



PREMIER 
MODULAR

**Delivering smart buildings
for a brighter future**

premiermodular.co.uk



Building the UK for over 60 years

**One of the UK's leading offsite building specialists,
we've been in business for over 60 years.**

Our clients trust us to consistently deliver high-quality builds that meet their brief, which is why many of them have been working with us for decades.

Our experience and expertise, alongside our secure financial footing, means we're the go-to solution driven company. Whatever your building needs, we can offer a temporary or permanent solution through the two divisions of our business.



**Innovation
Collaboration
Expertise**

TEMPORARY

We have one of the newest and most interchangeable fleets within the industry and can build up to six storeys.

Our flexible approach to design and construction means you get exactly the building you want, whether it's something with high repeatability, or something bespoke.



PERMANENT

We're established across numerous sectors, from construction to education, retail and health, delivering award-winning projects at pace.

Our high-quality buildings are manufactured in our large factories, ensuring your project is delivered with time and cost certainty.





THE SCALE AND SPEED TO DELIVER PROJECTS OF ALL SIZES

A combination of five factories operating flexible flowline systems and lean manufacturing principles, teamed with smart technology, allows us to produce a high volume of buildings at pace.

With one of the largest output capacities in the industry, our 22-acre site in Yorkshire means we can deliver your building efficiently. We also have large storage space to accommodate modules until required on site.

Capacity and capability to deliver one of the largest modular office and welfare projects in Europe

[VIEW CASE STUDY](#)

EDF HINKLEY POINT C

The construction of EDF's £20bn project required a specialist on site workforce who needed the best quality accommodation and welfare facilities.



Our capabilities can reduce project time by up to 50%, minimise health and safety risks, lower carbon footprints and offer tighter cost control

A LOW RISK PARTNERSHIP TO PROTECT YOUR INVESTMENT

A strong performance history, superb credit rating and sustained year-on-year growth means you can be confident that we're a low-risk company to deal with and your project and investment will be protected.

With the added assurance of our parent company, Waco International Ltd, we're backed by a global group with a turnover in excess of £300m.



We are
WACO
International

Waco International is a leading equipment rental and industrial services business with over 8,500 employees and operations in 15 countries across Africa, Australasia and the UK.

Temporary Sectors

[VIEW ALL](#)

CONSTRUCTION



INDUSTRIAL & COMMERCIAL



EDUCATION



MARKETING SUITES



Permanent Sectors

[VIEW ALL](#)

EDUCATION



HEALTHCARE



RETAIL



LIVING ACCOMMODATION





TEMPORARY BUILDINGS

A quality solution to create more space

When you have a temporary need for more space, our high-quality buildings will create the perfect environment for your teams, customers and pupils.

RESPONDING TO YOUR BRIEF TO CREATE FLEXIBLE SOLUTIONS

Our temporary solutions can be delivered within short timescales; from as little as six to eight weeks construction time.

Our scale and experience mean that we have the capacity and capability to respond to the most challenging briefs. If space is tight, we can build up to six storeys – more than anyone in the industry. Our 2.7m ceiling heights and 12m clear span capabilities ensure you have flexibility with layout and can deliver a space that your teams, pupils and stakeholders will love.



