of potential pain in what was a complex project, and the additional follow-ups afterwards were really appreciated.

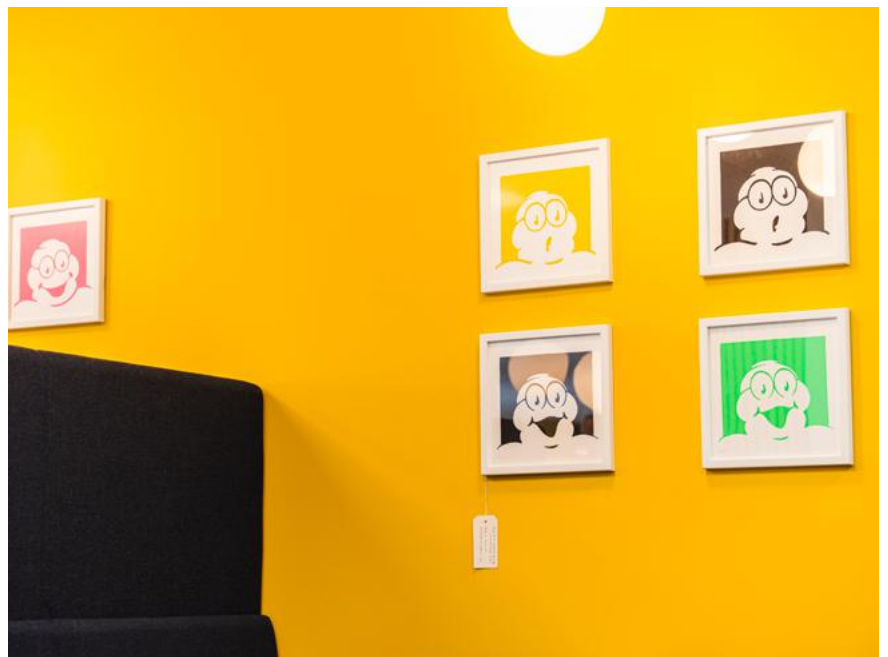
Lucy Natalello & Carl Forster, Michelin





### Sustainability Outcomes

Relocating from 24,000 to 10,000sq ft presented a potential challenge in asset management. Design was the initial priority, but once the scheme was agreed upon, we introduced a strategy to integrate Michelin's existing furniture to meet both sustainability and cost-saving goals. This ensured the downsizing process was handled responsibly, preventing high-quality items from going to waste while delivering a brand-aligned, high-end headquarters.



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# Thinking



# The

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WHERE—  
—DESIGN  
MEETS—  
—REUSE

# Why Hybrid Furniture — — Schemes Are the Future of Sustainable Workspaces —

The approach to office design is often guided by a simple assumption: change equals replacement. A new brief, a new leadership team, a new way of working, and the physical environment is expected to follow suit, swiftly and visibly. Furniture is stripped out, layouts are reset, and what came before is quietly written off as obsolete.

For a long time, newness became synonymous with improvement. But as pressures mount; environmental, commercial, cultural, that assumption is starting to fracture.

Today, organisations are being forced to ask harder questions about how they operate and what their spaces say about them. Sustainability has moved from the margins of workplace design to its centre, not as a trend but as a necessity. Against this backdrop, hybrid furniture schemes - a mix of reused and new furniture - are emerging as something more than an alternative approach. They are beginning to look like the inevitable next step.

Not because they are virtuous. But because they make sense.

The truth is for most workplace projects: only some of what is removed actually needs to be removed. Desks are replaced while still structurally sound. Chairs are discarded despite years of life left in them. Furniture is cleared because it doesn't quite fit a new layout, or a new aesthetic, or a new narrative about change.

Furniture manufacturing is resource-intensive. It draws on raw materials, energy and water, and relies on complex global supply chains. Transport adds further carbon. Disposal creates waste streams that are increasingly difficult to justify, both environmentally and reputationally. When this cycle is repeated across portfolios; every relocation, every refresh, every rebrand, the cumulative impact becomes stark.

A sustainable furniture strategy begins by refusing to ignore that reality. Instead of treating the existing environment as an obstacle, it treats it as a starting point. It asks what already exists, what still works, and what could work again with a little imagination. In doing so, it challenges the most ingrained habit in workplace design: the idea that change must be visible through replacement.

The most sustainable piece of furniture is the one you already own.







# A different way — — of defining “new”

Prioritising reuse is often misunderstood as anti-new. In practice, it is far more nuanced than that. A sustainable furniture strategy does not reject new furniture outright. It simply repositions it. New pieces are no longer the automatic answer; they are one option among many. They are introduced where they genuinely add value; where performance, compliance, wellbeing or function demands it, rather than where habit dictates.

This shift matters. When new furniture is no longer expected to do everything, it can do what it does best. It can complete a scheme rather than dominate it. It can solve specific problems rather than act as a blanket solution. It can be specified with intent.

Hybrid schemes typically bring together a combination of reused furniture, refurbished elements, quality used pieces and targeted new additions. Existing desks may be retained in place or relocated. Seating might be reupholstered to align with a new scheme. Storage could be redeployed or supplemented with quality used items sourced from elsewhere. New furniture is layered in carefully, filling genuine gaps rather than replacing everything. The result is not visual compromise, but clarity. A sense that each element is there for a reason.

This way of thinking aligns closely with how organisations now use space. The era of the static workplace is over. Teams expand and contract. Hybrid working reshapes daily occupancy. Businesses reorganise, merge, downsize or grow. Yet furniture has often remained stubbornly inflexible, bought for a moment in time, then discarded when that moment passes.

Hybrid furniture schemes introduce adaptability at a deeper level. By treating furniture as a resource rather than a disposable asset, they allow spaces to evolve incrementally.

Layouts can change without triggering mass replacement. Assets can move, adapt and be refreshed rather than written off.

This is not just a sustainability argument. It is a resilience argument.

Spaces designed in this way are better equipped to absorb change. They are less disruptive to modify, less expensive to evolve, and far less wasteful over their lifetime. In an environment where uncertainty has become the norm, that flexibility has real value.



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# The carbon — — question we can no — — longer avoid

The environmental case for using second-life furniture rests largely on one issue: embodied carbon. For most furniture, the majority of its carbon footprint is locked in before it ever reaches a workplace. Manufacturing processes, materials and transport account for the bulk of emissions. Once an item is in place, its ongoing environmental impact is relatively low.

Reusing or refurbishing furniture avoids those upfront emissions entirely. This is why hybrid schemes are so powerful. They turn sustainability from a vague ambition into a practical set of decisions. Retaining task chairs, repurposing storage, refurbishing breakout seating, these are not symbolic gestures. They are measurable actions with tangible impact.

Across a single floorplate, the carbon savings may feel modest. Across a portfolio, or over a decade, they become transformative. Hybrid schemes allow organisations to reduce impact without waiting for future technologies or sweeping policy change. They work with what already exists.

