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OUR STORY

GEM is Northern Ireland's freshest fit-out provider, specialising in retail, workspace and hospitality projects, large and small.

Formed in 2016, the team has extensive experience in the fit-out sector having worked with some of the best-known brands in the UK and Ireland. Priding itself on its hands-on approach, GEM is focused on delivering the highest quality projects on time and on budget.

As experts in fitting out and refurbishing both domestic and commercial spaces, the team at GEM has delivered projects across NI, GB and ROI. Working closely with its trusted designers, suppliers and in-house team, GEM ensures a seamless process thanks to its commitment to client servicing and a flexible project management style which delivers the highest quality from start to finish.



QUALITY CONTRACTS FROM START TO FINISH



A photograph of a modern office interior. The scene is dominated by large glass walls and doors, creating a bright and open atmosphere. In the foreground, a light-colored tiled floor is visible. To the left, a patterned rug is partially seen. In the background, a meeting room is visible through the glass, featuring a dark table and several chairs. The overall aesthetic is clean, professional, and contemporary.

JUST THE JOB FOR VANRATH



The project saw GEM strip out the existing space for VANRATH's new 8th floor head office prior to the completion of all fit out requirements.



Located in Belfast's Victoria House on Gloucester Street, the new office covers 6,000 sq ft and features an open working area for around 60 staff, interview and meeting rooms, a modern communal kitchen area, as well as timber privacy screens to create break out areas.

The bright and modern-look office includes an impressive reception area with a large feature lightbox, whilst each client meeting area and the boardroom have colourful wall graphics. A lightbox was also used to create a quirky ceiling feature above the team meeting area.

In addition to all workspace and client areas, GEM also fitted a separate client hospitality area.

The 14-week project included full electrical and mechanical installation work and the manufacturing of all fitted office furniture.

Commenting on the completed fit out, Shauna Flanagan, Financial Controller of VANRATH, said:

“Our new workspace offers a modern, highly-functional, enjoyable place to work for our expanding team of experienced recruiters as well as a professional and welcoming space for our clients and candidates to visit.

“It has met all expectations and we're delighted with the finished fitout and the professional service GEM provided throughout the entire process. It has been a pleasure working with GEM and we would highly recommend them. Our team has enjoyed settling into their new surroundings, which we are all very proud of.”





GLASGOW'S CITY PARK AN URBAN OASIS



GEM spent 18 weeks on site from January, 2021 completely transforming the 15,000 sq ft Lobby Area and Suites within the Citypark Complex.

This site presented many challenges as Citypark is located at the bustling edge of Glasgow city centre and had a live environment which was tenanted throughout the entire transformation process.

All works were meticulously planned and executed out of hours to ensure that both tenants and neighbouring businesses could continue working undisturbed throughout.

GEM worked very closely with the Client to ensure that their vision became a reality and no request was unachievable for the resourceful and talented GEM Team.

GEM installed bespoke oak ceiling panels and oak joinery screens which complimented and offered tasteful accents to the sophisticated lobby and reception area. The main foyer even has a show stopping real Cherry Blossom Tree at the heart of the space giving it the ultimate Wow factor.

The end result is an ultra-modern, glamorous and chic Workspace that has delighted Clients, Tenants and Visitors alike.



CAPELLA BUILDING PREFERRED CONTRACTOR

- 10 MacRoberts / Yuill + Kyle
Reception
- 09 AON
- 08 MacRoberts / Yuill + Kyle
- 07 MacRoberts / Yuill + Kyle
- 06 Strathclyde Pension Fund
- 05 Arrow Global Reception
- 04 Arrow Global
- 03 Atos
- 02 Atos
- 01 Atos - Reception
- 00 Atos

Property managed by  Knight Frank Tel: 0141 221 9191



GEM spent 16 weeks on site transforming the ground floor of the iconic Capella Building, 60 York Street in Glasgow. The works generally comprised of the sub-division of an existing retail space within the ground floor complex to create both male and female communal shower and changing facilities.

Access to the unit was created by introducing a knock through into the existing lift lobby and into the rear fire escape staircase. In conjunction with the changing facilities, GEM created access corridors, a kitchenette and storage room to turn the building shell into a practical, functional and modern space befitting the iconic building.

This was no mean feat as the works were quite extensive and included structural alterations, steelwork installation, new services, flooring and fit- out works.

As this was a live site with tenants in situ and intrusive works required throughout the 11 storey building GEM meticulously planned all disruptive works during 'out of hours' and on 'night shift' to minimise any potential disruption to the Tenants.

As the Capella Building is in a prominent city centre site, logistically this provided challenges with site accessibility. GEM carefully coordinated the logistics 'out-of-hours' in order to maximise access for site clearance, mechanical access and deliveries.

Mark O'Gara, GEM Contracts Manager said 'It was a challenging site but it allowed GEM to excel and showcase their skills. Careful planning and open lines of communication with the client allowed the job to be executed with precision. We were able to offer the Client additional effective, cost saving solutions through the proposal and use of a more sustainable services material. We always aim to offer our clients the best all round service possible, all the time every time and the Client was thoroughly delighted with the end result as are we.'



