

# Ambrey Baker

## INDUSTRIAL SOLUTIONS

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Ensuring high performing industrial assets from cradle to grave





**WE ARE  
CONSULTANCY**

Surveys, Design &  
Master Planning



**WE ARE  
CAPITAL PROJECTS**

Multi-disciplinary  
Projects



**WE ARE  
HARD FM**

Maintaining Critical  
Infrastructure



**WE ARE  
DECOMMISSIONING**

End of Asset Life,  
M&A, Relocation



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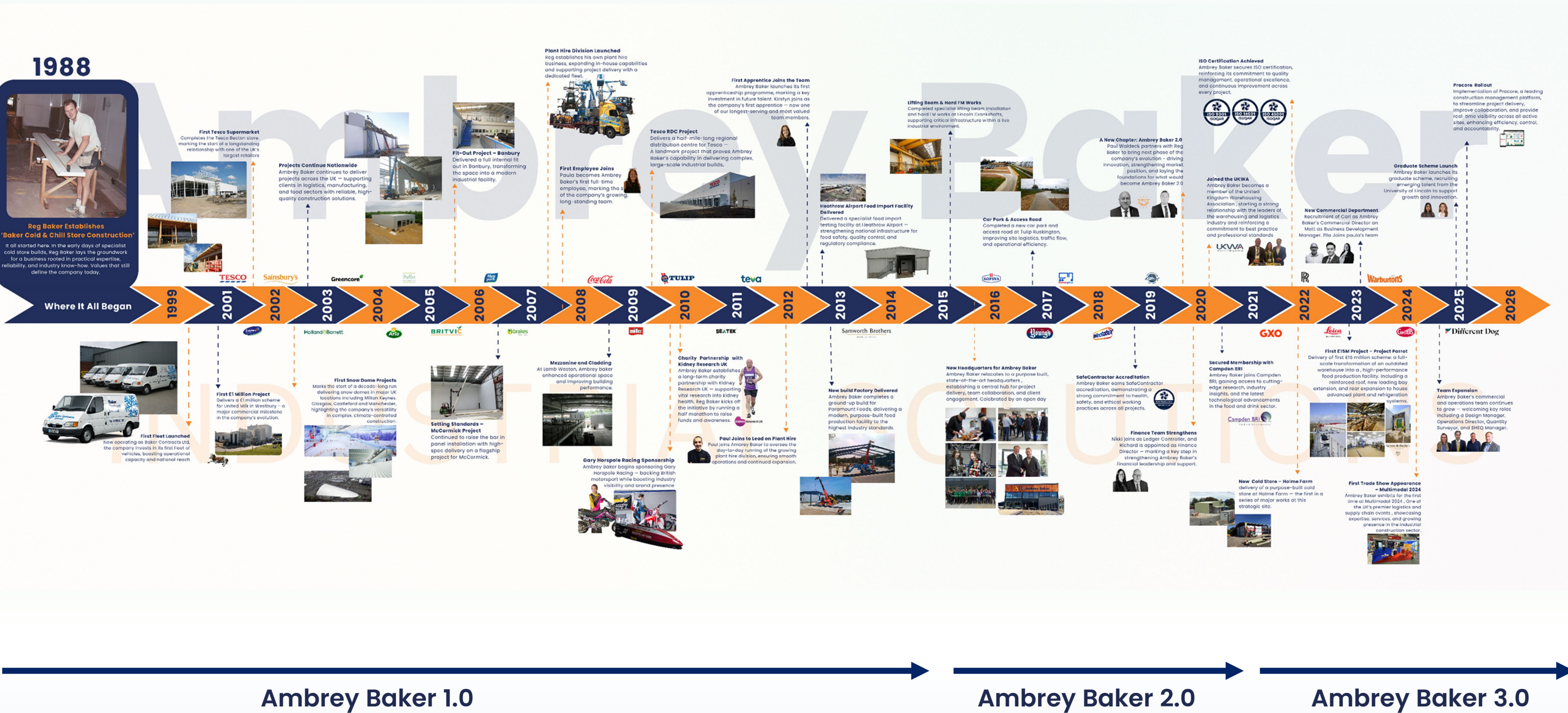
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# Our History





Live projects  
across  
**14 UK  
sites**



Proud to  
be an **SME**

**40 years**  
experience  
in industrial  
and food  
sector  
construction



**35**  
**Capital  
Projects**  
last 24  
Months



**195**  
**Hard FM  
Projects**  
last 24  
Months

**85%**  
repeat business  
from long-standing food and  
industrial clients



OUR PEOPLE ARE **PROBLEM SOLVERS**  
AND **AGILE OPERATORS**.