There is also a commercial reality underpinning this approach. Despite persistent myths, sustainability and financial performance are not opposing forces. Hybrid furniture schemes frequently reduce procurement costs. Reuse and refurbishment shorten lead times. Quality used furniture offers immediate availability and strong value, particularly for products with long functional lifespans. Fewer new purchases mean less exposure to volatile supply chains and rising material costs.

More importantly, hybrid schemes protect asset value. Furniture is no longer treated as a sunk cost, but as something that can be managed, redeployed and reused across multiple projects. For organisations overseeing several locations or frequent change, this mindset introduces long-term financial resilience. Sustainability, approached this way, becomes a form of risk management.







## Design — — slowed down —

From a design perspective, hybrid furniture schemes ask more questions... and that is precisely their strength.

Working with existing and quality used furniture forces designers to engage more deeply with what they are creating. Decisions become focused on problem-solving. How can this piece be adapted? What happens if it's moved, re-finished, re-scaled? What does it become in a new context?

Refurbishment introduces opportunities for material experimentation and bespoke detailing. Quality used furniture brings variation and character. New pieces, used selectively, carry more weight because they are not everywhere. The environments that result often feel richer and more human. They look like places that have evolved rather than been installed. Less showroom, more workplace.

Hybrid furniture schemes work best when they are considered early and collaboratively. Aligning design intent, ESG goals and budget from the outset allows teams to think holistically. When clients, designers, contractors and furniture specialists are involved from the beginning, sustainability stops being a late-stage constraint and becomes part of the project's foundation.

This collaborative approach reflects a wider shift in how workplaces are delivered, away from linear transactional processes and towards more integrated thinking. Hybrid schemes thrive in this space, because they depend on dialogue rather than default answers.

Hybrid furniture schemes are no longer an experimental approach. Increasingly, they are becoming the expectation. As environmental regulation tightens, resources become



more constrained and organisations demand greater value from their spaces, the logic of hybrid design becomes difficult to ignore. It represents a more mature understanding of sustainability, one that favours balance over extremes and longevity over novelty.

The future of workplace design will not be defined by all-new or all-reused solutions. It will be shaped by intelligent combinations that respect resources, support people and allow spaces to evolve over time.

Hybrid furniture schemes don't represent doing less. They represent doing better.

Built to evolve.  
Not installed  
to impress

# ROOM IN A

A photograph of a modern office lounge area. In the foreground, there is a grey modular sofa with a dark table to its right. The background shows a glass partition leading to another office space with a ceiling light, a wooden partition, and green plants. The text 'ROOM IN A' is overlaid in large white letters.

# WITH ROOM

A photograph of a modern office interior. The foreground features a dark, curved table and a grey acoustic wall with a grid pattern. In the background, a glass-walled meeting room is visible, where two men are seated at a table, engaged in a discussion. The lighting is bright and even, highlighting the clean lines and materials of the office space.

They've become a familiar sight in modern workplaces. Quietly occupying corners, lining open floors, or standing alone as sculptural objects within a space. Office pods are now one of the most requested elements in contemporary workplace design.

At their best, pods solve a very real problem. At their worst, they become expensive, underused objects that promise more than they deliver.

Understanding the difference matters.

The rise of pods is inseparable from the rise of open-plan offices and hybrid working. As workplaces have become more collaborative and less desk-bound, the need for spaces that support focus, privacy and quiet conversation has increased. Pods sit neatly in that gap, offering enclosure without permanence, and privacy without walls.

They promise flexibility. Drop-in focus space. Somewhere to take a call, run a quick meeting, or step away from the noise of the main floor. For many organisations, they appear to offer an elegant solution to a complex challenge. But pods are not a one-size-fits-all answer.



**PODS AREN'T A  
SHORTCUT. THEY'RE  
A RESPONSE TO HOW  
PEOPLE ACTUALLY WORK.**





## WHAT PODS DO WELL

The strongest argument for pods is adaptability. They can be introduced quickly, positioned flexibly and relocated as needs change. In workplaces where teams fluctuate or layouts are expected to evolve, this adaptability has real value.

Acoustically, pods can significantly reduce disruption when used correctly. For phone calls, video meetings and short bursts of focused work, they offer a level of separation that open-plan environments struggle to provide.

They also serve an important psychological function. In busy offices, the presence of a pod signals permission; permission to step away, to concentrate, to have a private conversation without apology. That sense of choice is increasingly important in environments designed around activity-based working.

From a design perspective, pods can act as anchors within large spaces. Their form, materiality and colour can be used to add rhythm and definition to open floors, helping to break down scale without adding permanent structure.

## THE TRADE-OFFS

Despite their popularity, pods are not without compromise.

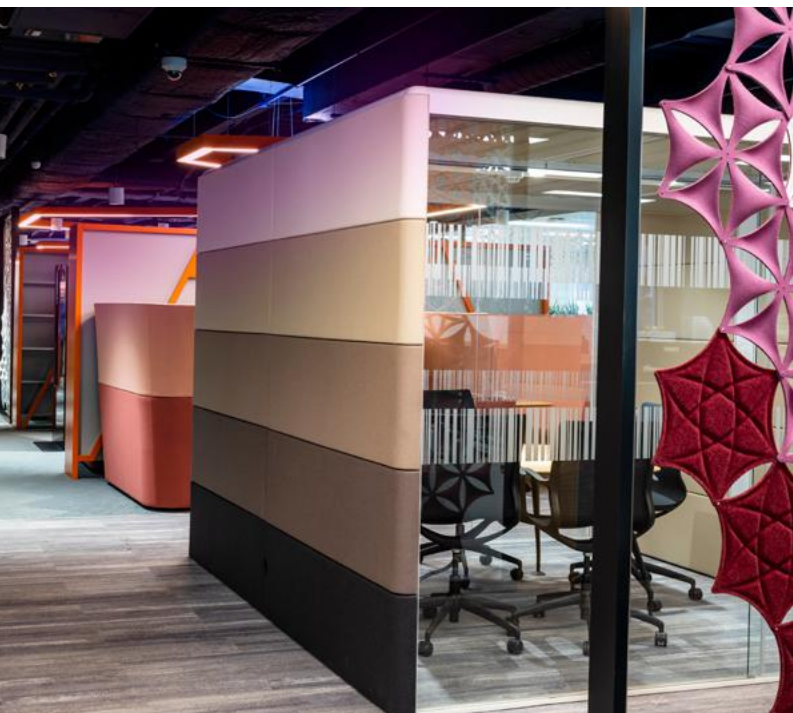
Acoustics are often assumed rather than tested. While many pods reduce noise leakage, few offer true soundproofing. This matters when expectations don't match reality. A pod designed for short calls may struggle if used for hour-long meetings or confidential discussions.

Ventilation is another critical factor. Pods that feel stuffy or uncomfortable quickly fall out of use, regardless of how well they perform acoustically. Airflow, lighting and temperature control are not secondary considerations, they determine whether a pod becomes a daily asset or an expensive ornament.

Space planning also plays a role. Pods take up floor area, and poorly positioned ones can disrupt circulation or sight lines. In some environments, a well-designed enclosed room or reconfigured layout may achieve better results with less visual and spatial impact.

