



Your Workplace Solutions Case Study

Kyowa Kirin – Milan

The Brief

In 2024, pharmaceutical leader Kyowa Kirin relocated its Italian office from Basiglio to Park West, Milan, one of the city's most significant regeneration projects, focused on innovation and sustainable growth. With a 15km move ahead, the move was challenged by a 10–12 week gap between relocating, requiring secure storage and a two-phase relocation.

YWS was to play a key role with high level project management, coordinating with the architect and furniture manufacturer to ensure a smooth move. The client had opted for entirely new furniture, so existing items were to be donated or recycled. Cartons were to be provided for personal packing, all communal areas were to be packed by YWS, plus we were to oversee the decommissioning of the old office, which included the removal of fitted kitchens, reception areas, and partitioning.

The monitors and arms were to be reused, requiring packing and storing, ready for redelivery and installation at the new site, ensuring a seamless setup for the team at Park West

“Another successful project completed on time and in budget. The support given by YWS was invaluable, it was very important on this long complex project that all stakeholders had access to up-to-date reporting and communication was key, which you provided at every stage. We look forward to working with you again.”

SIZE

10,500 sq ft

COMPANY

Kyowa Kirin

INDUSTRY

Pharmaceuticals

LOCATION

Milan, Italy

WHEN

January 2023 –
September 2024



The Project

Phase One Consultation

During our meeting with the client in Milan, it was clear this move marked a fresh start, with everything in the new building to be brand new. YWS was tasked with site visits, negotiating with the architect and furniture supplier, and overseeing full project management.

Given the project's scale, a **Golden Thread** approach was essential, creating a digital record to ensure safety, compliance, and risk mitigation throughout the building's lifecycle while keeping all stakeholders informed.

Phase Two Engagement – New location

YWS consulted with three architects, using weighted scoring to help the client make an informed decision during the final presentation after receiving tenders. Once the architect was selected, we worked closely with them to ensure the project stayed on schedule.

Phase Three Furniture manufacturer

The client had an appointed global furniture manufacturer but wanted to explore alternatives. Using our market expertise, YWS proposed two additional manufacturers for consideration.

We worked closely with the selected supplier to keep costs within budget, arranged showroom visits for product review, and provided fabric samples to ensure alignment with the corporate playbook.

Phase Four Storage

As the new building was still in the fitout stage and the lease on the current offices was about to expire, YWS arranged storage for all items

to be relocated, including personal effects, IT equipment, and a heavy-duty fireproof safe. We then assessed options based on delivery timescales, costs, capacity and services.

Furniture for donation was dismantled and stored in Milan, where YWS arranged one month of free storage for charities to collect items. Any remaining furniture was sent for recycling, ensuring a seamless, hands-off process for the client.

Phase Five Packing

YWS provided cartons and packing materials four weeks before office closure, allowing the client to pack personal items for storage and relocation. We packed all communal areas, managed offsite storage documentation, and oversaw document recycling with destruction certificates.

All personal cartons and designated items were placed in storage for redelivery. YWS also packed and stored 100 monitors with arms, later reinstalling them at the new site. Final tasks included full building clearance, signage removal, and handover to the landlord, ensuring a smooth transition.

Phase Six Relocation

After 12 weeks, all items were delivered to Park West. YWS coordinated with the furniture installation team and architect to ensure everything was positioned as planned, with personal crates ready for employees.

The Results

99.9%

waste recycled and donated

0

waste management containers used

27,458 kg

of furniture diverted from landfill

23,849 kg/CO₂e

saving

“YWS have made this project very easy for us, nothing seemed to be too much trouble. The project from the beginning was ever changing and the fact that you and your team were so flexible even when we needed reports and meetings very last minute. Thank you for the smooth delivery of our new offices.”



About Us

Your Workplace Solutions Limited (YWS) offers a dynamic approach to office procurement and end-to-end project management. Whether you need support with ongoing facilities management or a full-scale office relocation, we're here to make your workplace projects seamless and stress-free.

With over 26 years of experience, we understand the importance of delivering projects professionally, on time and within budget. From start to finish, you'll have a dedicated point of contact who will coordinate with our trusted network of suppliers and contractors to ensure your project not only meets but exceeds expectations.

Sustainability is at the core of what we do. We are committed to minimising our environmental impact while delivering exceptional results.