**WE THINK BIG**  
**ACT SMART**

AND **DELIVER EXCELLENCE**  
CLOSE TO HOME

A TRUSTED PARTNER FOR  
GLOBAL BRANDS.



**Ambrey Baker**  
**INDUSTRIAL SOLUTIONS**

**ISO 9001 / 14001 / 45001**



**Safe  
Contractor**

**50+**  
Colleagues



In house  
design  
department  
covering  
architectural,  
structural,  
and M&E

WE **DESIGN** AND  
BUILD **PRACTICAL SOLUTIONS**

**THAT ARE SAFE,  
COMPLIANT,  
INNOVATIVE  
AND SUSTAINABLE**



**OUR BUSINESS IS BUILT UPON**



FLEXIBILITY



INGENUITY



WORK ETHIC

AND QUIETLY **DELIVER  
SUCCESS** WITHOUT FUSS.

**24/7 FOR  
GLOBAL BRANDS**



**"Safety First"  
culture**

0 reportable incidents  
in last 12 months



Statistics accurate as of July 2025



The background image shows two construction workers from behind, wearing white hard hats and bright yellow high-visibility vests with 'AB Ambrey Baker' printed on the back. They are standing in front of a modern, multi-story building with a red and grey facade. The worker on the right is pointing towards the building. The scene is set outdoors with some greenery in the foreground.

# 40 YEARS OF SEAMLESS PROJECT ACTIVITY WITHIN LIVE OPERATIONAL ENVIRONMENTS

## Safety First

Adhering to the highest health and safety standards, we ensure a seamless experience for your workforce and operations.

## Meticulous Planning:

From pre-construction to project delivery, we design workflows that minimise any risk of disruption.

## Intimate Collaboration:

Regular communication and coordination with your team ensure every phase is aligned with your operations.



A TRUSTED PARTNER FOR  
GLOBAL BRANDS

Ambrey Baker  
INDUSTRIAL SOLUTIONS

Clients





# Accreditations

**Ambrey Baker**  
INDUSTRIAL SOLUTIONS

**PROUD OF OUR  
'SAFETY-FIRST'  
CULTURE  
AND OUR HIGHEST  
OPERATING  
STANDARDS**



ISO certificate number 20991-QMS-001





# Testimonials

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I would have no hesitation in recommending Ambrey Baker for any future projects. Their professionalism, attention to detail, and ability to deliver under tight schedules and challenging conditions, particularly within a live food production environment, were **outstanding...**

**Greencore** 

//

The Cornwall Bakery Senior Management would like to express their appreciation to Ambrey Baker and their Subcontractors for continuing to deliver the Project to the required high standards whilst maintaining an excellent level of Health and Safety on site ensuring all Bakery standards are maintained at all times."





# Our Leadership Team



**Executive Director & Founder**

**Reg Baker**

- A respected industry leader with 40+ years in industrial construction.
- Reg is a trusted advisor to food manufacturers on cold store builds, audits, and compliance.
- His hands-on leadership and long-term client focus underpin our high standards and repeat success

**Area of Expertise:**

- Cold Chain
- Food Factory Compliance
- Hard FM



**Executive Director**

**Paul Waldeck**

- Paul brings 40 years of experience leading strategic programmes in regulated sectors.
- His expertise spans early-stage, capital project planning, and risk management, delivering smart solutions in environments.
- Widely trusted across industries, Paul is known for technical depth and ability to guide clients through complex decisions with confidence.

**Area of Expertise:**

- Preconstruction
- Risk Management
- Design Strategy



**Operations Director**

**Marat Mugttinov**

- With 25+ years in operations, Marat leads the seamless delivery of complex projects.
- Known for driving performance, he ensures safe, efficient site management with minimal disruption—
- Thrives in in fast-paced environments.

**Area of Expertise:**

- Operations Management
- Project Delivery
- Lean Construction



**Commercial Director**

**Carl Duffy**

- Carl has 30 years of experience in commercial and risk management across industrial sectors.
- He works closely with clients to ensure contracts are fair, practical, and aligned with delivery goals.
- Plays a key role in managing project commercials, maintaining cost control, and supporting positive long-term working relationships.

