# 8build marks 20 years with rapid expansion into new sectors and sustainability leadership



8build, a respected name in London’s construction sector, is celebrating two decades of delivering high-quality projects across multiple sectors and geographies. Established in 2005 by a group of eight construction professionals, the privately owned company has grown from a focus on commercial fit-outs in London to a diverse portfolio that includes education, life sciences, healthcare, arts and leisure, aviation, and residential projects spanning London, Cambridge, and Singapore.

According to Andy Tooley, one of the original founders and current Director, the company initially built its reputation on delivering fit-out projects but strategically expanded in response to market shifts around 2008. This expansion included refurbishment and new build work, along with geographical growth into Singapore. Alongside these operational changes, 8build diversified into new sectors such as high-end residential projects in West London and major education frameworks like Imperial College. More recently, the company has also taken on projects in the aviation sector, including contracts at London City Airport, Heathrow, and Gatwick airports.

This diversification has underpinned significant organic growth for 8build in recent years. The company credits its steady expansion to a commitment to quality and strong repeat business, exemplified by longstanding client relationships such as with British Land. Andy highlights 8build's ability to adapt to evolving market demands, including the recent surge in life sciences projects and a robust retrofit market focused on sustainability and environmental compliance. Unlike many competitors struggling with profitability, 8build, operating under private ownership, emphasises quality and performance without sacrificing financial health.

The company's project portfolio reflects its broad expertise and commitment to unique, technically challenging developments. Notable recent completions include the fit-out of Sadler’s Wells East, a new 550-seat theatre in London’s Queen Elizabeth Olympic Park designed with a strong sustainability ethos. Another significant project is The Now Building at Outernet London, a pioneering immersive space in the West End featuring the world’s largest LED screens, providing a dynamic venue for music, arts, and cultural events. This project highlights 8build’s capability in delivering highly complex, technology-driven environments. Additional works include The Lantern, a trusted client’s project, the high-tech life sciences building named The Press in Cambridge, and 15 Fitzroy, a sustainable office restoration celebrated locally for its ‘bug’ feature.

Sustainability remains a critical focus for 8build. The company has set an ambitious internal carbon reduction plan targeting Net Zero by 2040 and has already achieved a 27% reduction in emissions in the last year alone. Initiatives include enhanced waste segregation, supply chain procurement reforms, and circular economy platforms promoting material reuse. Strategic Sales and Marketing Director Kayleigh Oakford underscores the company’s broader commitment to environmental, social, and governance (ESG) standards, with 8build actively pursuing recognised ESG certification. The firm has distinguished itself by delivering developer-led commercial upgrades that embrace smart building technologies and sustainable design. For example, in a recent project aimed at achieving a BREEAM ‘Excellent’ rating, 8build went beyond client expectations to secure a BREEAM ‘Outstanding’ certification.

People remain at the heart of 8build’s culture. The company fosters a family-like environment, investing heavily in employee growth and leadership development through graduate and apprenticeship schemes, as well as new initiatives like the NextGen and Future Leaders programmes. Both Andy and Kayleigh emphasise the company’s ethos of trust and positivity, which they credit for the strong client relationships and high-quality project delivery the company is known for.

Looking ahead, 8build plans to maintain its steady trajectory of growth, driven by its strong order book and promising pipeline of tenders. The firm recently celebrated reaching 200 employees and is on course to achieve a £200 million turnover by the end of 2025, marking a year of significant milestones reflecting its 20 years in business.

Despite an unpredictable market environment, 8build’s leadership remains focused on incremental improvements to project delivery and client experience, confident in their strategy of organic growth and diversified sector expertise to sustain their success.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/), [[2]](https://www.8build.com/about-us/)
* Paragraph 2 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/), [[2]](https://www.8build.com/about-us/)
* Paragraph 3 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/), [[2]](https://www.8build.com/about-us/)
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* Paragraph 5 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/), [[4]](https://www.sadlerswells.com/about-us/our-theatres/sadlers-wells-east/)
* Paragraph 6 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/)
* Paragraph 7 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/)
* Paragraph 8 – [[1]](https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/)

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## Bibliography

1. <https://ccemagazine.com/news/celebrating-20-years-in-business-8build-reflects-on-its-projects-people-and-performance/> - Please view link - unable to able to access data
2. <https://www.8build.com/about-us/> - 8build, established in 2005 by eight construction industry professionals, is a privately owned company renowned for delivering high-quality projects across London, Cambridge, and Singapore. Initially focusing on commercial fit-outs, the company has diversified into sectors such as education, life sciences, healthcare, arts and leisure, aviation, and residential projects. Their commitment to excellence has led to long-term relationships with clients like British Land, with whom they continue to collaborate on projects like Broadgate. 8build's expansion into various sectors demonstrates their adaptability and dedication to meeting diverse client needs.
3. <https://www.outernet.com/b2b/spaces/the-now-building> - The Now Building, located in London's West End, is a state-of-the-art immersive space featuring four-storey-high interactive LED screens. Designed to host large-scale events, brand showcases, and cultural experiences, it offers a 360-degree visual environment with advanced audio and scent technologies. The venue's flexible design accommodates high-impact staging and production, making it a premier location for innovative events. Its central location adjacent to Tottenham Court Road Underground station ensures accessibility for a wide audience, solidifying its status as a landmark in immersive entertainment.
4. <https://www.sadlerswells.com/about-us/our-theatres/sadlers-wells-east/> - Sadler's Wells East, opened in 2025, is a new hub for dance located in London's Queen Elizabeth Olympic Park. The venue features a 550-seat flexible theatre and six studios dedicated to the creation and development of dance productions. It serves as a resource for the entire UK, hosting performances from national and international choreographers. The building's design emphasizes sustainability, incorporating energy-efficient systems, renewable energy sources, and green roofs. Sadler's Wells East aims to be a major centre for education and training in the dance community.
5. <https://www.outernet.com/explore> - Outernet London is a mixed-use development in the West End, featuring a range of entertainment and cultural venues. Central to the development is The Now Building, a four-storey immersive space with interactive LED screens. The Lower Third, a 2,000-capacity live music venue, and HERE at Outernet, a 2,000-capacity live venue, are also part of the complex. The development aims to rejuvenate the local music scene and provide a platform for new artists, while also offering retail, dining, and residential spaces, contributing to the area's cultural and economic revitalization.
6. <https://www.outernet.com/news/outernet-positions-as-beacon-for-recovering-live-scene> - Outernet London is positioning itself as a beacon for the recovering live music scene in central London. The development includes a 2,000-capacity venue, The Lower Third, and an additional 300-capacity venue, alongside immersive media spaces, apartments, recording studios, shops, restaurants, and bars. The Now Building serves as a live interactive broadcast environment with Ultra HD, 360° screens, providing the largest LED pixel canvas in the world. The venues aim to host a minimum of 100 gigs each per year, contributing to the revitalization of London's live music landscape.
7. <https://www.newsteelconstruction.com/wp/the-outernet-london/> - The Outernet London is a four-building development adjacent to Denmark Street, known as Tin Pan Alley, a historic music hub. The development includes The Urban Gallery, a four-storey column-free space with one of the world’s largest LED screen installations. Designed by Orms, the project integrates modern technology with the area's musical heritage, providing a venue relevant for the 21st century. The development aims to rejuvenate the local music scene and offer a platform for new artists, while also contributing to the area's cultural and economic revitalization.