NEXT LEVEL FIRE PREVENTION

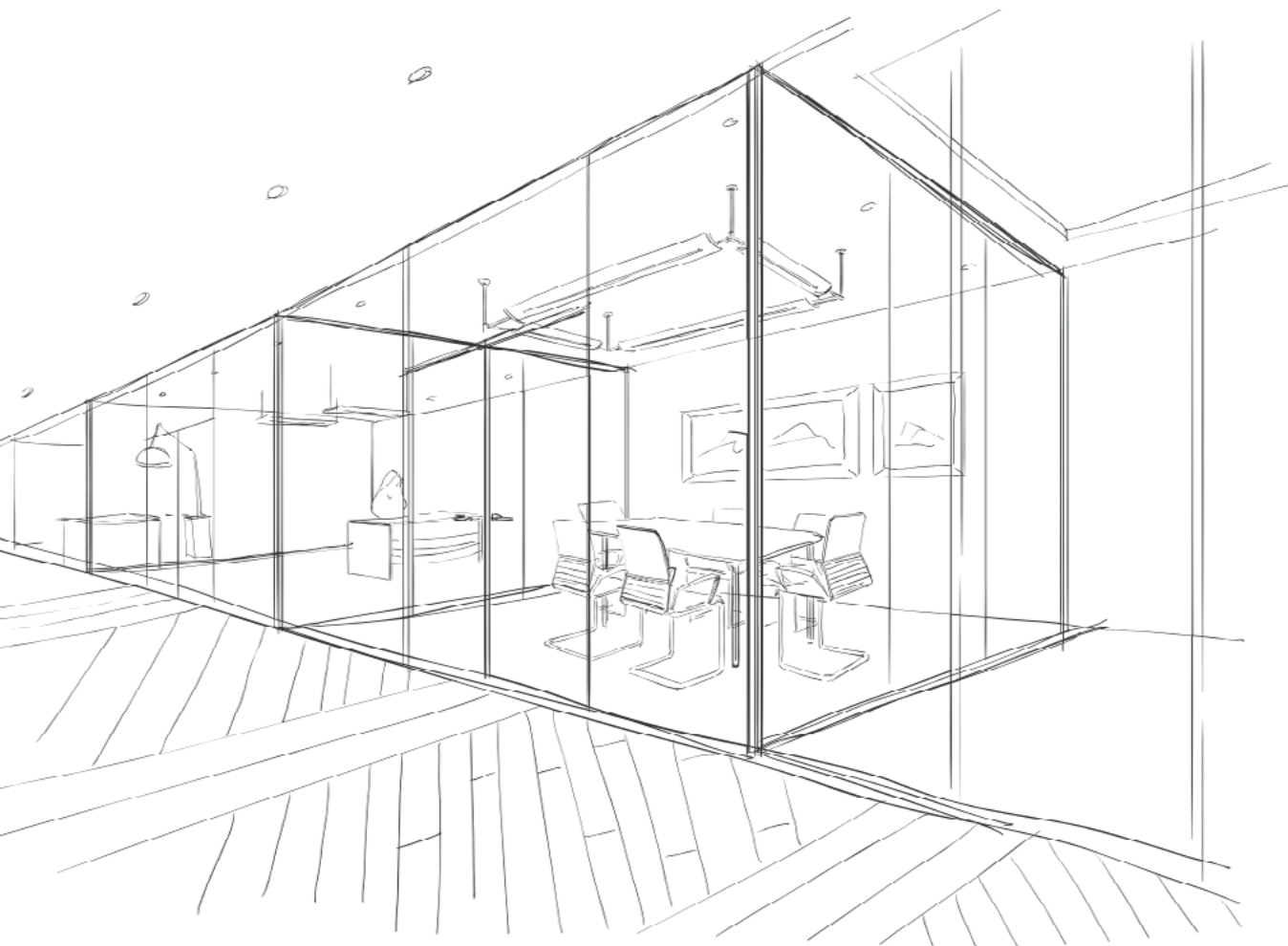
Our temporary buildings are tested under laboratory conditions to ensure they meet the Joint Code of Practice for Fire Prevention on Construction Sites. We're the only company in the industry who subject our fleet to this rigorous testing to ensure your site is safe and protected.

 [VIEW MORE](#)

MAINTENANCE THAT GIVES YOU PEACE OF MIND

We also provide a full package of ongoing maintenance so you don't have to worry about the upkeep of your building. With a dedicated aftercare team that is available around the clock, we'll ensure your building is operational at all times.





TAKE THE LEAD ON YOUR PROJECT WITH OUR ONLINE CONFIGURATOR

If you know what space you need, our online configurator will save you time by allowing you to design your own building and get a quote within 24 hours. We want to give our clients the best possible experience, which is why we've developed this online desktop tool – the first of its kind in the industry.

