

LEAN PROJECTS

CAPABILITY DOCUMENT

LEAN.

How we can help.

LEAN are an innovative fit-out and construction contractor, delivering exceptional projects across the UK.

We specialise in providing tailored fit-out solutions, managing every stage of your project — from initial concept to final completion.

Our brilliant team brings extensive experience from senior roles at some of the UK's leading fit-out specialists, ensuring expertise and excellence in every aspect of our work.

With a streamlined, agile structure, LEAN offers fast decision-making and a hands-on, personalised approach to every project.

We have a proven track record across diverse sectors, including:

Leisure: Gyms, spas, and health clubs

Hospitality: Bars, restaurants, and hotels

Residential: From bespoke one-off homes to multi-unit developments

Commercial: Office spaces and retail environments



Efficiency in everything.

At the heart of our ethos is a commitment to driving efficiency at every stage of a project, delivering tangible value for all stakeholders.

Through our extensive experience, we've identified numerous instances of unnecessary waste and duplication in time, design, and cost.

Our mission is to collaborate closely with all parties — including clients, design teams, and professional partners — from the earliest stages. By fostering seamless coordination, we ensure optimal outcomes, streamlined processes, and maximum value for every project.

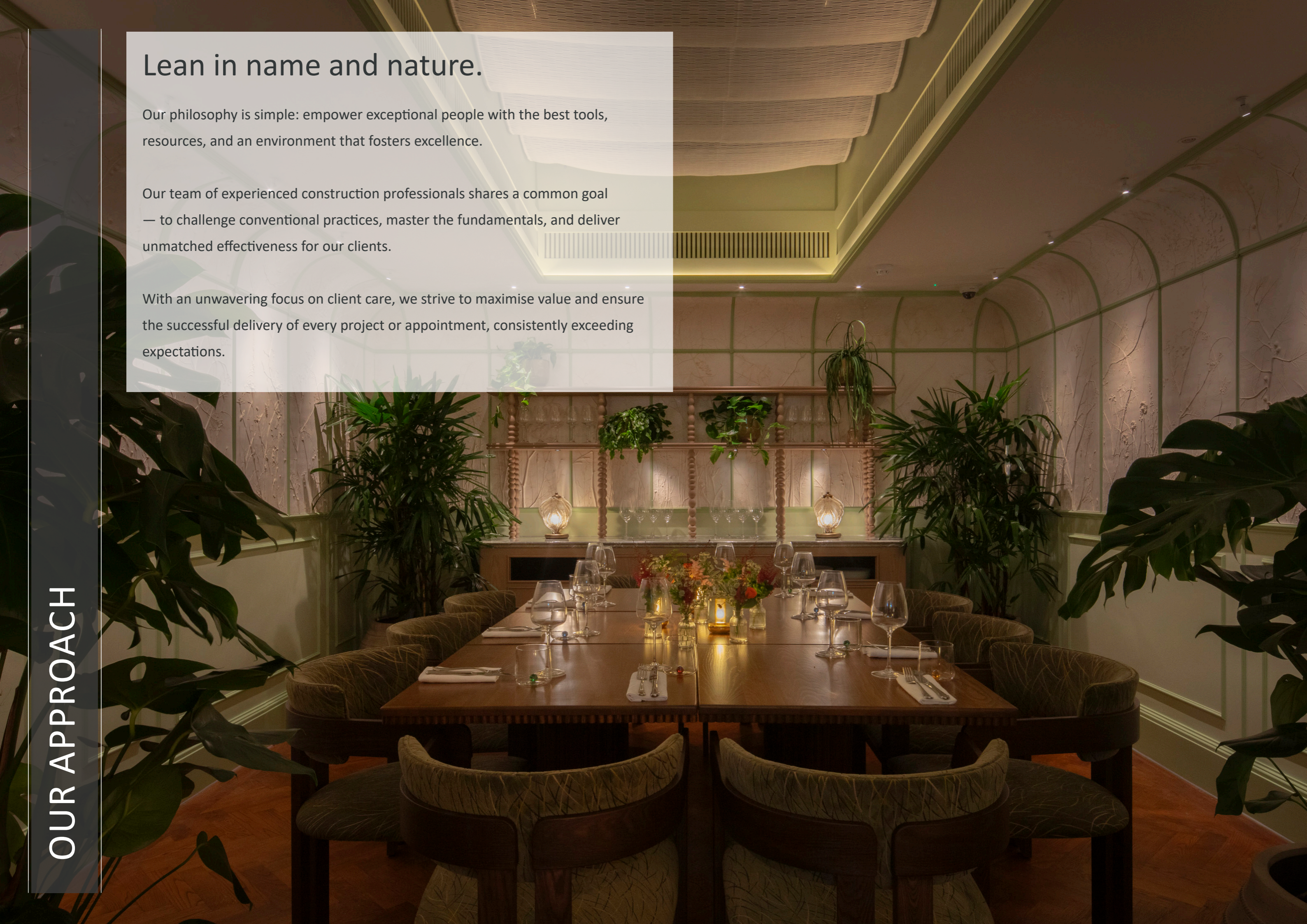


Lean in name and nature.

Our philosophy is simple: empower exceptional people with the best tools, resources, and an environment that fosters excellence.

Our team of experienced construction professionals shares a common goal — to challenge conventional practices, master the fundamentals, and deliver unmatched effectiveness for our clients.

With an unwavering focus on client care, we strive to maximise value and ensure the successful delivery of every project or appointment, consistently exceeding expectations.



