



How to choose...

YOUR INSTANT BUILDING

Temporary

Interim

Permanent

Rent or buy



Smart-Space works with you...



How much support would you like?

We have a team of highly experienced, directly employed professionals who can help you at any stage of this process. We are able to supply and erect the building or we can manage it entirely - including working with 3rd parties and stakeholders to make sure it meets the brief exactly.

The comparison chart opposite is a really good place to start when you're considering an instant building. There are a few things to consider that will influence the route you take and then it comes down to your preference.

It's well worth reading through this guide but there's no substitution for the human touch so speak to us and we'll come and see you. Our years of experience will help you decide which building suits your organisation and a quick site visit can often change the way you're thinking.

What do you need? Flexible terms, the ability to change or upgrade, switch from rental to purchase - we work with you to make sure you are completely delighted with your choice.



Considerations...

- Do you own the land?
- What do you want the building for?
- Will people be working in it?
- How secure does the building need to be?
- How long are you likely to need it?
- Do you need a steady temperature?

How to choose your building type...

Temporary



FOR SHORT-TERM USE

Minimal insulation

For goods that are not sensitive to temperature fluctuations

Rent or buy

Construction time: 2+ days
Project time depends on external factors

Low security

Easy footing -
even on sloping or uneven ground

PVC fabric roof and steel wall cladding
Single or twin-layer (air insulated)
0.7mm - 40mm insulated steel wall
cladding

Interim



FOR ALL USES

Good insulation

Suitable for products sensitive to temperature fluctuations or where people work or play

Rent or buy

Construction time: 2-4 days
Project time depends on external factors

Fairly secure

Needs a level concrete base,
footings not required

Steel roof and steel wall cladding
0.7mm - 40mm insulated steel roof
0.7mm - 40mm insulated steel wall cladding

Permanent



FOR LONG-TERM, PERMANENT USE

Optimum insulation

Suitable for all uses

Buy only

Construction time: 4-6 days
Project time depends on external factors

Fully secure

Footings required. Also requires a level concrete or tarmac pad or base

Steel roof and steel wall cladding
0.7mm - 120mm insulated steel roof
0.7mm - 120mm insulated steel wall
cladding

Do you need a temporary building?

We provide temporary buildings for many diverse uses. A temporary building has a PVC fabric roof and an aluminium framework. It is easy to relocate and available from stock to rent or buy in any size you need. You can also extend or reduce the unit as required. These are ideal for a fast, short-term fix.

HIRE

- If you are only going to need the space for two years or less
- If you do not own the property or land you are going to put the building on
- If you are not intending to apply for planning permission
- If you are not intending to have a concrete base built

BUY

- If you are going to need the space for more than two years
- If you do NOT own the property or land you are going to put the building on
- If you are intending to apply for planning permission
- If your products are not sensitive to temperature fluctuations
- If your products are not considered a fire risk



Is an interim building right for you?

Our interim building is a clever hybrid of the temporary structure and the permanent option. We combine the aluminium frame with a steel clad roof to make an excellent combination of our two original building types. The result is a combination of the positives of both as well!

POINTS FOR CONSIDERATION:

- An interim building will suit you if you are looking for a building to last between 3 and 7 years
- Perfect if you need something more substantial than our temporary buildings - if you need a higher level of insulation for example
- You'll need a concrete base

GOOD TO KNOW...

- Hire or buy brand new with buy-back options
- Switch from hire to purchase at any time
- Available in a range of modular sizes from 5m - 20m wide in any length
- 3, 4, 5 or 6m in height



Sometimes a permanent building makes the most sense

A permanent building is steel-clad, including the roof, and is suitable for longer term use. These are made to order to your exact specification.

CONSIDER PERMANENT IF...

- You are going to need the space for more than two years
- You DO own the property and land you are going to put the building on
- You are intending to apply for planning permission
- You need to have full building regulations compliance
- You are intending to have a concrete base installed
- You want to finance the building with a long-term loan



Should you rent or buy?

We are here to advise and support your decision-making process. We have been supplying instant buildings for many years so we are able to identify different needs and solutions. Above all, you'll find us extremely flexible and very keen to make sure your choice is right for you.

ADVANTAGES OF TEMPORARY HIRE	Ideal as an 'instant' temporary fix Available on flexible terms No up-front payments No minimum periods Fast to erect and fast to dismantle Will fix to any hard-standing surface Will stand on sloping or uneven ground No footings or foundations needed No ground preparation needed Available from stock for immediate delivery Can be extended or reduced in size if your needs change Can be removed quickly if planning permission is refused	Not as secure as a steel-roof building due to roof Depreciate and deteriorate: maximum 10 year life-span Not classed as an asset because they are demountable Minimal insulation values More costly to heat than a steel-roof building Require quarterly maintenance checks (included in hire) Require a constant 13amp power feed for air pump (in thermo-roof models) Potential water ingress around the perimeter at the base Potentially costly to insure and sometimes uninsurable depending upon site specifics Low fire retardancy values because of the PVC and aluminium	DISADVANTAGES OF TEMPORARY HIRE
	Very low capital cost compared to a conventional building Supplied in a variety of cladding colours Can match existing buildings if extending As secure as a conventional building Specified to meet latest Part L2 Building Regulations Clear roof-light panels for natural daylight 100% watertight Parts and cladding warranties of up to 50 years Totally maintenance-free Fabricated to your exact size requirements Insurance requirements compliant Building Control Regulations compliant Can be mortgaged as an asset	Requires far more detailed project planning and project management than temporary building hire Requires a level concrete or tarmac base Potential delays dealing with authorities for planning and building control permissions Added costs of applying for all necessary permissions and obtaining new building warrant Might be subject to CDM regulations	
ADVANTAGES OF BUYING A PERMANENT BUILDING			DISADVANTAGES OF BUYING A PERMANENT BUILDING



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