Working with our products you can easily create your desired project layout, incorporating everything from office, welfare, classrooms, labs, meeting rooms, reception space and even a viewing deck.

[VIEW OUR DESIGN TOOL ONLINE](#)



CONSTRUCTION

A happy, productive and retained workforce

With higher ceilings, large open plan spaces and quality fit outs, our facilities have been dubbed 'the best in Europe'.

A HIGH-QUALITY ENVIRONMENT FOR YOUR TEAM

We understand the importance of creating the best possible working environment for your team to be warm, safe and dry, which is why we're a trusted partner for many of the UK's largest construction companies. Our proven track record of providing top quality office and welfare accommodation means you'll have a happy, productive and retained workforce.

MAKING THE MOST OF YOUR SPACE

When space is an issue, our six-storey capability means we can create space on a very small footprint and our gantry installs are perfect for inner city sites, minimising disruption when traffic flow or access needs to be maintained. The high-quality finishes of our temporary builds are on par with permanent buildings and our unique rooftop viewing platforms give you a great overview of your project from height and distance, so you can monitor progress.





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BATTERSEA POWER STATION

Full height external glazing for an impressive board room, as well as additional office space for the ever-expanding development team. 38 modules and six staircases delivered in just 16 weeks.



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CHELSEA BARRACKS

A happy and retained workforce of over 1,500 operatives and 200 staff. With everything from a state-of-the-art viewing gallery to full medical facilities.



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GROSVENOR PLACE

Inner city expertise meant 28 modular bays were erected and completed on site within one week, minimising disruption to the ongoing development and surrounding area.



MOUNT ANVIL

We delivered this unique inner city build, which met the award-winning standards set by the UK's number one company for Health and Safety.



WEMBLEY

Installed in under six days, the four-storey, 2,710m² project provided modern and efficient office and welfare space with higher ceilings and large open plan areas.

A man and a woman are standing in a large warehouse, looking at a tablet together. The man is wearing a white hard hat, glasses, and a yellow high-visibility vest over a grey suit jacket. The woman is wearing a blue hard hat and a yellow high-visibility vest over a white shirt. They are both smiling. The background shows tall blue metal shelving units filled with cardboard boxes. The lighting is bright, coming from overhead industrial lights.

**INDUSTRIAL &
COMMERCIAL**

Responding to your growth needs

When you have a temporary need for more space, we can deliver a solution to help you see a return quickly.



A SCALABLE SOLUTION

If you're experiencing growth, have a new contract win, or temporary need for more space, we can provide the solution you need. Our flexible and scalable approach means we'll design a building that works with your project timelines and creates a high-quality temporary space, with a permanent feel.

Our capability and capacity mean we can be on site within a matter of weeks, giving you maximum opportunity to boost your ROI. And if your requirements change throughout the project, we can scale your accommodation to respond to your changing needs.

OUR EXPERIENCE SPANS MANY SECTORS INCLUDING:

- Aerospace
- Automotive
- Pharmaceutical
- Logistics
- Manufacturing
- FMCG.





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JAGUAR LAND ROVER

With the flexibility for expansion, we provided a full turnkey package which included all infrastructure and groundworks.



SIRIUS MINERALS

Our innovative methods helped lower emissions for Sirius Minerals' project, as per their brief. With specially designed metal shutters the build was made to blend into the North Yorkshire Moorland.



[VIEW CASE STUDY](#)



IPSEN BIOPHARM

A unique outdoor decked area provided staff with space to relax and unwind away from their desks.



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BLUEBERRY FOODS

Stunning Sargasso Blue Plastisol cladding, with colour matched tinted windows were specially designed to complement an adjacent building.

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An exceptional learning space for growing minds

Maintain consistency for your pupils and staff, so they can focus on their studies.

A QUALITY SOLUTION TO MEET YOUR TEMPORARY NEEDS

When you're redeveloping school space, need an interim solution or have a sudden population surge, our temporary accommodation can fill a gap. We provide high-quality learning environments that ensure consistency for your pupils, with minimum disruption.