**Area of Expertise:**

- Commercial
- Risk Management
- Ts&Cs agreements



**Finance Director**

**Richard Carpenter**

- Richard is a seasoned finance professional with 35 years' experience guiding businesses through growth, compliance, and change.
- Strong governance credentials, he ensures our financial strategy supports resilient project delivery.
- A safe pair of hands.

**Area of Expertise:**

- Financial Control
- Compliance
- Business governance



# Where You Are, We Are!

## Strategic Geographic Alignment Across the UK

**At Ambrey Baker, we've successfully delivered over 200 projects across the UK in the past 24 months**

**A clear reflection of our capability, responsiveness, and national alignment.**

From large-scale capital builds to fast-turnaround hard FM works, our teams are actively supporting clients in every corner of the country.

- **True national coverage:** with clusters aligned to key industrial and food manufacturing regions
- **Proven agility:** With multiple live sites managed concurrently
- **Consistency of delivery:** Regardless of geography or complexity

Wherever you operate, we're already there,  
Ready to deliver, support, and build long-term value.



**Diagram 1:** Ambrey Baker's project locations from the past 24 months



# OUR SECTORS

**FOOD &  
BEVERAGE**

**LOGISTICS &  
COLD CHAIN**

**ADVANCED  
MANUFACTURING**

**PHARMA**

**SPECIALIST TURNKEY DELIVERY PARTNERS FOR HIGHLY REGULATED, NON-DISCRETIONARY INDUSTRIES**



# **WE ARE CONSULTANCY**

**Ambrey Baker's Consultancy Division delivers strategic advice for complex industrial sector challenges.**

Our senior team members have been Management Consultants, Strategic Advisors, Client Representatives, Designers and go-to problem solvers in their careers. Our experts help businesses successfully navigate critical priorities, disruption, and transformational challenges. Whether Clients are facing high-stakes capital projects, rapid expansion, mergers, acquisitions, disputes or distressed situations – we know what to do.



# WE ARE CONSULTANCY

## Design Services

- BIM (Building Information Modelling)
- Architecture
- Engineering (Structural, Civil, M&E)
- 3D Design Co-ordination

## Expert Witness Services

- Dangerous Structures
- Failures
- Technical Disputes
- Impartial technical investigations
- Remediation Strategies

## Factory Process Master Planning

## Logistics Facility Master Planning

## Strategy & Feasibility

- Site & Built Asset Due Diligence
- Investment Risk (M&A)
- Feasibility Studies
- Documents in Support of Board Papers
- Cost Planning
- Project Timeline and Phasing
- Planning Applications
- Developer-Landlord-Tenant Advice

## Surveys & Compliance

- CDM Principal Designer
- CDM Principal Contractor
- BRCGS Food Safety Audits
- Fire Risk Surveys
- Flood Risk Assessments
- Drainage & Technical Surveys (incl. CCTV, Ground scanning sonar)
- Geotechnical Surveys
- Contamination Surveys
- Hazardous Materials Surveys (RAAC, Asbestos)
- Building Condition Surveys
- External Roofs, Cladding & Roof Voids Surveys
- Structural Surveys
- Topographical & 3D Building Surveys





# WE ARE CAPITAL PROJECTS

Ambrey Baker's Capital Projects Division delivers complex industrial construction works, including structural extensions, alterations, and reconfigurations. Our work spans civil engineering and infrastructure such as plant bases, access roads, HGV yards, drainage systems, and pits for dock levelers or underground tanks. We specialise in building robust steel structures and key industrial assets, including mezzanines, plant rooms, gantries, walkways, and lifting supports.

Internally, we construct high-performance, hygienic environments tailored to food and pharmaceutical standards, such as food-safe walls, BRCGS-compliant drainage, and stainless-steel fabrications. We also deliver specialist facilities including cold stores, clean rooms, R&D kitchens, and welfare areas. Increasingly, we support our clients with the integration of renewable systems like solar energy, heat recovery, and EV infrastructure, ensuring modern, future-ready operations.