Better
Coffee

CHIC SPACE DEL PIERO'S

GEM gave Del Piero's Urban Café a modern, industrial chic interior transformation to suit the brands bold personality. GEM transformed the 2 storey space in a smooth and sharp 4 week timescale, to the high standard for which GEM are renowned.





DERMALOGICA ENHANCES ITS APPEAL

GEM Interior Contracts Limited have just spent 5 weeks on site transforming Dermalogica's newly acquired space in Arthur Square, Belfast into a modern, chic and sophisticated store, which fully endorses the Dermalogica brand and enhances its appeal.

The transformational project included the installation of merchandising unitary, frosted glazed screens, specialist Armourcoat wall render, Herringbone Oak flooring and bespoke LED illuminated stretched fabric ceiling panels.

GEM carefully project managed this installation from start to finish working along with designers Lime Blue.

There was limited site access with a pedestrian city centre clearway being in effect and all deliveries were structured accordingly. GEM undertook extensive M&E works in addition to the application of all the specialised interior finishes and signage.

Close collaboration with the client ensured that the design was adapted to provide the most functional and effective use of the space to align with the brand.

GEM's attention to detail and dedication guaranteed that the client's needs were met in full, with each area arranged specifically to enhance their customer's experience so that they can fully appreciate every aspect of the services provided by Dermalogica.

Chris Cupples GEM Quantity Surveyor commented "The feedback from the client was very positive, they were very delighted with the end result, and GEM now has another successful addition to their portfolio"

Kim Scillitoe Space Designer from Lime Blue commented "I was delighted with everything, the Team was really helpful, they did everything we asked of them and more. The end result is fabulous"



ROCA SHOWCASES THEIR LUXURY PRODUCTS

GEM Interior Contracts spent seven weeks on site bringing the Roca Showroom right up to date with a modern sophisticated refurbishment of their sizable, two storey premises in Rathcoole, Co Dublin.

Bespoke Joinery Screens and cleverly Angled Display Stands allow Roca to showcase their luxury products to offer maximum customer appeal.

In addition to the stylish 2 storey showroom transformation, GEM also created a state of the art Audio Visual display room complete with the latest Television, Projector and Sound Technology available to allow Roca to enhance their sales appeal and offer them the competitive edge they need in a constantly challenging marketplace.

Emmett McNaughton, GEM Interior Contracts Operations Director commented "We were delighted to have the opportunity to work with a prestigious, international brand of Roca's calibre and have the opportunity to showcase our skills. Both the Showroom and Audio-Visual Room looks fantastic, it was very rewarding for my Team and I to have been involved in the showroom transformation."

Eimear O Neill, Roca & Laufen Specification Sales Manager commented "The whole experience with GEM Interior Contracts was one of collaboration, we found Emmett and his team highly competent and accommodating with no issue a problem. We would be more than happy to recommend GEM for any future projects"





LOUGH & QUAY GETS A MODERN TWIST



GEM Interior Contracts are renowned for consistently delivering seamless quality Interior Fit Outs on time, and on budget. Working in conjunction with local designers 3D Interior, the Team were delighted to have been awarded the contract to restructure the new Lough and Quay Restaurant at its prestigious waterside home on Belfast's iconic Donegall Quay.

There was a sharp 4-week programme of works including partitioning, electrical and mechanical works, bespoke joinery, tiling, flooring and decoration works.

GEM's skilled and dedicated fit out team created intricate custom three-dimensional layered wall panels which offer a unique feature to compliment freestanding timber privacy screens. GEM also created a circular bespoke LED illuminated suspended lighting raft offering an eye-catching focal point within the restaurant.

All of which gives the restaurant a modern twist upon a vintage and retro based design which oozes both culture and class, offering the restaurant a seamless inclusion into its glamorous location.



GEM was The Irish Film Institute's first choice to expertly refurbish their existing premises in Dublin's Temple Bar area.

This project required exceptional care and planning to ensure that the existing heritage of the building (including the last remaining 70mm film projector in Ireland) remained fully protected.

The works in this Listed Building situated within a prominent Conservation area, involved a significant refurbishment of the existing finishes, including the delivery of ceilings and partitions, joinery, decoration, mechanical and electrical, and specialist acoustic doorsets. Secondary glazing was also installed to upgrade the existing windows, whilst leaving the existing timber sashes fully intact.

Essential fire safety works were completed during the works and excellent coordination was required to ensure that all fire and life

safety systems remained fully operational, whilst not impacting on the Cinema showing times.

Commenting on the project, GEM Contracts Manager, Mark O'Gara said 'This was one of the most satisfying projects which I have completed to date. To overcome the challenges provided by the day-to-day operation of the Cinema, along with the logistical problems associated with working within a pedestrianised location, proved most rewarding for me'

This refurbishment of the Cinema Studio's and Hospitality areas will enable the Irish Film Institute to welcome many more 'film buffs' through it's doors, ensuring their safety and comfort for years to come.

EX PERTS TS

**at fitting out and
refurbishing both
domestic and
commercial spaces,
with specialisms
in retail, hotel,
restaurant and
office fit outs.**



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