Our temporary buildings are finished to extremely high standards and comply with all education regulations, making them the perfect stop gap when you have an urgent need.

LEARNING SPACE WITH NO DISRUPTION

We'll work closely with you to ensure that projects are turned around quickly to fit with your term times and to ensure that pupils, parents and stakeholders are happy.

Guaranteed quality control from our manufacturing methods means that the temporary teaching environment is unparalleled, inspiring the next generation.





TONBRIDGE SCHOOL

High spec facilities, including full science department furniture and fume extraction systems helped inspire the next generation of scientists.



ROBERT OWEN SCHOOL

By re-using Olympic Park modules, we created a sustainable solution to complement existing facilities within the school.



KINGSWOOD PARKS SCHOOL

In use within a few days of completion, our temporary modular solution ensured minimal disruption for pupils.

Creating an experience that sells

Our bespoke solutions will replicate your development and create a vision for home owners to fall in love with.



BOOST YOUR SALES FIGURES

When you're in the business of selling a dream home, you need a high-quality marketing suite that creates an experience potential homeowners will fall in love with.

Our bespoke temporary solutions are finished to an extremely high standard to replicate the quality of your development and help you sell the vision for your building before it's even finished.

By working closely together, we'll create a design that matches the specification of your end product. Our capacity and experience mean we can turn projects around quickly to enable you to start selling sooner, boosting your return and helping hit your sales targets.





TIQ
THE INTERNATIONAL QUARTER | STRATFORD CITY

[VIEW CASE STUDY](#)

INTERNATIONAL QUARTER

Bold and bespoke design was used to boost the brand and create a dynamic space to appeal to potential investors for this £2.4bn development in East London.



VINCI CONSTRUCTION

Our rapid response times meant we could create an inspiring sales environment in just one week, allowing Vinci Construction to showcase their new student accommodation scheme.



BERKELEY HOMES

Specially designed and built to reflect the contemporary aesthetics of a Goodman Fields home. With a high-quality feel throughout, a thoroughly modern marketing suite included full length glazing and bespoke balcony.

PERMANENT BUILDINGS

Smart and sustainable offsite solutions

When you need a high-quality building, you can rely on our flexible offsite approach. With less disruption and more time and cost certainty, we'll ensure your building is ready when you need it.



WHY CHOOSE PREMIER MODULAR?

When you need a high-quality building, our modern methods of construction give you more control over your project, less disruption, faster delivery and cost certainty.

Our offsite solutions are manufactured in an ISO 9001 quality controlled environment to ensure that the highest standards are met. Things like inclement weather and site restrictions won't hold the job up or add unforeseen costs; reducing the risks associated with a traditional build.

SUSTAINABLE SOLUTIONS

Sustainability is high on our agenda. We use recycled materials and more efficient building methods to reduce our carbon footprint throughout manufacture and installation. Our environmental management system has been accredited with ISO 14001, meaning you can reduce pollution and waste, and improve the overall environmental impact of your project.



Building an environment to help your pupils thrive

Offsite construction is a great choice for schools that need to redevelop their space, add to an existing site, or for new builds.

**The capability to
deliver eight schools
in just 14 months for
Manchester City Council**

DESIGNED WITH YOUR BUDGET IN MIND

Our standardised approach enables us to create high-quality learning environments quickly, maximising value for your budget.

As a leading education offsite building specialist, our modern methods of construction have helped many schools and local authorities meet rising population demands.

CO-CREATE INSPIRING SCHOOL SPACE

We work closely with headteachers, school managers, CEOs and stakeholders to plan a programme of works that fit around the school year. As your building is manufactured in our factories and won't be subject to any delays, we're able to offer your project more cost certainty. Once on site, time is significantly reduced and you can continue to teach whilst your building is manufactured, thus minimising disruption.



HARLESDEN SCHOOL

An innovative new games area developed on the roof of the building gave pupils the unique opportunity to practice outdoor activities up in the clouds.