COMPANY INFORMATION



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Full name of organisation	LEAN Projects Limited
Registered office address	Brook House Manor Drive, Exeter EX5 1GD
Company registration number	13142872
VAT registration number	373412704
Unique Tax Reference Number	28617 13801
Name and registered address of parent company	LEAN Estates
Type of Organisation	Limited Company
Contact details for enquiries	Nick Moffat, Managing Director. Nick@leanprojects.co.uk 07740 763345
Company operating address	Exeter Office - Office SF23, Winslade Park, Manor Drive, Clyst St Mary, Exeter, EX5 1FY London Office - Office 3.03, FORA, 7 Stratford Place, London, W1C 1AY
Financial	2024 £21,438,624 2025 £38,000,000 2026 £45,000,000
Insurances	Our current insurance levels are as follows: Public Liability = £50m Product Liability = £50m Employers Liability = £10m Professional Indemnity = £5m (can be increased to £10m) Contractors All Risk = £5m

PROJECT EXPERIENCE





Carbone, Mayfair

The iconic U.S. Embassy building in Grosvenor Square, Mayfair, designed by Eero Saarinen and built in 1960, the Grade-II listed building has undergone a transformation into a world-class hotel with restaurants and commercial spaces. While the original exterior remains, the interior has been completely stripped out in preparation for refurbishment.

LEAN have completed works to the ground and basement floors, level 1, in the northeast corner of the building to create a new restaurant, associated kitchen and support areas.

The area is largely formed of new construction as an extension to the existing building and includes some main build services routing through the space.

The fit-out included the installation of a new M&E system with a mist sprinkler system, a mezzanine floor fitted to a steel framework, and the addition of a commercial kitchen. Finishes include tiled and timber flooring, decorative lighting, and a combination of tiled, timber, and fabric wall finishes. Fabric, metal and decorative finishes to the ceiling and joinery installations, alongside fixed seating.

LEAN completed Carbone in July 2025





CÉ LA VI, Paddington Square

LEAN have completed the fit-out of CÉ LA VI London, a flagship rooftop restaurant and bar located on the 17th and 18th floors of the Renzo Piano Building Workshop–designed landmark at 1 Paddington Square, West London.

This £9M Design & Build contract, which commenced on site in January 2025 with 27 weeks on site.

Bringing the internationally acclaimed CÉ LA VI brand to the UK for the first time, the venue offers modern Asian cuisine, a luxury lounge bar, private dining room, and outdoor terrace with panoramic views across the London skyline.

The project continues the brand's global success, with existing rooftop destinations in Singapore, Dubai, Tokyo, and Taipei.