And then there is behaviour. Pods rely on shared etiquette. Without clear guidance, they can become monopolised, misused or avoided altogether. A pod that looks good but feels awkward to use rarely fulfils its promise.

# THE MOST SUSTAINABLE POD IS THE ONE THAT EARNS ITS PLACE.



## CHOOSING THE RIGHT POD FOR THE JOB

Not all pods are created equal, and not all pods are meant to do the same thing.

Single-person focus pods, phone booths and small meeting pods each serve distinct purposes. Understanding what a pod is for, and what it is not, is essential. A pod designed for short calls will not perform like a meeting room, and treating it as such often leads to disappointment.

Specification matters. Acoustic ratings, ventilation systems, power integration and lighting quality all vary widely between manufacturers. So does build quality, sustainability credentials and long-term durability.

Pods should also be assessed in context. How do they sit alongside existing meeting spaces? How do they complement other quiet zones? How do they support different working styles across a day?

The most successful pod installations are rarely about the pod alone. They are part of a wider spatial strategy.

## PODS AND SUSTAINABILITY

Pods are often perceived as a sustainable alternative to building new rooms, and in some cases, they are. Their modular nature allows them to be moved, reused and reconfigured, extending their lifespan beyond a single fit-out.

However, pods are still products. They carry embodied carbon, material impact and end-of-life considerations like any other piece of furniture.

This is where a more considered approach matters. Reusing existing pods, sourcing quality used units, or selecting manufacturers with repairable, adaptable designs can significantly reduce impact. Equally, ensuring pods are genuinely needed, and will be well used, is one of the most sustainable decisions a business can make.

A pod that solves a real problem and stays in use for years will always outperform one specified for novelty or aesthetics alone.





## DESIGNING PODS INTO THE WORKPLACE

Visually, pods should feel integrated rather than imposed. Their scale, finish and placement need to work with the architecture and furniture around them, not compete with it.

Some workplaces benefit from pods that blend in, quiet, neutral and recessive. Others use pods as moments of contrast, introducing colour, texture or form to animate the floor. Neither approach is right or wrong; what matters is intent.

Pods also influence how people move through a space. Their positioning can create informal zones, define routes or signal transitions between louder and quieter areas. Thoughtful placement can make a pod feel like a natural part of the environment rather than an object dropped into it.

This is where early planning pays dividends. When pods are considered at the same time as layouts, furniture and behaviours, they tend to work harder and age better.

## SO, ARE PODS WORTH IT?

The answer, unsurprisingly, is it depends.

Pods are not a cure-all for poor acoustics or under-provisioned meeting space. They cannot replace thoughtful layout, behavioural clarity or good workplace design. But when specified and used well, they can play a valuable supporting role.

They offer flexibility in an era where permanence feels risky. They provide choice in environments that need to cater to multiple working styles. And they respond to a genuine shift in how people use offices today.

Pods work best when they are treated not as products, but as part of a wider conversation about space, behaviour and balance.

Used thoughtfully, they earn their place.

# DESIGNING DIFFERENCE



# Office REFERENCE

## How to Create a People-Centric Office

Offices have always been designed with people in mind, that much has never changed. What has evolved is our understanding of what truly supporting people requires. Efficiency remains the baseline expectation — workplaces must function — but our deepening knowledge of how differently people think, focus, move and experience space has made clear that function alone is not enough. The modern workplace is a setting for focus and collaboration, for conversation and quiet, for routine and unpredictability. It must support people who think differently, move differently and experience space differently.

Our understanding of neurodiversity has added requirements around sensory environment, spatial predictability, choice and control that go well beyond efficiency and make for better workplaces for everyone. A people-centric office begins not with furniture or finishes, but with a simple shift in perspective: design around the individual, not the average.

No two people process information like sound, light or movement in the same way. Some thrive in busy, collaborative environments. Others require calm and predictability to perform at their best. Many move between both states over the course of a day. None of these are preferences to be accommodated as a courtesy; they are real variations in how people process information and sustain concentration.

A people-centric office recognises this variability and plans for it. Rather than assuming a single “right” way to work, it provides choice. Quiet zones alongside collaborative areas. Open desks complemented by enclosed rooms. Spaces for standing meetings, focused tasks, informal conversation and decompression.

Choice is not about indulgence; it is about inclusion. For neurodivergent individuals, including those with autism, ADHD or sensory processing differences, environmental factors such as noise, lighting and spatial clarity can have a profound impact. Excessive visual clutter,

unpredictable acoustics or harsh lighting can reduce comfort and concentration dramatically. An office that ignores this is not a neutral space; it is one that actively disadvantages a proportion of its occupants.

Small adjustments often make a significant difference:

- layered lighting instead of uniform glare
- acoustic absorption rather than echo
- clear wayfinding and spatial zoning
- access to quiet retreat spaces

These are not specialist interventions. They are thoughtful design decisions that benefit everyone.



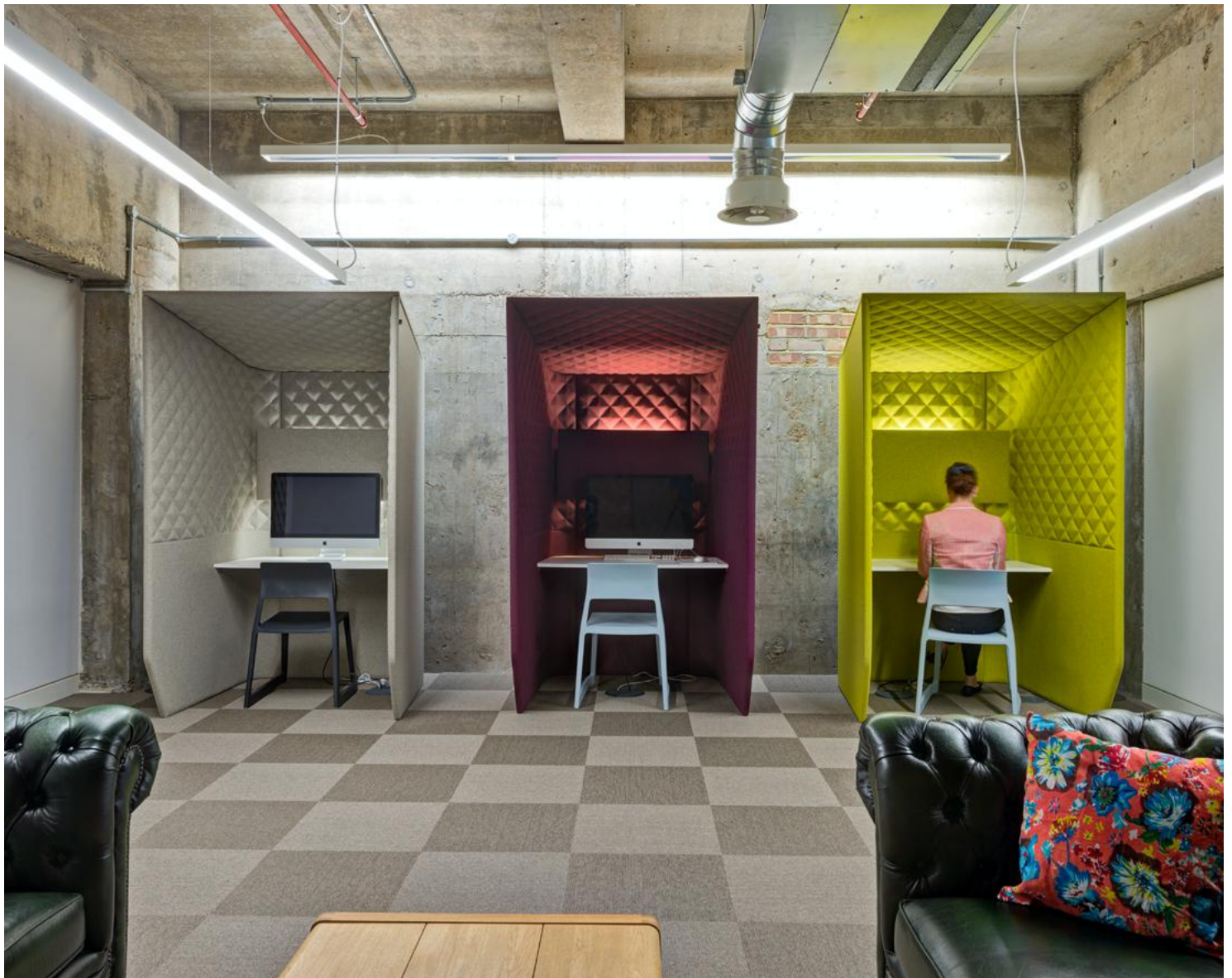
# DESIGNING FOR NEU- R\* DIVER- SITY IM- PROVES THE WORK- PLACE FOR ALL.