# WE ARE CAPITAL PROJECTS

## Full Turnkey Industrial Projects

- Extensions & Alterations
- Reconfiguration/Re-modelling
- New Buildings

## Civils & Infrastructure

- Civil Engineering Structures
- Foundations & Plant Bases
- Drainage
- Access Roads
- HGV Yards
- Car Parks
- Pits & Trenches
- Scissor Lifts and Dock Levellers
- Tanks & Underground Tanks
- DAF Plants

## Building Structures

- Loading Bays
- Mezzanines & Platforms
- Ammonia Plant Rooms
- Lifting Beams
- Pipe Bridges & Gantries
- Plant Decks & Walkways

## Internal Construction

- Insulated Walls & Ceilings
- Factory Drainage (BRCGS Compliant)
- Secondary Steel Framing
- Mezzanines
- Stainless Steel Fabrication – Kerbs, Drainage, Platforms, Railings & Asset Protection

## Other Facilities

- Process Rooms
- Data Centres
- Cold Stores
- Clean Rooms
- R&D Test Kitchens
- Toilets
- Lockers & Changing Rooms
- Canteens

## Renewables Integration

- Solar Energy Systems
- Heat Recovery & Biomass
- Energy Storage Systems
- EV Charging Infrastructure





Distribution Centre  
Goole



Food Factory  
Leicester

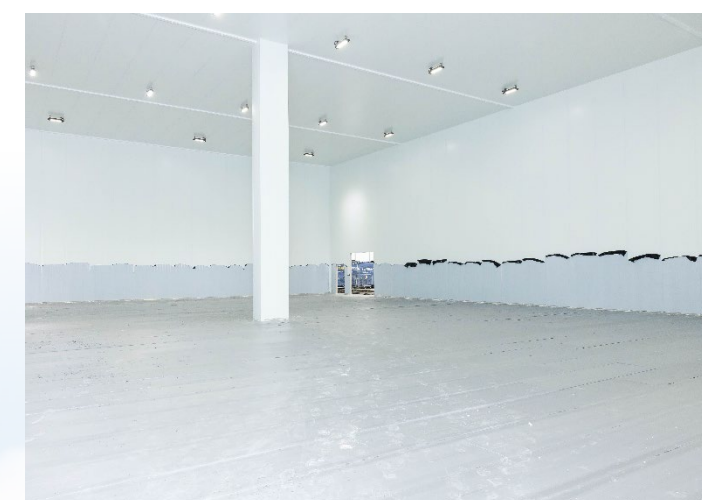


Factory Extension  
Cornwall

# WE ARE CAPITAL PROJECTS



Extention  
Charnwood



Retro-fit Cold Store  
under construction  
Shropshire





## WE ARE HARD FM

**Ambrey Baker's Hard FM division specialises in the repair, refurbishment, and maintenance of industrial facilities across key sectors such as food, beverage, pharmaceuticals, cold storage, and advanced manufacturing.**

With nearly four decades of expertise, the team ensures compliance with industry regulations, delivering services such as fire compliance, insulated panel replacement, structural repairs, BRGC remedials, roof and gutter maintenance, and hazardous materials remediation.

Operating within live environments, Ambrey Baker prioritises safety, meticulous planning, and seamless execution, minimising operational disruption while maintaining the highest standards of efficiency and compliance.



## WE ARE HARD FM

### Industrial Maintenance & Repairs

- Roof Cladding & Gutter Repairs
- Structural Repairs
- General Building & Civils Repairs
- Hazardous Materials Remediation

### Fire & Safety Compliance

- Fire Compliance Upgrades
- Fire Doors, Escape Routes
- Asset Protection (*Fire-rated partitions etc.*)

### Operational Fit-Outs & Upgrades

- Secondary Steel Works
- Stainless Steel Components
- Drainage & Hygiene Compliance
- Process Alterations
- New Process Lines
- Hygienic Cladding
- Thermal/Fire-Rated Wall Systems
- Acoustic and Partitioning Systems
- Racking Systems
- Process Equipment
- Automation & Robotics upgrades
- HVAC
- Electrical & Security
- Refrigeration Upgrades