LEAN completed Ce La Vi in October 2025

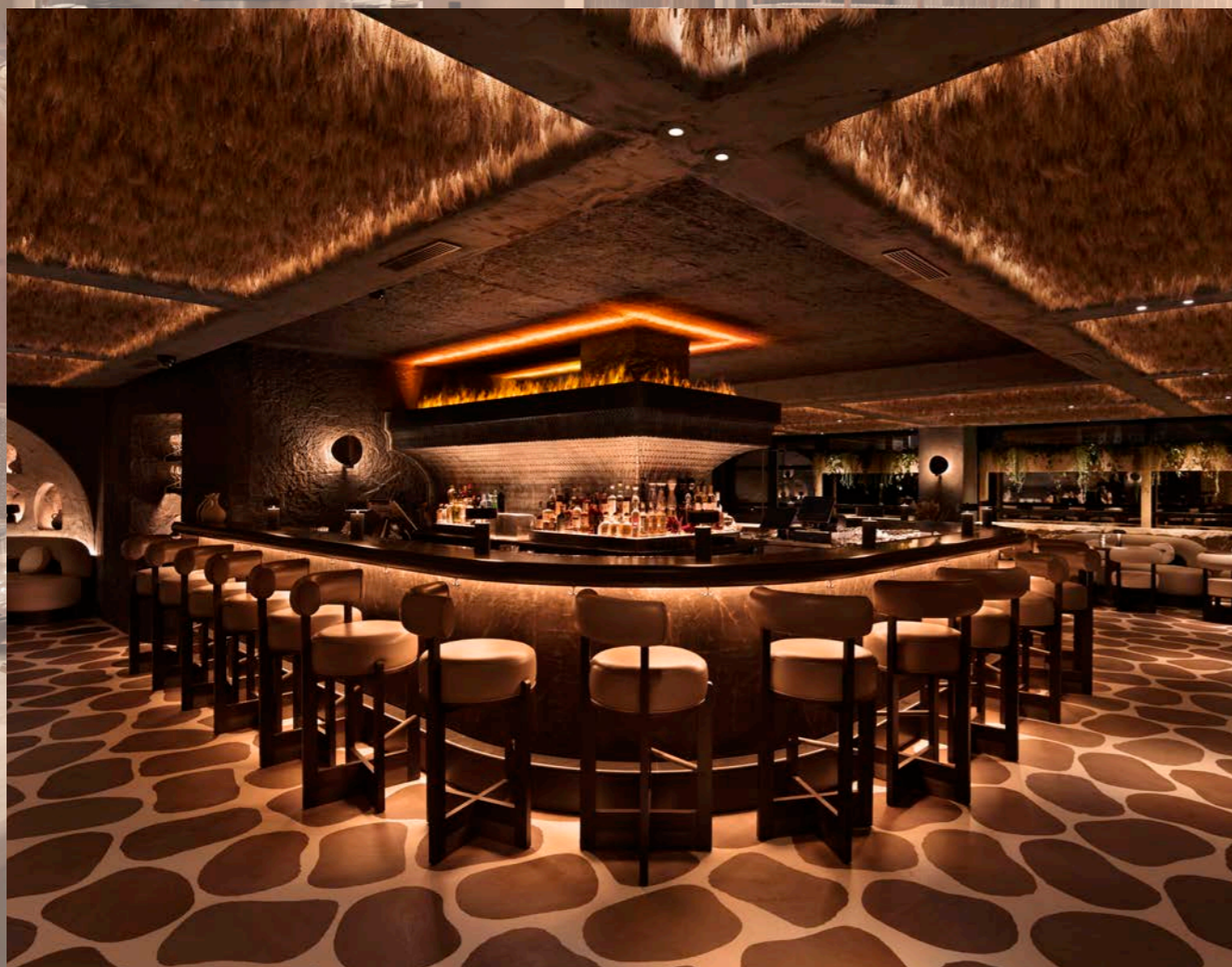
Fenix, Manchester

LEAN are delighted to have successfully completed the fit-out of FENIX in Manchester, a circa £4M scheme delivered within a fast-track 20-week timeframe which opened in November 2023.

This exquisite modern Greek-Mediterranean restaurant, designed by Fabled Studio, is spread across two levels. The design showcases an extensive array of natural materials, such as stones, timbers, and intricate planting, all seamlessly integrated with meticulous attention to detail.

Embracing a natural theme, the project presented a unique challenge by featuring minimal straight lines as most surfaces are elegantly curved contributing to complexity and demanding buildability/coordination solutions throughout the build.

The success of this project has led us to negotiate a further three projects with this client, including Louis in Manchester.





One Aldwych Hotel, London

LEAN successfully completed the £1.3m refurbishment of the Lobby Bar, Indigo Restaurant and Signature Suites, which reopened in March 2025.

Working closely with Fabled Studio, these refreshed spaces maintain the hotel's independent status and spirit while heralding a glamorous and distinctly future-facing new era.

The recently completed One Aldwych scheme had several challenges but with such a short hotel closure period of only 6 weeks, the planning and programming stages of the project had to be meticulous in detail.

Following the success of this scheme, LEAN has now been commissioned to carry out a full refurbishment of all bedroom corridors, as well as a comprehensive renovation of the existing hotel spa facilities, scheduled for completion in 2026.





LINA STORES, Shoreditch

Located on Shoreditch High Street, Lina Stores Shoreditch occupies a historic Grade II listed building, originally constructed in 1868 as a bank. The ground floor hosts an all-day restaurant, while the former basement vault has been transformed into the second iteration of Bar Lina, a classic Italian aperitivo bar.

LEAN collaborated closely on this project with White Rabbit Projects, Lucy Wood Architects, and A-nrd. This marks our third successful partnership with the Lina Stores team.

The £1.6M project was delivered within an impressive 16 weeks and officially opened in October 2024.



SAEL, St James, London

SAEL is the second project LEAN delivered for Jason Atherton, situated on the crowning corner of London's St. James Market, offering a dining experience that honours British Heritage.

Designed by Rosedale Design, this project was a refurbishment of the previously named Aquavit restaurant; including extensive refinishing works, French polishing to wall timber panelling, all new banquette seating, bespoke joinery and MEP upgrades / modifications. The project now boasts a beautiful ground floor dining area with new show kitchen, and the transformation of the mezzanine floor into a seductive speakeasy bar complete with fabric wall paneling.

It was a pleasure working with the team to deliver this unique and exciting project. The fit-out was circa £900k in 12 weeks for the opening in September 2024.



SILVA, Bruton Place, Mayfair, London

LEAN are pleased to introduce SILVA, a vibrant new restaurant nestled in the heart of Bruton Place, Mayfair. Offering an inviting and intimate atmosphere, SILVA brings a fresh, nature-inspired concept to one of London's most iconic neighbourhoods.

SILVA marks our second project with BOX Associates, and our third with the interior designers, Atelier Wren. True to its name, SILVA, meaning "forest" or "woodland" in Latin, features a palette of earthy tones to create a warm and welcoming ambiance, and draws inspiration from organic elements, reflecting the restaurant's nature-focused concept. The space features a serene private dining room, featuring greenhouse-inspired wall panelling and a bar room showcasing some of the building original features.

The project was delivered on an exceptionally fast timeline, with SILVA opening its doors in December 2024



SILVA

LOUIS, Manchester

LEAN successfully completed LOUIS, Manchester, opening in September 2024. This is our second negotiated project with Permanently Unique.

This £3M, 18-week project is a stylish new restaurant and music venue, in the heart of Spinningfields. Drawing inspiration from iconic New York dining spots, it promises an ambiance of cozy booths, expertly crafted cocktails, and exceptional cuisine.

Guests can enjoy live entertainment, with performances ranging from soul and jazz quartets to swing bands, providing a sophisticated soundtrack for the evening. The venue features tiered seating around the main stage, ensuring optimal views for all.





CORE, by Clare Smyth, Notting Hill, London

LEAN successfully undertook the comprehensive refurbishment of CORE by Clare Smyth, an esteemed three Michelin-starred restaurant, while also introducing a new whiskey and cocktail bar, all completed within a demanding six-week timeframe.