## Beyond Compliance

Disability-inclusive design is often approached through the lens of regulation. Accessible entrances, compliant desk heights, appropriate circulation space, all essential, but only a starting point. A genuinely people-centric office goes further.

It considers how someone with limited mobility navigates a space throughout the day. Whether meeting rooms are equally accessible. Whether collaboration spaces assume everyone can stand for extended periods. Whether storage and power points are placed at usable heights. It asks whether digital tools; room booking systems, lighting controls, hybrid meeting technology are intuitive and accessible for everyone.

The gap between compliant and genuinely accessible is usually found in these details, and it is worth closing.





### Acoustics, Light and Cognitive Load

The sensory environment of an office has a direct effect on performance and wellbeing. Open-plan workplaces can be energising, but they can also be overwhelming. Persistent background noise, sudden interruptions and visual distraction increase cognitive load, the mental effort required simply to filter information before any work begins. For many people this is a manageable annoyance. For those with sensory sensitivities or attention differences, it can make sustained focus impossible.

A people-centric office reduces unnecessary friction. Acoustic zoning, soft finishes, pods or enclosed spaces for calls, and clear behavioural signals all contribute to a calmer environment. Lighting should feel

adjustable and layered, avoiding extremes of brightness or contrast. Natural light should be maximised, but with control over glare.

Spatial clarity matters too. Clearly defined zones reduce ambiguity and help people understand how to behave in a space. Predictability supports focus.

Getting this right does not mean limiting collaboration. It means creating conditions where it can actually be sustained, alongside everything else people need to do.

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## Flexibility Without Chaos

Flexibility is often cited as the hallmark of the modern workplace. But flexibility without structure can feel destabilising.

Hot-desking, shifting team areas and fluid seating arrangements may support efficiency, yet they can also create anxiety, particularly for individuals who rely on routine or clear territory. A people-centric office recognises that flexibility and stability are not opposites. It may provide flexible seating while ensuring clear neighbourhoods. It may encourage movement while offering consistent anchor points.

Personalisation plays a role too. Allowing individuals some control over their immediate environment such as lighting, seating adjustments, acoustic options, restores a sense of agency.

## Designing for Wellbeing, Not Just Productivity

Wellbeing and performance are not separate considerations. They operate together, and designing for one without the other produces spaces that underdeliver on both.

Comfortable seating, adjustable desks, access to daylight, and areas for pause and restoration all contribute to sustainable working patterns.

Breakout areas, quiet rooms and informal lounges are not luxuries. They are part of a holistic environment that acknowledges energy levels fluctuate, concentration ebbs and flows, and social interaction requires balance. An office that accounts for this variability is one that supports people as they actually are, not as a simplified model of how they should behave.

A people-centric office supports the whole person, not just the task at hand.



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## Culture Made Visible

Physical space communicates values. An office that visibly accommodates different needs sends a clear message about culture and belonging.

When accessibility is embedded rather than retrofitted, when quiet spaces are treated as equally important as collaboration areas, when design reflects diversity rather than uniformity, the workplace becomes more than functional, for more people, more of the time.

People notice whether a space feels designed for them or simply designed around them.

## Starting the Conversation

Creating a people-centric office rarely begins with furniture. It begins with listening.

Engaging employees early and understanding how they work, what distracts them, what supports them, this provides insight that no benchmark or trend report can replace. Collaboration between HR, leadership, facilities and design teams ensures that spatial decisions align with organisational values.

There is no universal template. What works for one organisation may not work for another. The key is openness, recognising that workplaces are ecosystems of individuals, not homogeneous groups.





# FLEXI- BILITY WORKS BEST WHEN IT STILL FEELS SECURE.

## The Human Measure

Ultimately, a people-centric office is not defined by how it looks, but by how it feels.

Does it support concentration without isolation? Does it encourage collaboration without overwhelming? Does it accommodate difference without labelling it? When the answer to these questions is yes, design has moved beyond efficiency into empathy. And that is where the modern workplace needs to be.

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# Process

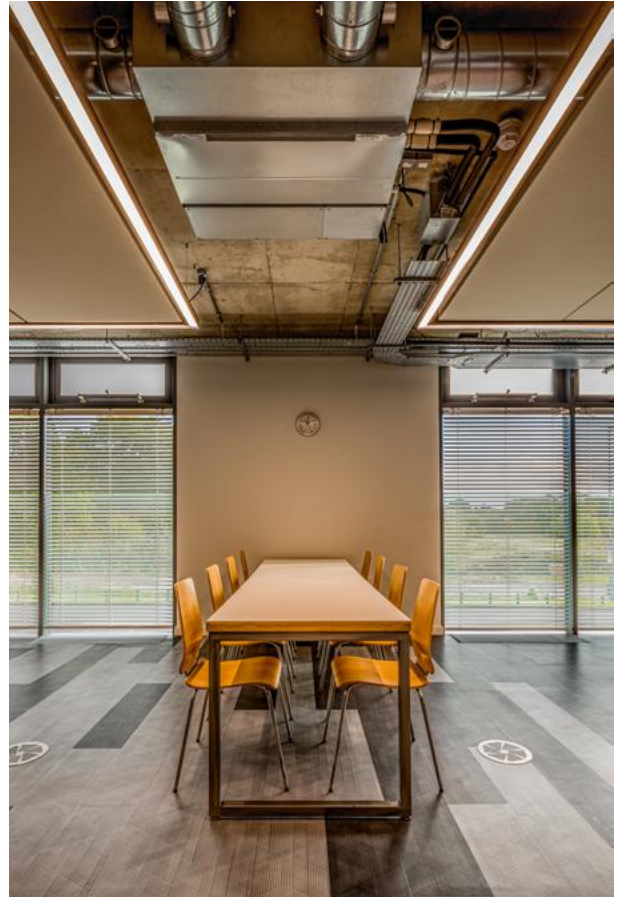


The





Design.



