

What is my project going to cost?

The stats say that when we're looking for a product or service the main thing we want to know is what is this going to cost? But when looking for this information because we're thinking of furnishing an office it's surprisingly hard to find. Not so much if you want to buy a few desks, or a few chairs from an internet provider but what about a whole company revamp or move project?

The reason for this is two-fold. One, the variables are enormous and therefore so is the range of what you can potentially spend so there isn't a single definitive number. But two, companies want you to call them to find out so they can start to sell their own service to you. But we don't do we? because we don't want to be sold to at this early stage, so after searching company websites for an hour you're still none the wiser and frustration grows.

So let's try and clear this muddy water.

Some companies will be considering second hand furniture, some will be planning to ask the building contractor to include furniture in their package, some will have a small budget and be looking to manage the process themselves and others will approach a manufacturer direct or an independent dealer that can provide products from multiple manufacturers to create the space that best works for them, their brand and their staff. We discuss in a totally unbiased way the for and againsts of these different procurement routes here – [take a look](#).

But in terms of hard numbers to allow you to budget at an early stage of thinking about your project, work on these per person figures:

Entry Level – Shared bench desks with dividing screen (typical 5 year warranty), storage pedestal or locker, task chair, 2 linear metres per person of shared storage units, meeting table and chairs, breakout area. Standard Group 1 finishes and fabrics. £500.00 – £600.00

Mid Range – Shared bench desks with dividing screen (typical 10 year warranty), storage pedestal or locker, ergonomic task chair, 2 linear metres per person of shared storage units, meeting table and chairs, variety of breakout areas to suit different work tasks. Group 3 finishes and fabrics. £1000.00

High End – Shared or individual desks from premium manufacturer (Knoll, Steelcase, Herman Miller) storage pedestal or locker, highly ergonomic task chair, 3 linear metre storage unit, meeting table and chairs, conference room, wide variety of breakout areas to suit different work tasks. Café space, outside furniture. Group 3 finishes and fabrics. £1500.00 - £2000.00

All these figures allow for furniture made to order in a wide choice of finishes, warrantied for a minimum of 5 years, delivered and installed, ex Vat.

To add electrically height adjustable desks to any budget add £300.00 per person.

Furniture that doesn't carry at least a 5 year warranty should be avoided. As a wise man once said, buy cheap, buy twice – or in the case of office furniture often 4 or 5 times. We explore why seemingly similar products are at such [different price points here](#).

The take home message though is that you can set up a good functional and smart office for £500 per person. If you want your clients to compliment your space when they walk in, the kind we feature as case studies, you need to be looking at £1000.00 person. Twenty staff, £20K, fifty staff £50K.... At the high end cost you start to create space that will be featured in industry magazines – think Google, PwC, Facebook.

If you have the luxury of choosing your level of spend [our piece here](#) discusses why creating a space that is more than simply functional should be viewed as an investment rather than a cost.

We at Mocha are committed to industry transparency and answering the questions you are looking for the answers to. Browse our [Knowledge Hub](#) for more.