This prestigious project came to fruition in October 2023. The refurbishment works have redefined the ambiance of the venue, imbuing it with a softer, more inviting atmosphere, while the bar serves as an enchanting centrepiece.

CORE by Clare Smyth was delivered through seamless collaboration with Gardiner & Theobald and Fabled Studio.





KRICKET AND SOMA, Canary Wharf, London

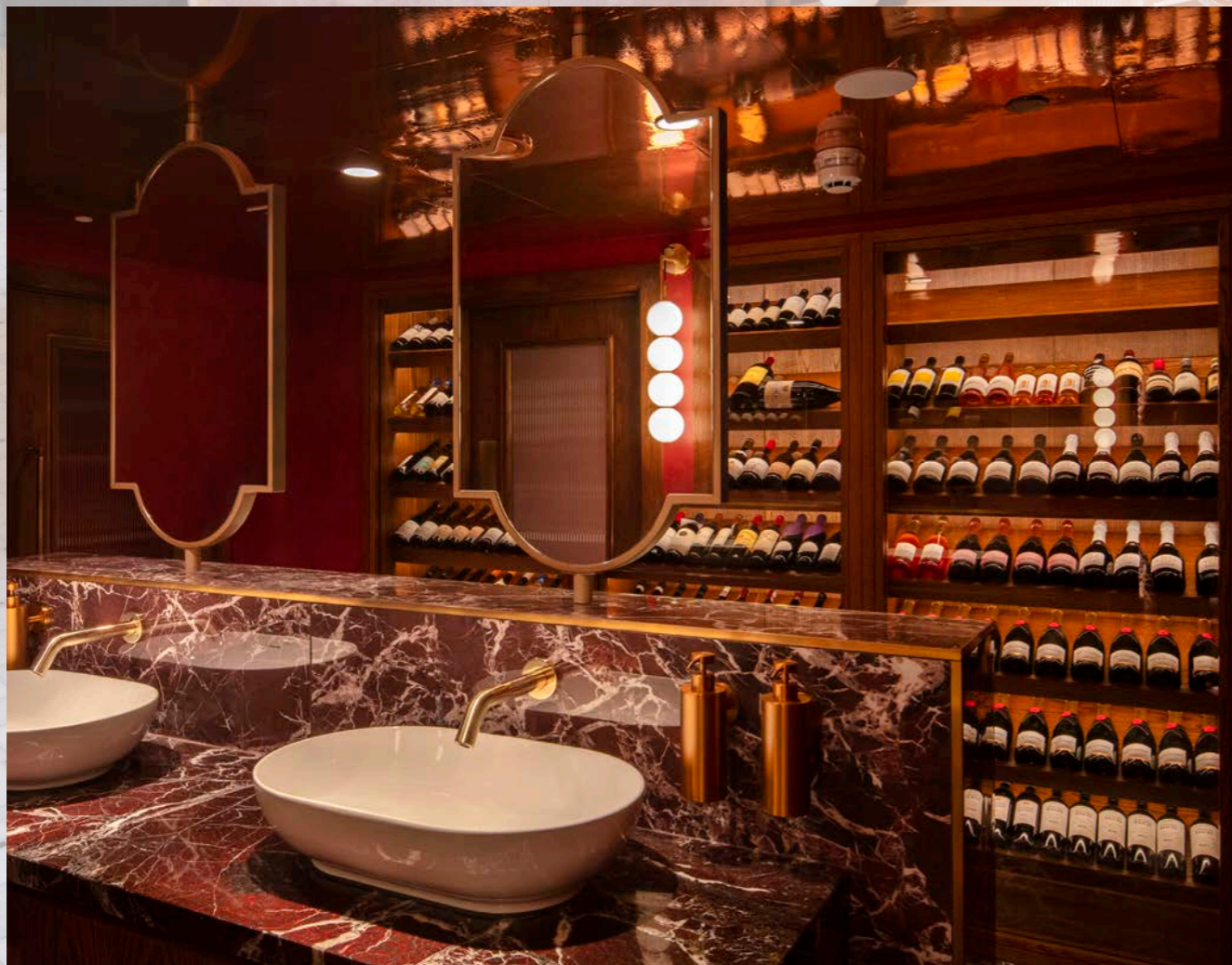
The modern Indian restaurant group Cricket has unveiled its fourth location, bringing a fresh and contemporary twist on traditional Indian flavours to London's Canary Wharf.

Designed by Cake Architecture, the restaurant features an industrial aesthetic with exposed concrete, balanced by bespoke wood and warm terracotta accents for a welcoming ambiance. The site also debuts SOMA 2.0, an adjoining speakeasy bar and sister venue to the original SOMA in Soho.

As part of our ongoing collaboration with White Rabbit, LEAN successfully delivered both the Cricket restaurant and SOMA bar.

This £1M project was completed in just 14 weeks and opened its doors in August 2024.





THREE DARLINGS, Pavillion Road, London

Located in the heart of Chelsea on Pavilion Road, Three Darlings is one of the two projects LEAN were delighted to deliver for Jason Atherton in 2024.

LEAN successfully completed the full fit-out from a landlords shell to what is now an elegant yet casual dining space, including finishes and bespoke joinery with natural materials such as stone and timber complemented with warm tones, fabrics and brass work.

The project included a split level ground floor dining area with a basement kitchen and customer WCs complete with impressive wine displays.

The project was circa £1.8m including all MEP services in 15 weeks, opening in October 2024.