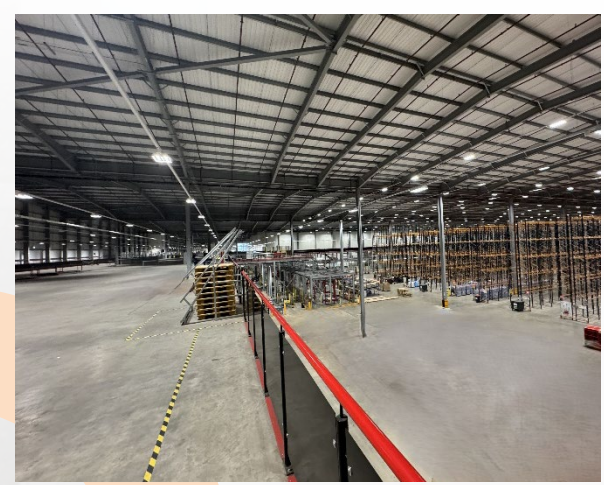
### Hygienic Cladding

- Thermal/Fire-Rated Wall Systems
- Acoustic and Partitioning Systems

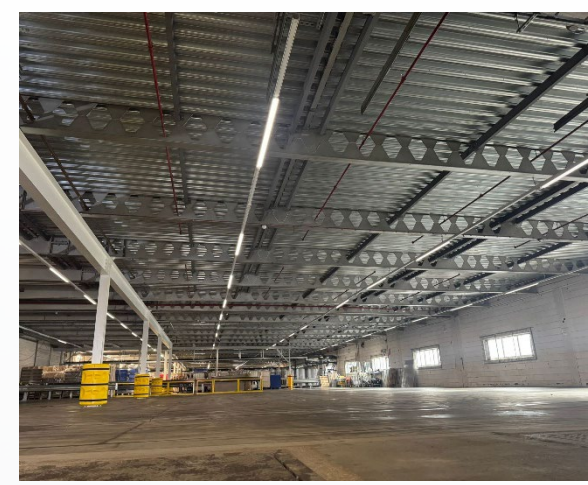
### General FM Works



**WE ARE  
HARD FM**



Mezzanine Works  
East Midlands Gateway



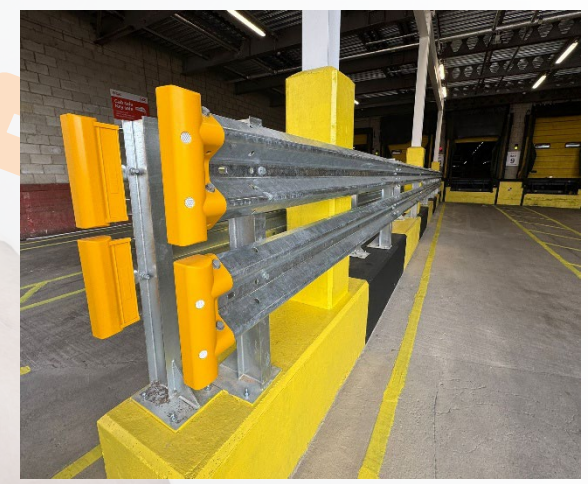
RAAC Remediation  
Cambridgeshire



Solar Install  
Lincolnshire



Major Process Remodel  
(Telford)



Asset Protection  
Peterborough



Silo Base  
Bristol

**AB**  
Ambrey Baker  
Industrial Solutions





# **+** **WE ARE** **DECOMMISSIONING**

**At Ambrey Baker, we bring expertise, precision, and safety to every decommissioning project we undertake.**

From full-scale factory closures to targeted dismantling of plant machinery, our team ensures that every step is planned and executed with minimal disruption to surrounding operations. Equally, at end of life or consolidation from M&A, we understand the sensitivity and complexity of industrial environments and work to deliver safe, compliant, and cost-effective solutions tailored to your needs.

Our approach covers the entire process — from initial site surveys and risk assessments, to dismantling, removal, and environmentally responsible disposal of equipment and materials. We prioritise safety, sustainability, and efficiency, ensuring your facility is left clean, clear, and ready for its next chapter. We also undertake end of term Dilapidations Works for Landlords and/or Tenants.

With Ambrey Baker, you gain a trusted but specialist partner dedicated to making decommissioning straightforward, safe, transparent, and stress-free.