Furniture.

# Build.

Every workplace project is made up of moving parts.

Strategy, spatial planning, specification, coordination, installation, relocation. Too often, these elements are treated as separate disciplines, handed from one party to another like a relay baton.

Broadbase approaches it differently.

The value lies not in any single service, but in how they connect.



# Move.



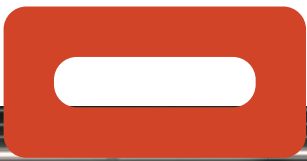
# Design.

Design begins with understanding, not aesthetics.

Workplace design is rarely about how a space looks in isolation. It is about how it performs, how it supports focus and collaboration, how it reflects culture, how it adapts over time.

Design starts with listening. Understanding how teams work, what constraints exist, where friction lies. From there, layouts, zoning and spatial strategies emerge, shaped by both ambition and practicality.

The goal is not novelty. It is clarity.





# Furniture.

Furniture is infrastructure, not decoration.

Desks, seating, storage and collaborative settings shape daily experience more than most architectural features. They determine comfort, acoustics, adaptability and longevity.

Specification is approached strategically. Existing assets are assessed. Reuse and refurbishment are considered. New and quality-used pieces are introduced where they add value.

Furniture is treated as a system, one that supports behaviour and can evolve as needs change.





## Build.

Delivery should feel controlled, not chaotic.

The transition from plan to reality is where many projects lose coherence. Build requires coordination, sequencing and accountability.

Clear timelines, transparent reporting and on-site oversight ensure that design intent is protected throughout delivery. Details are resolved early. Risks are anticipated rather than reacted to.

Execution becomes an extension of strategy, not a separate phase.





## Move.

Relocation is part of the project, not an afterthought.

An office move is the moment where everything converges; people, furniture, technology and time. Managed properly, it feels seamless. Managed poorly, it disrupts everything.

Move management integrates planning, communication and technical precision to ensure continuity. It protects productivity and preserves momentum.

When design, furniture, build and move operate as one, projects flow differently. There are fewer handovers, fewer conflicting priorities and clearer accountability.

Integration is not about scale. It is about coherence.





## The Broadbase Way

A successful workplace project rarely hinges on one decision. It is the accumulation of many, sequenced properly.

Our process is structured, but not rigid. Each stage builds on the one before it, ensuring clarity, alignment and accountability from the first conversation to long after completion



### 01.

#### Consultation

Understanding before proposing.

Every project begins with a conversation. We explore your objectives, operational challenges and ambitions for the space. Scope is defined clearly. Expectations are aligned early.



### 02.

#### Sustainability Strategy

Every decision considered.

We discuss your environmental goals and introduce the Continuum services we use to meet them. Opportunities for reuse, refurbishment or quality used furniture are explored and embedded.

Sustainability is not an afterthought, it is integrated.



### 03.

#### Planning

Clarity through detail.

We conduct site surveys, spatial audits and where required, furniture and storage assessments. Existing assets are reviewed. Constraints are mapped. Opportunity is identified.

Good planning removes unnecessary compromise later.





04.

**Initial Proposal**

Direction, not decoration.

An initial concept is presented, supported by detailed layouts, early visuals and a preliminary programme. This stage is about establishing intent and feasibility.



05.

**Showroom & Specification**

From idea to material reality.

Furniture selections are refined. Showroom visits and product samples allow finishes, textures and ergonomics to be assessed in context. Decisions become tangible.



06.

**Final Proposal**

Defined and documented.

Final layouts, rendered visuals, specifications, costs and programme timelines are consolidated into a complete proposal. Transparency at this stage ensures confidence in the next.



07.

**Contract Sign-Off**

Alignment formalised.

Timings are confirmed. Scope is agreed. Procurement begins with clarity and control.



08.

**Project Delivery**

Execution without chaos.

We manage procurement, build, fit-out, furniture installation, relocation and recycling in a coordinated sequence. Reporting remains consistent. Accountability is clear.

This is where preparation proves its value.



09.

**Completion & Handover**

Ready from day one.

Snagging is addressed promptly. Manuals and documentation are provided. Where needed, training and guidance ensure the space performs as intended from the moment it is occupied.



10.

**Ongoing Support**

Because workplaces evolve.

Post-completion support ensures the environment continues to function effectively. As teams grow or adapt, we remain involved, ready to refine, adjust and support.