LEAN enjoyed the journey delivering the project in collaboration with Currie and Brown as client project managers.



NIPOTINA, South Audley Street, Mayfair, London

LEAN completed Nipotina, a relaxed and informal Italian restaurant that brings time-honoured Italian recipes to the heart of Mayfair, located at 49 South Audley Street.

The project involved a comprehensive 3,500 sq. ft. fit-out across the ground and basement floors, encompassing a front-of-house restaurant, bar area, WCs, and a back-of-house kitchen. This £3 million contract also included significant below-ground drainage work and structural modifications, notably the construction of a 14-story steel-framed and brick-clad riser at the rear of the venue.

Designed by Fabled Studio, the interior takes inspiration from traditional Italian architecture, reimagining dusky landscapes to create a contemporary Italian residence that seamlessly blends classic and modern design elements.

LEAN completed Nipotina in October 2024





BAM Karaoke Box, Victoria, London

LEAN completed the successful delivery of this luxury karaoke brand from Paris, making its debut in the UK, which opened in May 2024.

Located in heart of Victoria, BAM, which stands for Boite a Musique (music box) combines private karaoke with 'Parisian style and sophistication'.

At 10,000sqft, it is the largest karaoke venue in Europe featuring 22 private karaoke rooms, the BAM BAM bar, an outdoor terrace and a live music stage and DJ booth.

This £4.3m fit-out project was delivered in just 18 weeks onsite.





Winslade Park, Exeter, Devon

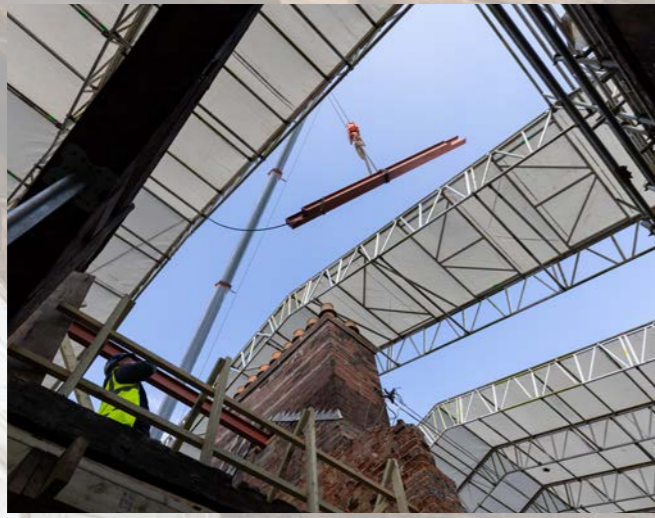
Located on the picturesque grounds of Winslade Park on the outskirts of Exeter, LEAN delivered the full refurbishment of a 106,000 sq. ft building, transforming it into a vibrant, multi-tenanted workplace destination. The project created high-quality open-plan office spaces, a dedicated reception area, and a range of modern tenant amenities including a fully equipped gym, secure cycle storage, showers, and an on-site food offering.

The £7.5 million scheme incorporated both CAT A and CAT B office fit-outs, providing flexible, ready-to-occupy spaces tailored to the needs of incoming tenants while ensuring core building systems, finishes, and services were upgraded to the highest standards. This included new M&E installations, raised access flooring, suspended ceilings, LED lighting, and high-quality internal finishes, along with bespoke layouts and fittings for individual occupiers.

Commencing in April and completing in January 2022, the project has revitalised the building's function and aesthetic, delivering a contemporary, collaborative environment within an exceptional parkland setting.

LEAN.

ST MARGARETS RESIDENCES



ST MARGARETS RESIDENCE, Exeter

LEAN recently completed the redevelopment and refurbishment of this Grade II former school into a luxury residential development.

It recently won two awards at the 2024 Exeter Property Awards, winners in the Transformation and Residential Development category.

St Margaret's Residences offers luxury living with a sense of history, sensitively restored into a highly energy efficient residential development.

LEAN successfully completed and handed over St Margaret's Phase 2 to Grenadier Estates in May 2024. It has now returned to its original use, and the existing Grade II and Grade II* listed buildings have transformed into energy-efficient homes for the area.

The redevelopment of St Margaret's thoughtfully honours and restores the architectural features that reflect its historical evolution. This includes preserving high ceilings with intricate coving, elegant staircases, marble fireplaces, Edwardian stained-glass windows, and ornate ironwork banisters.

By achieving Energy Performance Certificate (EPC) 'A'—the highest efficiency rating—St Margaret's Residences has set a new standard for period homes, dispelling the notion that historic listed buildings can't match the efficiency of modern constructions.