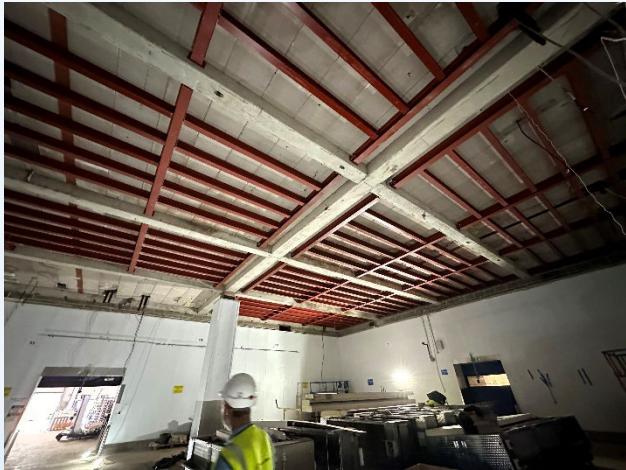
# WE ARE DECOMMISSIONING

- Full or partial site consolidation – Master Planning
- Asset Registers
- Building Surveys
- Topographical and Geo-contaminative Surveys
- Environmental Surveys
- HAZID and HAZOP Risk Assessments
- Liabilities & Legal Obligations
- ALARP & Safety Case
- Decommissioning HS&E Plans
- Site Closure Planning
- End of Lease Dilapidations
- Landlord and Tenant Obligations
- Mergers & Acquisitions – Consolidation of Sites (Full or in Part)
- Site Remediation – Contaminants & Hazardous Materials
- Waste Management
- Regulatory Compliance Duties
- Full or Part Operational Decant & Relocation (“Lift & Shift”)
- Equipment decommissioning & dismantling – Storage/sale/relocation
- Site repurposing





WE ARE  
DECOMISSIONING



Dangerous Structure Remediation  
East of England



Operational Decant & Relocation  
Derby



Site Repurposing  
Bristol



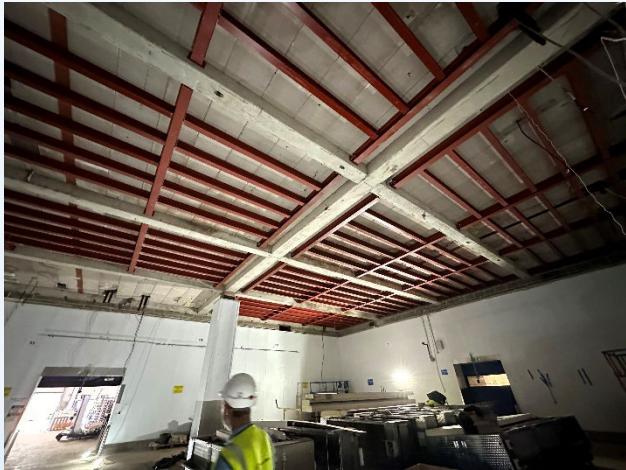
Tenant Obligations  
Nottingham



Waste Management  
Grimsby



WE ARE  
DECOMMISSIONING



Dangerous Structure Remediation  
East of England



Operational Decant & Relocation  
Derby



Site Repurposing  
Bristol



Tenant Obligations  
Nottingham



Waste Management  
Grimsby



# Professional Memberships

We are **active** with all our federations and associations



UK Warehousing Association  
Contact:  
tracey.starkey@UKWA.org.uk



British Frozen Food Federation  
Contact:  
NeeshaCleary@bff.co.uk



Make UK Defence  
Contact:  
HHastie@makeuk.org



Cold Chain Federation  
Contact:  
yvonne@coldchainfed.org.uk



UK Fresh Produce Network  
Contact:  
Tammy.doughty@ukfpn.com



Campden BRI



ADS Group  
Contact:  
nicole.norman@adsgroup.org.uk

*References have been provided with permission to contact*



# SUMMARY

**Ambrey Baker**  
INDUSTRIAL SOLUTIONS

UK market-leading turnkey Hard FM & Capital Projects specialist that has served non-discretionary industries for 40 years.

**An entrepreneurial business, part of the “Value Chain” for many global FMCG & Logistics brands.**

We create value & certainty whilst working 24/7 without disturbing Client business operations.

**Our collaborative, can-do culture drives confident, mutually positive relationships to constantly deliver outstanding outcomes for our customers**

**Possess a full capability of factory asset lifecycle from conception to decommissioning.**

While we possess the capabilities of a large company, we remain flexible, agile, and operate with the responsiveness of an SME.

**The management team have a wealth of diverse experience in design, compliance, project controls and delivery.**

40 years of pristine safety record and no commercial disputes. Ambrey Baker are easy to work with.



# THANK YOU

**Ambrey Baker**  
INDUSTRIAL SOLUTIONS

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