[VIEW CASE STUDY](#)

A UNIQUE APPROACH TO MAXIMISING SCHOOL SPACE

We understand that space is often an issue, particularly for inner city schools, which is why our flexible approach enables us to deliver bespoke solutions like we did for Harlesden Primary in North West London.

The school had a dire need for extra teaching space, which meant building over the original playground. To overcome this we used innovative design to create a unique and original rooftop multi-use games area. With views across the community, the children can now enjoy playing in the clouds.

FLEXIBLE BUILDS TO MATCH YOUR SCHOOL

Our experience speaks for itself and our school extensions are known for their seamless fit with existing buildings. We can match floor to ceiling heights, fit out facilities to match your specification and clad buildings to blend in with their surroundings.





[VIEW CASE STUDY](#)

ROUNDHAY SCHOOL

A hybrid approach, which involved using a mixture of modules and infill panels within the construction process, ensured the client had early occupancy of a high-quality design-led facility.



[VIEW CASE STUDY](#)

BEAVER ROAD SCHOOL

Standardised, repeatable designs ensured we met Beaver Road's urgent need for additional school places.



[VIEW CASE STUDY](#)


MISSION GROVE SCHOOL

Bespoke ventilation systems, an external terraced play area and vaulted ceilings allowed for an inspiring and innovative place to learn.

Enabling you to give the best quality healthcare

When increasing healthcare demands mean you have an urgent need for more clinical or consulting space, our bespoke buildings give you cost and programme certainty.





Our experience and bespoke approach will help you achieve your vision of excellence

MEETING INCREASING DEMANDS

Whether it's winter pressures, an aging population, budget constraints or new technologies, our flexible and collaborative approach means you can maintain patient flows, increase capacity and help reduce waiting times.

Manufactured offsite, under strict quality controls, our solutions are delivered efficiently to reduce time and meet changing local needs.

COLLABORATION FROM START TO FINISH

Working together from the very start of a project will reap rewards in terms of project delivery and tight budgets. We can support you from outline business case (OBC) stage to help shape an innovative solution that works for your patients, staff and stakeholders and delivers the best value for your site.

A BESPOKE APPROACH TO DELIVER THE BEST OUTCOMES

We can offer a full turnkey service, providing a specialist integrated healthcare team to ensure we meet the healthcare quality standards your project requires. All our builds are HTM and HBN compliant and projects are managed and built by our expert team, offering excellent value for money and budget control.

WE CAN DELIVER A WHOLE RANGE OF SOLUTIONS INCLUDING;

- Hospital wards and operating theatres
- Consultation rooms
- Research facilities and laboratories
- CT scanners
- Emergency department streaming
- Outpatient departments
- Health centres and GP surgeries
- Care homes.



 [VIEW CASE STUDY](#)

SUNDERLAND ROYAL HOSPITAL

A 138 bed, state-of-the-art integrated critical care unit helped Sunderland Royal Hospital to improve patient experience and capacity.



QUEEN ELIZABETH HOSPITAL

With an urgent need for more space, the hospital's Facilities Team relocated into a new office building, freeing up ward space to enhance patient care.

Open for business to boost your ROI

We understand that time is money in retail, which is why our offsite buildings are the perfect solution to get your business open and trading.

A photograph of a Starbucks storefront. The building features a large, modern wooden pergola roof structure over the entrance and outdoor seating area. The Starbucks logo is visible on the building's facade. A man is standing near the entrance, and there are outdoor tables and chairs in the foreground. The sky is clear and blue.

STARBUCKS

**An innovative approach
to offsite construction
that gives you time and
cost certainty to boost
your bottom line**

OFFSITE CONSTRUCTION TO SAVE TIME ON SITE

Our capacity and experience mean we can offer the full package, from concept design through to installation.

Your units are manufactured in our factories, so construction won't be affected by inclement weather or site issues that might hold up traditional builds. We can keep your building safe and dry until crucial handover dates, giving you programme certainty. From the time we arrive on site, you can be open and trading quickly, so you can soon start to see a return on your investment.