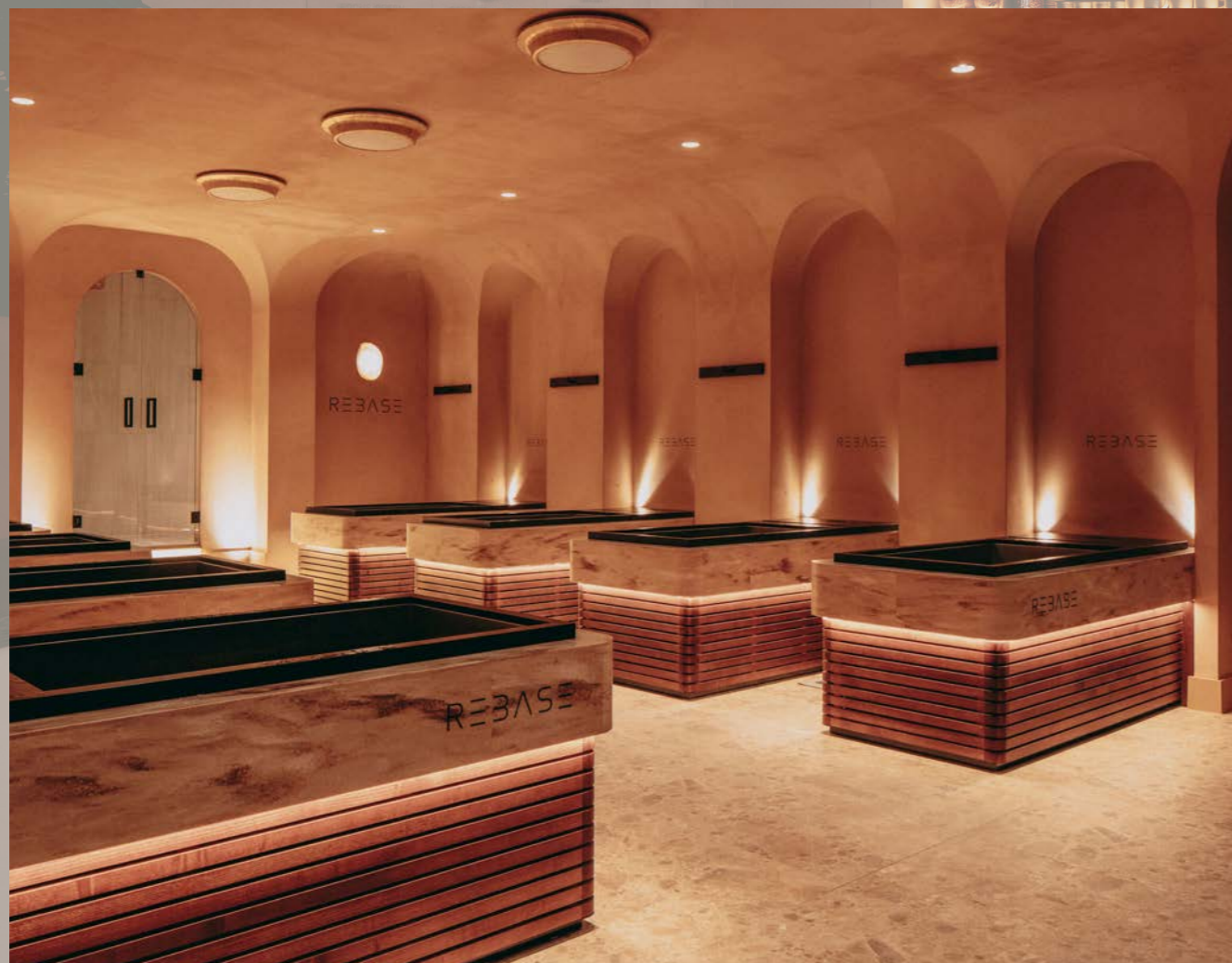
Please click here for a view of the project through its journey

[LEAN SMR](#)

REBASE, Marylebone, London

LEAN completed the development of REBASE in summer 2024, a new social wellness concept in the heart of Marylebone. Through early engagement, this negotiated project includes a variety of offerings including traditional and Infrared Saunas, Cryotherapy, Hyperbaric Oxygen and a number of private and class-based Ice Baths.

With a build value of circa £1.4M, this project was completed over a 14 week period.



2026 PROJECTS





SIMPSONS IN THE STRAND

£6M

LEAN Projects have been appointed main contractor for the revival of the iconic Simpson's in the Strand, one of London's most historic dining institutions within The Savoy. Working with renowned restaurateur Jeremy King, the project will deliver the sensitive restoration and modernisation of this Grade II* listed venue, first opened in 1828. The redevelopment includes the Grand Divan dining room, a second more relaxed restaurant, two bars (Simpson's Bar and Nellie's), and an event/ballroom space. Due to reopen in March 2026, this landmark project marks a major step in London's fine-dining renaissance, combining LEAN's expertise in high-end hospitality fit-outs with a commitment to preserving the craftsmanship and legacy of one of the city's most storied restaurants.



SALE E PEPE, THE LANGHAM HOTEL

£1.3M Design & Build Contract

LEAN Projects have been appointed as main contractor for the fit-out of Sale e Pepe Mare, the new luxury Italian seafood restaurant at The Langham, 1C Portland Place, London. The project involves a high-end interior fit-out across approximately 5,000 sq ft, delivering a 130-seat restaurant with a private dining room, marble bar, walk-in wine room, and bespoke design features. LEAN Projects' scope includes delivering all M&E, bespoke joinery, specialist finishes, and fit-out works to meet the brand's standards for luxury hospitality. Scheduled to open in March 2026, the project represents a significant addition to London's fine-dining scene.



SOHO HOUSE, OLD GRANADA STUDIOS, MANCHESTER

£7M Design & Build Contract

LEAN competitively won this £7M fit-out for Soho House, further strengthening our recently established presence in Manchester. This prestigious Design & Build project, comprising restaurant and bar facilities across three floors, was recently completed.



LANGOSTERIA, OWO, LONDON

£5.2M Design & Build Contract

LEAN competitively won this £5M fit-out of the historic Grade II* Old War Office, with a construction programme of 24 weeks on site, opening in June 2026.