# MOVING PARTS

## RELOCATION AS STRATEGY

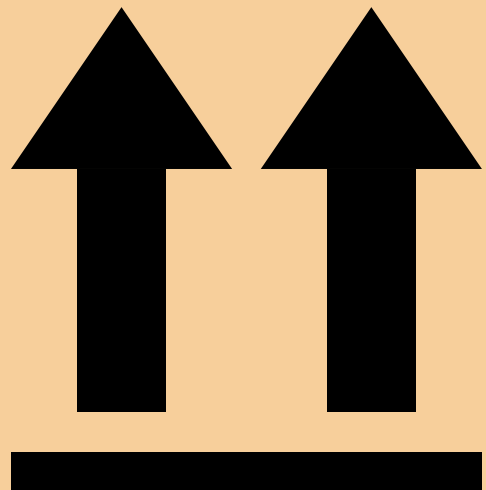
## NOT LOGISTICS

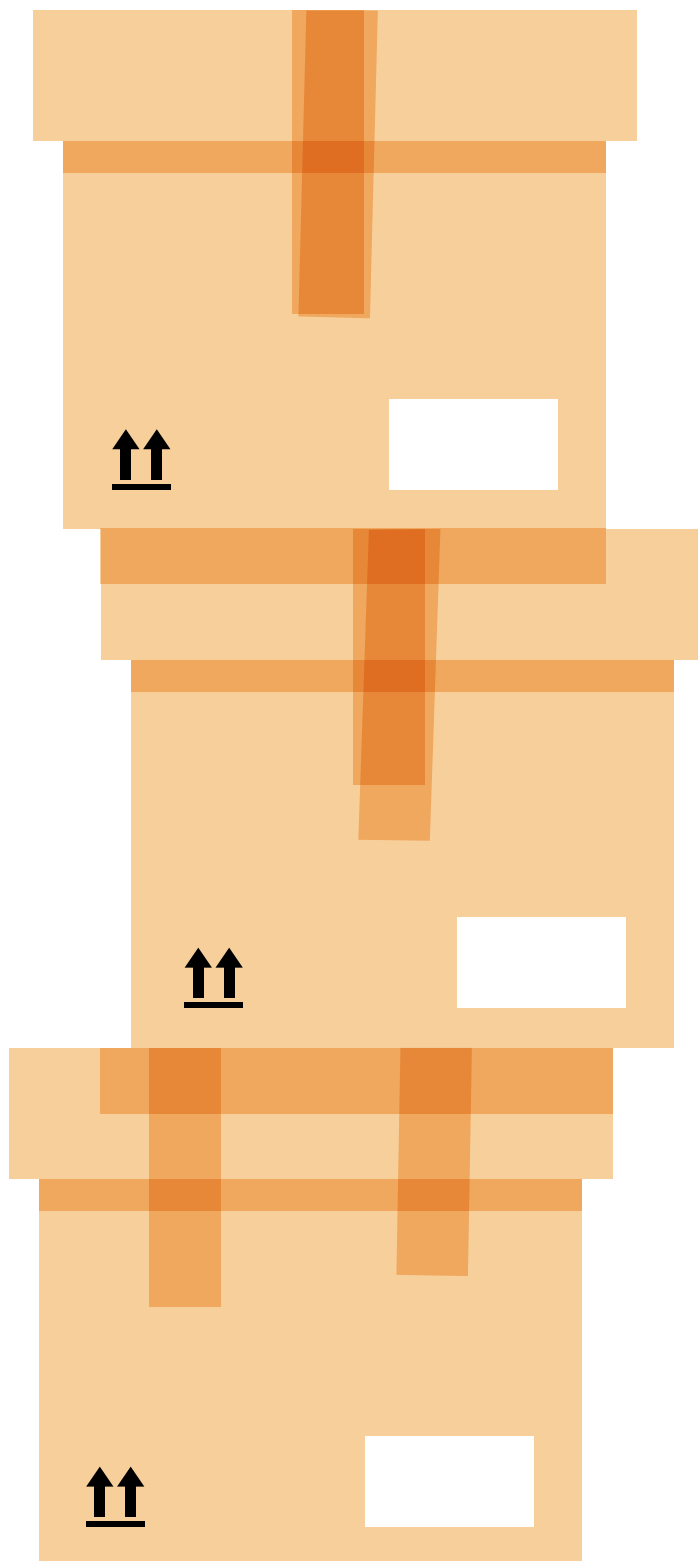
An office move is rarely just a move.

On paper, it looks procedural. Pack, transport, reinstall. A timetable, a checklist, a weekend of activity. In reality, relocation sits at the intersection of people, infrastructure, risk and continuity. It touches every department and exposes every weakness in communication, planning and accountability.

When done badly, it disrupts business. When done well, it barely registers.

That difference is not luck. It's management.





### **Before the First Box Is Packed**

The early stage is forensic. Site surveys. Audits. Floorplate analysis. Mapping existing assets against new layouts. Identifying critical systems and vulnerable touchpoints. The move is deconstructed before it is ever executed.

Every project is assessed individually, because no two organisations move in the same way. A trading floor with multiple monitor setups carries different pressures to a creative studio. A business operating 24/7 cannot tolerate downtime in the same way as one that closes overnight.

The role of the project manager is central here. They become the single point of coordination, aligning furniture, IT, personnel and programme so that nothing operates in isolation.

Relocation is not just about moving objects. It is about sequencing risk. →

### Precision in Process

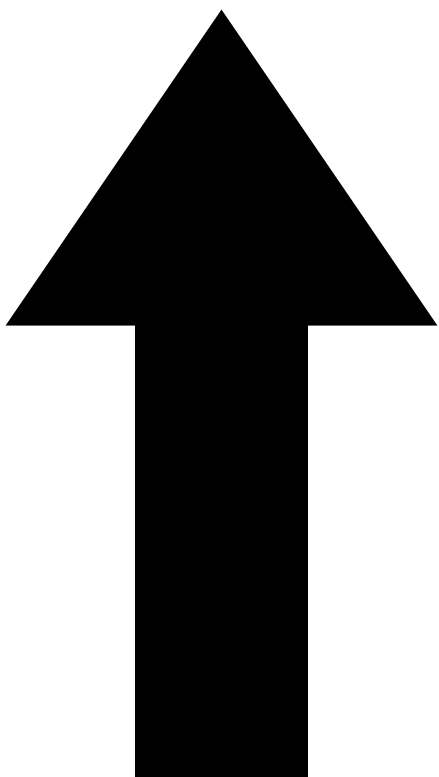
The mechanics of a move are deceptively complex. Space plans are annotated down to individual desk positions. Staff are assigned a desk position, linking people to furniture, IT equipment and destination layouts. Detailed guides are distributed weeks in advance, removing uncertainty before it begins.

Communication is constant. Scheduled calls. Programme updates tracking risk, lead times and critical dates. Clarity is not an added extra; it is the stabilising force.

Crates and equipment are not generic. Personal crates, IT crates, security cages and specialist storage are selected according to need. Confidential files are handled securely. Recycling is integrated into the process rather than considered afterwards.

On moving day, execution becomes visible. Teams operate in phases. IT is decommissioned, transported and recommissioned. Furniture is relocated or installed. Cable management is reset and workstations are reconstructed exactly as required.

And then, before anyone arrives the next morning, the space is ready.



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ISN'T  
AN AM-  
BITION.  
IT'S A  
REQUIRE-  
MENT.**

## The IT Question

If furniture defines the space, IT defines whether it functions.

Desktop relocation is often the most sensitive part of any move. Monitors, base units, docking stations, servers, each component must be handled, transported and reinstated precisely. Pre-move audits ensure that every item is accounted for. Decommission is methodical. Transportation is protected. Recommission follows agreed standards, with network connections tested and systems verified before sign-off.

Large-scale moves, even those involving hundreds of staff over a single weekend, rely on this level of detail. When done properly, Monday morning begins without incident. When overlooked, it does not.

## Beyond the Weekend

The measure of a successful move is not the final crate collected. It is how the space performs in the days that follow.

Post-move support teams remain on site to troubleshoot minor issues and adjust layouts where needed. Final inspections ensure nothing has been missed. Accountability doesn't end when the last desk is plugged in.

Relocation is often treated as a discrete event. In practice, it is part of a longer story; one that connects design, furniture, build and ongoing support. The move is not separate from the project; it is the moment where all strands converge.

Handled strategically, relocation becomes an extension of design intent rather than a logistical afterthought. ➡

# THE MOVE IS PART OF THE STRATEGY, NOT THE IN- TERRUPTION.

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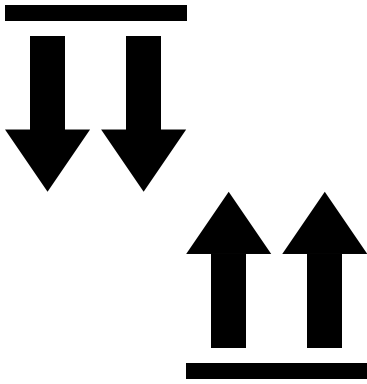
## → A Consultancy Approach

What distinguishes professional move management from simple removals is perspective.

This is not about transport alone. It is about safeguarding business continuity, aligning stakeholders and reducing risk across every phase. It requires technical expertise, but also communication, foresight and calm.

