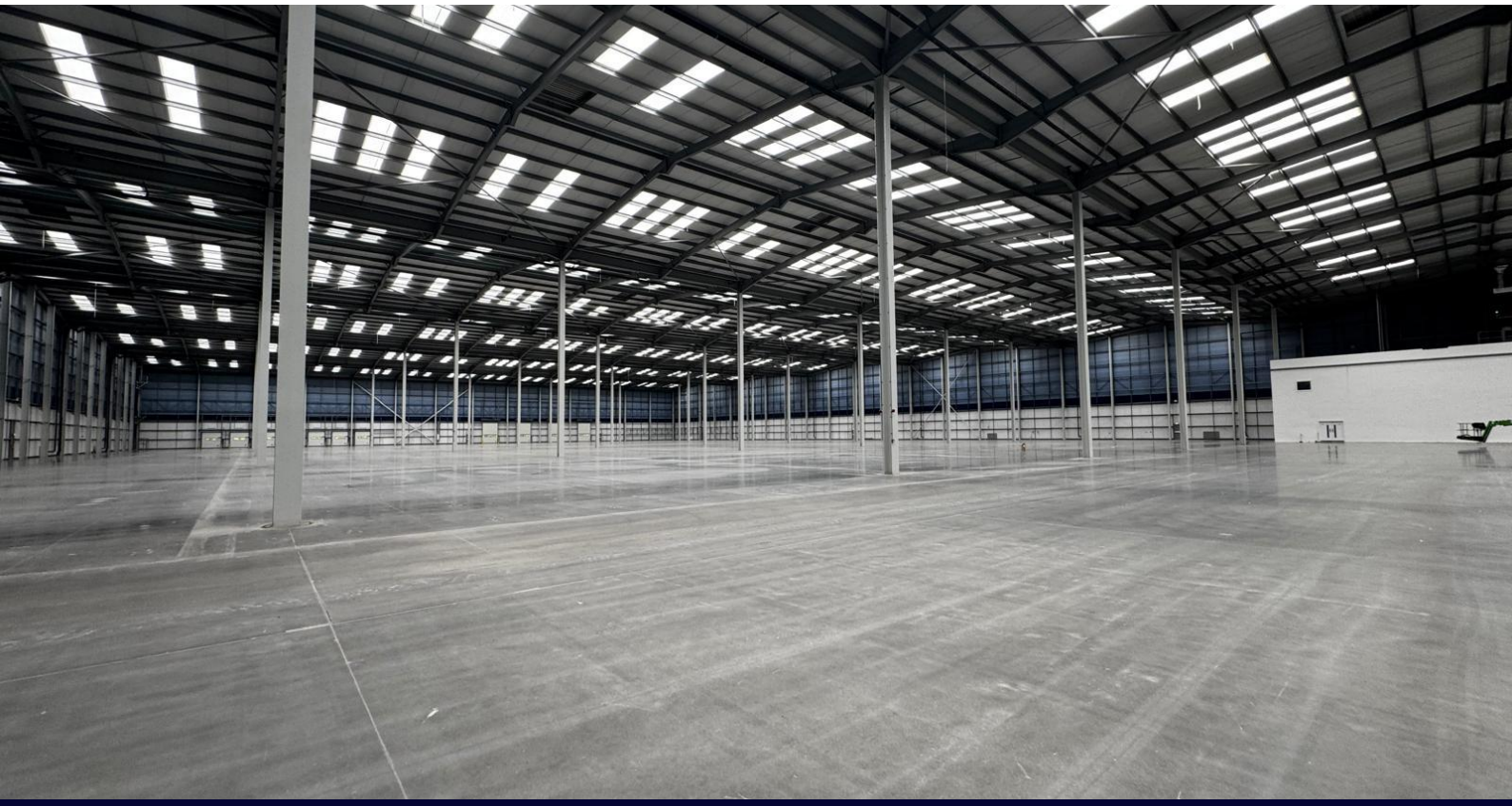
TPS360
central, north & east



WAREHOUSE FLOORING RESTORATION

The RevitaFloor360 approach

Magna Park, Leicestershire

How much of your warehouse flooring budget is going on work you may not need?

A practical guide to warehouse dilapidations and restoring suitable existing concrete floors. Explore the repair scope, programme and reuse considerations, with a completed project at Magna Park, Leicestershire.

2026

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01 / Assess the existing floor

Purpose and application

This guide outlines the RevitaFloor360 approach to restoring suitable existing concrete floors within warehouse dilapidation and refurbishment projects. It is intended for surveyors, project managers, landlords and asset managers considering the flooring scope before tender or handover.

A floor with bolt holes, worn coatings, damaged joints or redundant markings may be suitable for restoration. Surface damage alone does not establish that the slab needs replacing. The starting point is a survey of its condition, the agreed handover requirements and its intended future use.

Initial assessment

Assessment area	Information to establish
Existing condition	Extent of redundant fixings, cracks, damaged joint edges, coatings, markings and previous repairs.
Repair scope	Quantities and condition of fixings and joints, plus areas requiring further investigation.
Future use	Expected traffic, cleaning arrangements and any specialist performance requirements.
Access and programme	Available working areas, other trades, completion date and protection requirements.