The acclaimed Milan seafood restaurant Langosteria arrives in London for the first time, joining a collection of other restaurants at the Old War Office (or OWO) - a historic Whitehall building in the heart of Westminster. Langosteria offers more than just dining; it provides an authentic taste of Italian seafood dishes with a side of Mediterranean glamour and luxury.



ADMIRALTY ARCH, LONDON

LEAN have secured the contract for the fit-out and refurbishment of key hospitality areas L0 & L1 Restaurant & Private Dining Room, Peacock Bar & L6 Restaurant, within the Admiralty Arch development. The £4m project forms part of the overall £60m development within the historical Grade-I-listed Admiralty Arch, one of London’s most iconic buildings, situated at the ceremonial gateway between The Mall and Trafalgar Square. Once complete, the development will offer sweeping views of Buckingham Palace in one direction and Nelson’s Column in the other. Michelin-starred chefs Clare Smyth and Daniel Boulud—who hold seven stars between them—have been confirmed as official chef partners for the upcoming luxury hotel within Admiralty Arch.



THE TAJ HOTEL, ST JAMES

LEAN has secured a £9.5 million scheme to deliver a comprehensive transformation of The Taj London. The project will involve the full demolition and refurbishment of all public areas, including the hotel’s meeting and banquet rooms, as well as a major expansion of The Chambers private members’ area. Alongside these upgrades, the works will incorporate complete new mechanical, electrical, and plumbing (MEP) systems to modernise infrastructure and improve efficiency. Guest facilities will be enhanced with the addition of new WC amenities on both the ground and first floors, while the Winter Garden will benefit from extensive external works to create a more inviting, all-season space. The roof area adjacent to The Chambers will be refurbished and converted into a usable terrace, offering elevated views and flexible event potential.



THE RITZ, LONDON

LEAN have been shortlisted to tender for several prestigious projects at The Ritz Hotel as part of its £300m-plus refurbishment program. Known as Project Picnic, this development marks the largest undertaking in the hotel’s 120-year history. The project will include the refurbishment and fit-out of iconic spaces, including The Ritz Bar, reception area, hotel amenities, ground floor front-of-house spaces, and the exclusive Ritz Club private dining area.



TRAMP HEALTH AND WELLNESS, ROSEWOOD HOTEL

LEAN have secured this new £5M health and wellbeing venue within the Rosewood Hotel. Opening in Spring 2026, Lean projects are now underway as we begin shaping London’s most exclusive new destination for health and wellbeing. The vision includes:
 A wellness café designed as a hub for connection and healthy living.
 A state-of-the-art gym and studios for performance, stretching, and mind–body balance.
 Recovery and restorative zones and design-led interiors and a community culture.
 With a private entrance on Upper Grosvenor Street, Tramp Health will operate independently of The Chancery Rosewood and set a new standard for wellbeing destinations.

LEAN & PROCORE

At LEAN, we harness the power of Procore, a leading cloud-based project management platform that centralises all project data in one place. This enables fast, streamlined management from pre-construction through to project completion. By integrating Procore into our processes, we deliver measurable improvements in time, cost, and quality across the entire project lifecycle.

Beyond efficiency, Procore also supports our sustainability goals by reducing the need for printed drawings and hard copy documentation.

Drawing Management

Procore provides a seamless and intuitive system for managing drawings:

- Instantly compare and overlay drawings to highlight changes.
- Access the latest drawings anywhere via iPad, iPhone, Android, or Windows devices.
- Benefit from automatic version tracking to ensure the team is always working with the most up-to-date information.
- Annotate and add notes directly from any smartphone, tablet, or computer.

Communication & Collaboration

Procore enhances project communication by allowing us to:

- Capture and manage all project correspondence in one place.
- Provide instant access to relevant stakeholders.
- Share real-time updates across the team.
- Track communications, RFIs, instructions, and approvals with complete transparency.

A large, semi-transparent image of a construction worker wearing a hard hat and holding a tablet. The Procore logo is overlaid on the image in a large, bold, white font. The logo consists of the word "PROCORE" in a sans-serif font, with a stylized orange and grey hexagonal icon integrated into the letter "O".

PROCORE®

Empowering Our Teams

LEAN has recently invested in upgrading site management technology by equipping all project and site managers with 13" iPads. This initiative empowers our teams to be more mobile, connected, and engaged on the ground—eliminating the limitations of laptops and ensuring seamless integration with Procore. The result is improved efficiency and stronger collaboration across our business, including with clients and design partners.

The Client Experience App

We are also developing the LEAN Client Experience App—a bespoke platform designed to give clients instant, real-time access to project updates, anytime and anywhere. By drawing critical information directly from Procore, the app ensures our clients are always informed, connected, and confident in the progress of their project.

LEAN & BUILDING INFORMATION MODELLING (BIM)

LEAN believes Building information modelling (BIM) processes improve collaboration, coordination and quality in the design, procurement and management of projects. Our inhouse architect uses the BIM platform Revit on all appropriate projects up to and including BIM Level 3 and has over 14 years of experience using BIM.

Using Revit on this project will provide numerous advantages that directly contribute to its successful delivery, including enhanced efficiency, accuracy, and collaboration. Below is a summary of the benefits LEAN believe Revit will bring to this endeavor:

1. Seamless Collaboration

- Revit's centralised model enables multiple team members to work simultaneously, ensuring a coordinated and integrated design process.
- Cloud-based platforms, such as Autodesk Construction Cloud and BIM 360, allow real-time collaboration, even across remote teams, ensuring timely decision-making and issue resolution.