Weekly reporting, transparent programme tracking and live documentation remove ambiguity. Senior oversight ensures decisions are made in real time, not retrospectively.

True accountability means no conflicting timelines, no hidden costs, no blurred responsibility.



### Case in Point

On a recent multi-floor relocation, phased over several evenings, the objective was clear: no disruption, no downtime, no visible chaos.

Existing furniture was relocated alongside new installations. IT systems were decommissioned and recommissioned overnight. Staff returned each morning to operational workstations, unaware of the choreography that had taken place hours earlier.

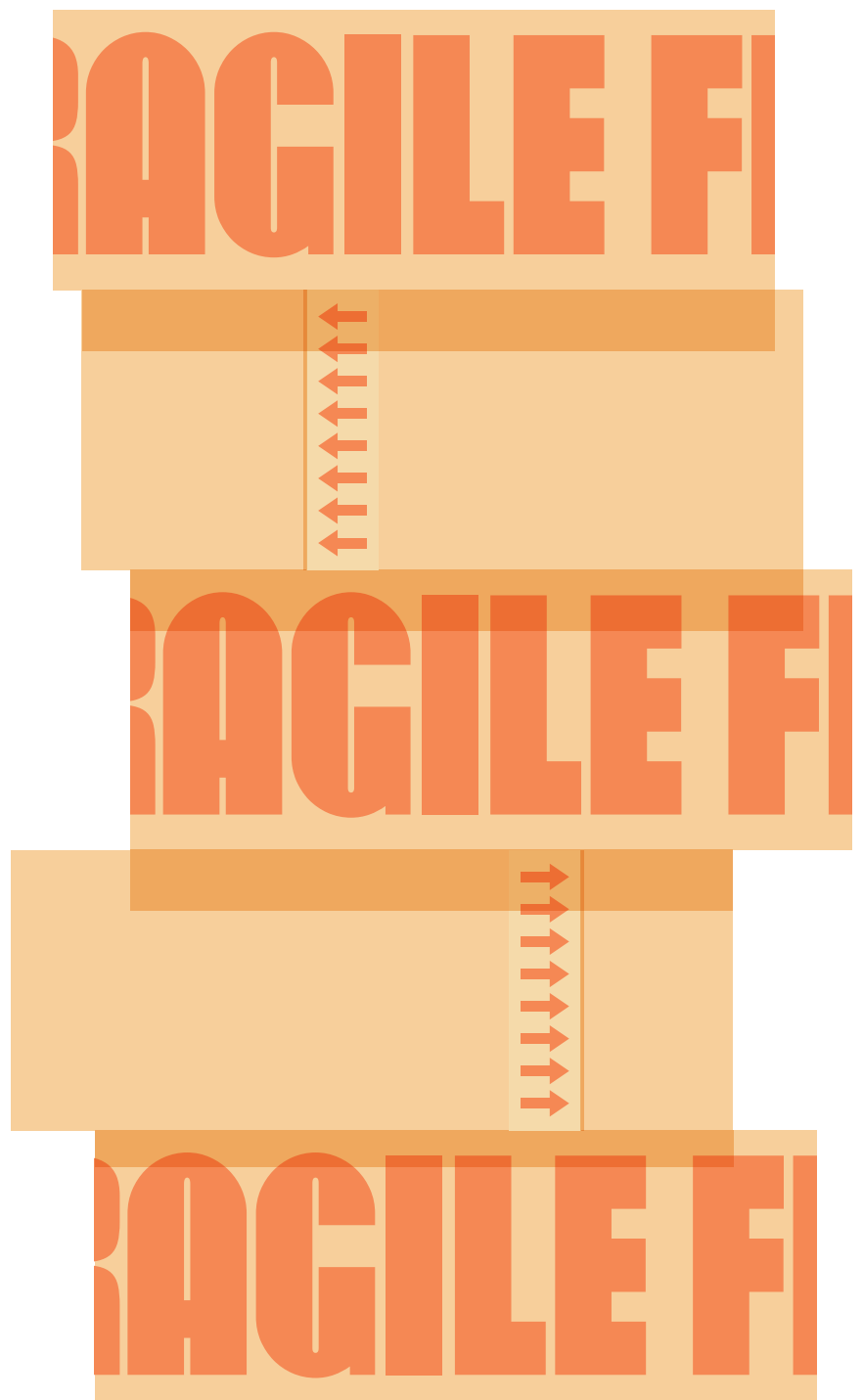
The move was invisible. Which meant it worked.

### Relocation, Reframed

Office moves will always carry pressure. They mark transition. They expose complexity. They test coordination.

But they do not have to carry disruption. When approached as consultancy rather than logistics, when planning begins early, communication is constant and execution is precise, relocation becomes something else entirely.

Not a break in continuity. But a continuation of it. ■



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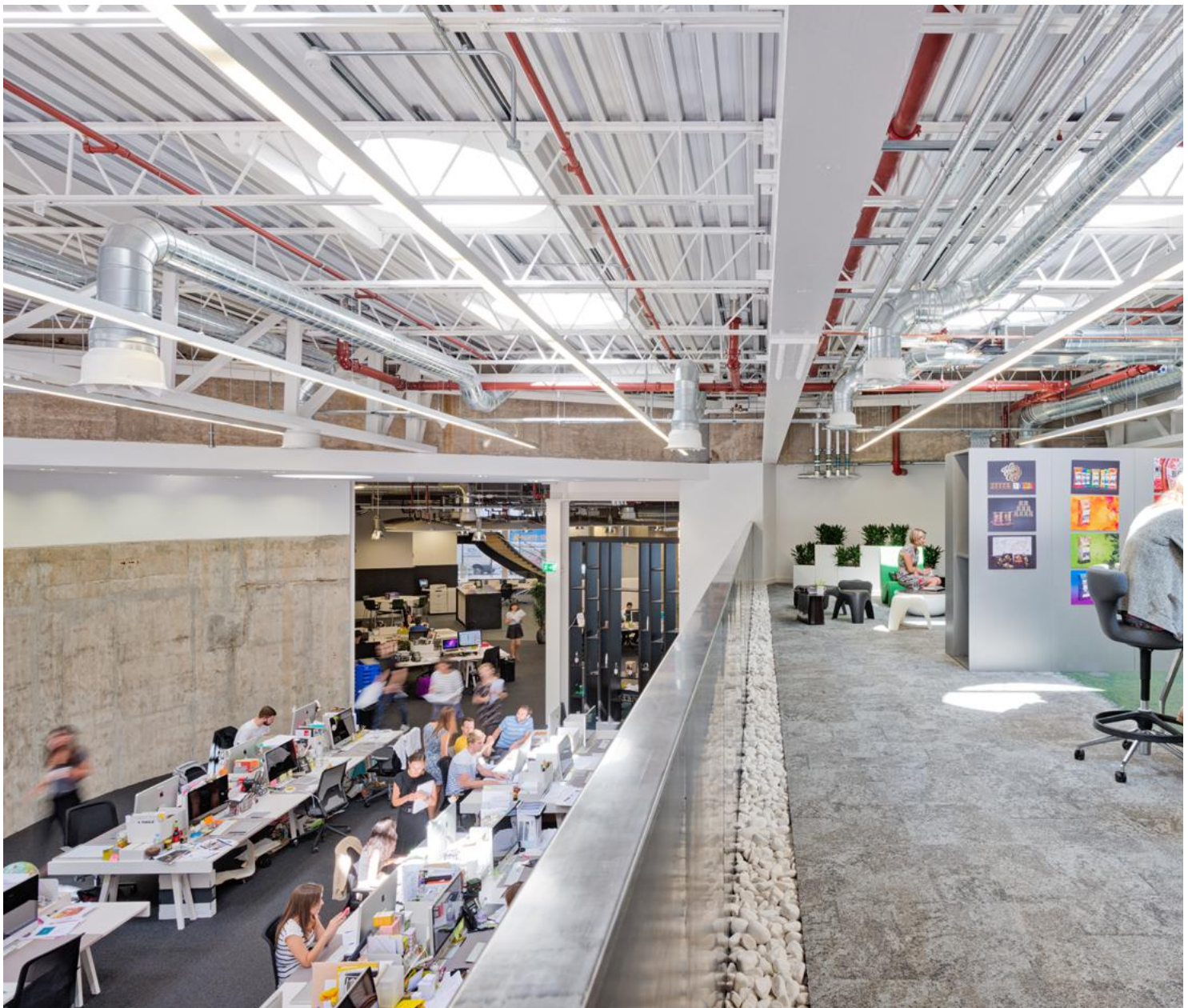
# Future