Agree the achievable finish

Restored concrete can retain visible repairs, colour variations and evidence of previous use. Agreeing the expected appearance before work starts provides a clearer basis for specification and handover.

Basis of guidance: the approved TPS360 warehouse flooring article and the completed Magna Park project. Treatment selection and quantities remain subject to survey and the agreed project specification.

02 / Define the restoration scope

RevitaFloor360 combines repairs and preparation with grinding, refining and polishing where the existing concrete is suitable. The following scope items are considered against the floor condition and project requirements.

Floor issue / work item	Potential treatment	Confirm before specification
Redundant racking fixings	Bolt removal and infill.	Number of fixings and condition of the surrounding concrete.
Embedded wire or automation components	Removal of redundant wire and embedded magnets where present.	Presence, extent and agreed removal scope.
Damaged concrete and joints	Concrete repairs, joint repairs and arris repairs to damaged joint edges.	Repair extent and condition of the joint edges.
Existing coatings and markings	Coating and line marking removal.	Extent of removal and condition beneath existing finishes.
Suitable existing concrete	Grinding, refining and polishing through the RevitaFloor360 approach.	Suitability, agreed appearance and requirements of the next occupier.

Use a defined scope when comparing quotations

A quotation should identify the repair quantities, preparation and finishing work needed. Where conditions are unknown, make the assumptions and further investigation requirements clear. Unresolved scope can make quotations difficult to compare and increase the risk of additional work during the programme.





Figures 1–2. Magna Park: extracted racking fixings (left) and joint repair preparation (right).

03 / Plan delivery and future use

Programme and coordination

The flooring programme should be coordinated with the wider refurbishment. A delay can affect access, follow-on works and the incoming tenant's occupation date. Completing an area too early can leave the restored floor exposed to damage from other trades.

Planning consideration	Agree with the project team
Sequencing	Working areas, access dates and interfaces with other contractors.
Resources	Equipment and labour appropriate to the scope and available working areas.
Communication	When access is required, when areas can be released and any changes affecting completion.
Protection	How completed areas will be protected while other activities continue.

Retain suitable concrete where practical

Restoring the existing slab can avoid unnecessary removal and disposal, reduce demand for replacement materials and potentially reduce the work required within the refurbishment programme. Suitability must be established before committing to this approach.

RevitaFloor360 has an expected life of 10 years or more when the recommended cleaning regime is followed. A clear maintenance plan helps protect the restored floor. This expected life is conditional on appropriate cleaning; it is not presented here as a project warranty.

Consider the next occupier

Understand both the agreed lease-end obligations and the needs of the next occupier. Distinguish any proposed enhancements from the repair scope. Consider floor traffic, cleaning and specialist requirements before selecting the finish.

Restoration and polishing may be suitable in some areas; a resin system or another repair approach may be needed elsewhere. The intended outcome is a floor that performs in use and represents appropriate expenditure for the client.

04 / Project evidence: Magna Park

Magna Park, Leicestershire

TPS360's Central, North & East team restored 15,000 m² of concrete flooring as part of an end-of-lease dilapidation. Repairs and preparation preceded grinding and polishing using the RevitaFloor360 system.

Project measure	Completed scope
Concrete floor area	15,000 m² restored.
Redundant wire	7,500 linear metres removed.
Racking bolts	20,000 bolts extracted.
Embedded magnets	600 located and removed from former automation systems.
Joints	5,000 linear metres repaired, including arris repairs to reinforce damaged joint edges.
Programme	16 weeks: 12 weeks of repairs and preparation, followed by four weeks of polishing.
Handover	Completed ahead of schedule, meeting the dilapidations requirements and ready for the incoming tenant.

Careful sequencing, dust control and coordination around other site activities supported delivery. These project quantities illustrate the scope at Magna Park; they do not define the treatment or programme for another floor.



Figure 3. Restored concrete flooring at Magna Park, Leicestershire.

05 / Prepare for survey and handover

Information for an initial review

Involve the flooring team before the package is finalised, while there is time to investigate the existing floor and consider the available options. Provide the following information to support an initial discussion.

Information	What to provide
Site	Project location and approximate floor area.
Condition	Photographs and available information on damage, coatings, fixings and previous use.
Requirements	Lease-end obligations, intended use and expected finish.
Programme	Target completion date, access constraints and other planned works.

Items to agree before handover

Confirm the agreed repair scope and finish, the release of completed areas, protection arrangements and the recommended cleaning regime. Visible repairs and colour variation should be understood against the appearance agreed at the outset.

Arrange a free site survey

TPS360 can review the floor condition, discuss restoration and resin flooring options, and help establish the flooring scope against the requirements of the building.

MARK JACKSON	TPS360 CENTRAL, NORTH & EAST
07776 662453	0345 026 8780

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Document scope

This document provides general guidance and a completed project example. It does not constitute a project-specific specification. Confirm the required treatment, performance, quantities and programme following a site survey.