2. Unmatched Design Accuracy

- Revit's parametric modeling capabilities ensure any changes to the design are automatically updated across the entire project, minimising errors and rework.
- Built-in clash detection tools identify and resolve conflicts between disciplines (e.g., structural and MEP systems) early, reducing possible delays and unforeseen costs.

3. Enhanced Visualisation

- Revit produces highly detailed 3D models that provide stakeholders with a clear understanding of the design intent.
- Integrated rendering tools generate more realistic visuals for effective client presentations and informed decision-making.

4. Time and Cost Efficiency

- Automated workflows, such as the generation of construction documents, schedules, and material quantities, significantly reduce manual effort and save time.
- Pre-built libraries and reusable design components allow for faster project execution without compromising quality.

5. Comprehensive Multidisciplinary Integration

- Revit integrates architectural, structural, and MEP systems into a single model, ensuring all aspects of the project are fully coordinated.

6. Accurate Documentation and Reporting

- Revit produces precise 2D drawings, schedules, and annotations directly from the 3D model, ensuring that all project documentation remains consistent and up-to-date.

7. Cost Control

- Real-time quantity takeoffs provide accurate material estimates, helping to maintain tighter control over budgets.

8. Sustainability and Energy Efficiency

- Revit's built-in tools for energy performance analysis help optimise the building design for sustainability and efficiency, aligning with modern environmental standards and client expectations.

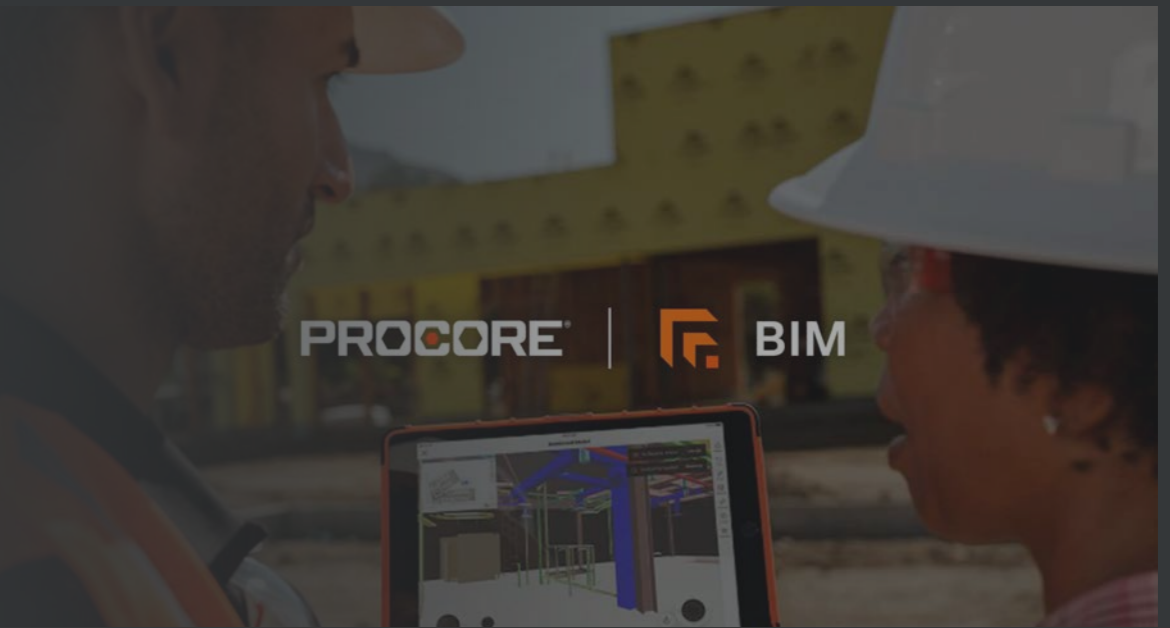
9. Customisable and Scalable Workflows

- Revit supports custom workflows using tools like Dynamo, allowing the flexibility to adapt to unique project requirements.
- Its scalability makes it suitable for projects of any size, from small-scale renovations to large, complex developments.

10. Industry-Leading Standards

- Revit is recognised as a leading BIM platform, ensuring compatibility with consultants, contractors, and stakeholders, facilitating smooth collaboration and streamlined workflows.

By leveraging Revit where we can, LEAN can deliver a project that is efficient, cost-effective, and environmentally responsible while maintaining the highest standards of quality and precision. This approach will ensure the project's success, meeting and exceeding client expectations.





WHY LEAN

Our People

We hold a steadfast conviction that our team comprises the most exceptional individuals within our industry. This belief is rooted in our unwavering confidence in the collective expertise, dedication, and collaborative spirit of each team member along with their proven track record of delivery. We have identified and assembled a group of individuals who as a team, we believe possess unparalleled skills, innovative thinking, and a shared commitment to excellence.

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Our Supply Chain

Having a deep understanding of the quality expectations of this type of project and this professional team, we have carefully chosen the most suitable supply chain partners to guarantee that these standards are executed.

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Collaboration

Our collaborative, user friendly, approach is what has established our excellent working relationship with all consultants and clients.

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Confidence in Delivery

Having confidence in your contractor's ability to deliver on time, and within budget is critical.

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Aftercare

We understand the need for continued commitment post-handover to promptly and efficiently address any defects or maintenance issues that may arise.

LEAN.