# The

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# to Be continued...



Workplaces rarely change all at once. They evolve quietly at first and then, almost suddenly, the old assumptions no longer hold.

For decades, progress in the office was measured in visible terms. New floors. New furniture. New configurations. Change was expressed through replacement. Yet the pressures shaping the workplace today feel different. They are less about appearance and more about accountability. Less about expansion and more about responsibility.

Environmental targets are tightening. Resources are finite. Employees expect more from the environments they inhabit. Organisations are increasingly judged not just by what they build, but by how they build it.

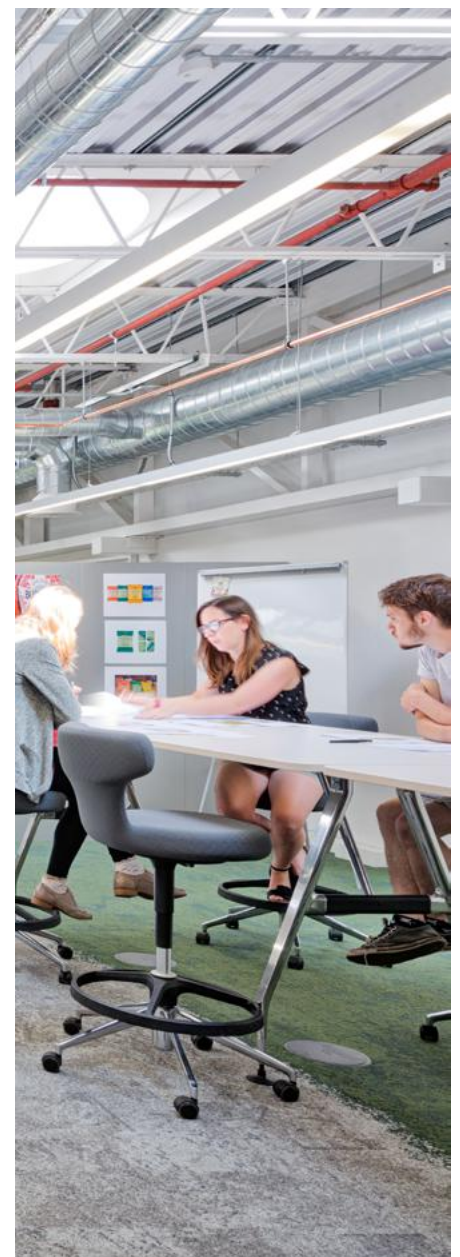
The future of the workplace will not be defined by how quickly it can be transformed. It will be defined by how intelligently it can endure.

The next era of the workplace is about longevity, not novelty.

Broadbase has always worked at the intersection of design, furniture and delivery. What is changing is the lens through which those disciplines are viewed. Continuity is not an addition to the business. It is a reframing of it. A recognition that every project carries both immediate impact and long-term consequence.

Circularity, in this context, is not a statement of virtue. It is a practical response to reality. Furniture contains embodied carbon. Buildings contain embedded value. Assets hold potential long after their first use. The decision to reuse or refurbish is no longer simply cost-driven. It is strategic.

The most forward-thinking workplaces will be those that resist the instinct to reset. Instead, they will adapt.



They will layer new over existing. They will design for movement rather than permanence. They will treat furniture as infrastructure rather than decoration, and relocation as part of a broader operational strategy. The spaces that succeed will not be the ones that speak the loudest about sustainability, but the ones that embed it quietly into everyday decisions.

This shift requires discipline. It requires early planning, honest conversations about trade-offs and a willingness to question default behaviour. It also unlocks opportunity. Reuse can reveal value. Refurbishment can extend identity. Intelligent specification can reduce both cost and carbon.

Sustainability is becoming less of a differentiator and more of a baseline expectation. Reporting will become sharper. Supply chains will be more closely scrutinised. Clients will be more informed. The language will move from ambition to measurement.

In that environment, clarity matters.

Clarity about process. Clarity about impact. Clarity about partnership.

The future will reward organisations that can connect design intent with delivery precision. Where furniture decisions align with environmental commitments. Where relocation protects continuity rather than disrupting it. Where accountability is visible rather than implied.

At the same time, the human dimension will grow in importance. Workplaces are no longer simply containers for productivity. They are environments for collaboration, reflection, focus and identity. They must accommodate difference. They must support wellbeing. They must evolve alongside the people who use them.

Adaptability will become the defining quality of successful spaces.

Not flexible for the sake of trend, but resilient in the face of change.

The coming years will bring new technologies, new materials and new expectations. The fundamentals will remain the same. Thoughtful design. Responsible sourcing. Careful coordination. Long-term thinking.

Progress will not come from radical reinvention. It will come from refinement.

From making better decisions earlier. From recognising value before discarding it. From building with the next decade in mind, not the next quarter.

The workplace of the future may not look dramatically different at first glance. Beneath the surface, however, its priorities will have shifted. Carbon will be considered alongside cost. Longevity alongside aesthetics. Experience alongside efficiency.

That shift is already underway.

For Broadbase, the direction is deliberate. Build smarter. Keep value in circulation. Approach every project with the long view in mind.

The future is not something to predict.

It is something to design.



## Let's Continu the Conversation

Every workplace **Begins** with a conversation.

Whether you are planning a relocation, rethinking your space, or exploring how circular thinking can reduce impact and protect value, we would be pleased to talk.

Broadbase partners with organisations across sectors to design, furnish, build and move workplaces that work harder and last longer.

If you are considering your next project, let's **Begin** with a conversation.

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