HIGH-QUALITY DESIGN TO REFLECT YOUR BRAND

With stunning exterior and interior finishes, our expert team will work closely with you to design a solution that reflects your brand. Our unique hinged roofs allow us to create vaulted ceiling heights, giving your building the wow-factor. If you're a developer, we offer greater value for money and minimum disruption; so you can start to generate a rental income.



THE CAPACITY TO DELIVER ECONOMIES OF SCALE

Our approved supplier partnership with Timpson has seen us open over 340 stores across the country because they trust us to deliver a high-quality product every time. The repeatability of our buildings can offer greater value for money for developers or franchisees that have multiple sites or need scalability.

INNOVATIVE SOLUTIONS

We work hand in hand with our clients to develop solutions to their brief. Our expertise lies in taking a problem and developing a bespoke approach.


With innovation at the core of what we do, we developed the first modular Starbucks and Burger King outlets in the UK.

When it comes to fit out, we can accommodate your own contractors in our factory so that your team work in tandem with ours, ensuring efficiency and reducing time on site.

LIVING ACCOMMODATION

Time and cost certainty to get your doors open

Our offsite solutions deliver robust and cost-effective hotels, student accommodation and apartments, to ensure you see a return as quickly as possible.

A photograph of a modern, modular building interior. In the foreground, a wooden dining table is set with a white plate, a fork, and a colorful striped napkin. In the background, a dark blue sofa with light blue and orange cushions is positioned against a white wall. A flat-screen TV is mounted on the wall, displaying a vibrant, abstract image. The ceiling features circular recessed lighting.

**With our reliability
and expertise, you can
have confidence that
we'll deliver a high-
quality building to
meet your needs**

CAPACITY TO DELIVER VOLUME

We understand that as a developer, delivering a ROI is of the utmost importance.

Our modern methods of construction have the capabilities to deliver at high volume and speed, so you can open your doors on schedule and boost your bottom line.

SCALE, FLEXIBILITY AND REPEATABILITY

Our experience means we can offer a wide-ranging and flexible approach to your project, with full turnkey or specialist solutions. Our expert team will work with yours to design a building that will stand the test of time, with high durability, low running costs and sustainability at the forefront. The scale, flexibility and repeatability of our factories means we can save design time and offer economies of scale.

INNOVATION THROUGH COLLABORATION

We partner with developers to design a solution that fits with your footprint, target market and project needs. Working together through early engagement is key for optimum design and cost efficiencies. We will work with you to ensure your buildings are delivered to your exact specifications.



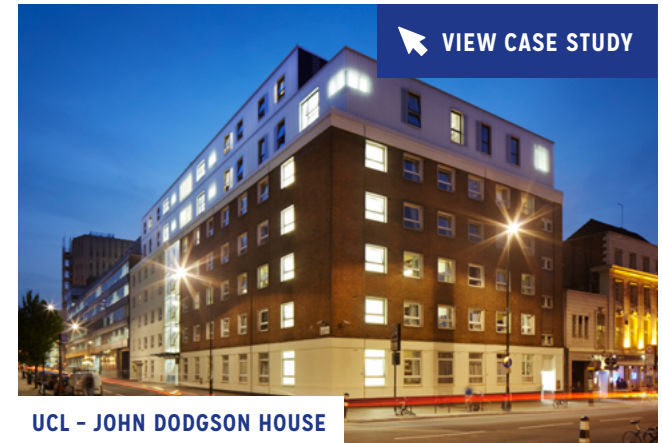
RAF WYTON



THE FOUNDRY

An award-winning student accommodation project, The Foundry saw 300 modules built offsite; saving time, cutting costs and boosting ROI.

[VIEW CASE STUDY](#)



UCL - JOHN DODGSON HOUSE

[VIEW CASE STUDY](#)

With increasing student intake in the City, University College London needed to expand their facilities to provide more accommodation and living space. With spare land expensive and hard to come by, we added a two-storey roof top extension to their existing building.