

Your guide to mezzanine floor costs

How much does it cost to build a mezzanine floor?

A practical guide for ambitious businesses planning more usable warehouse space.



Maximise your space. Improve operational performance.

What should you budget for?

A mezzanine floor can create valuable additional space for storage, work or other commercial activities without the disruption and expense of relocating or extending your building.

However, there is no standard price. The cost will depend on the size and layout of the floor, how it will be used, the load it must support, the condition of the existing warehouse slab and any practical site constraints.

A site survey and a clear understanding of your requirements allow Oakway to develop a suitable design and provide an accurate, project-specific quotation.

The three biggest cost influences

01

Floor area and layout

The size and arrangement of the proposed floor determine the extent of the structure.

02

Loading and intended use

Heavy loads and shelving requirements can increase the amount of steel required.

03

Slab and site conditions

An older or uneven slab and practical site constraints can add time and complexity.

Use the following pages to define the requirement before requesting a specialist site visit.

Indicative Mezzanine Floor Costs

Type of mezzanine	Indicative installed cost
Storage mezzanine floor	£300–£400 per m ²
Warehouse or production mezzanine	£350–£500 per m ²
Office or welfare mezzanine	£450–£600 per m ²
Overall indicative budgeting range	£300–£600 per m²

01 Floor area and layout

The size and layout of the proposed mezzanine are key factors in determining the cost. Although a larger floor will cost more overall, the price does not always increase at the same rate as the floor area. Once the mezzanine extends beyond its first structural bay, some beams and columns can be shared, which may reduce the average cost per square metre.

The layout of the space must also be considered. Sharing the approximate floor area, how the space underneath will be used, and the location of any fixed equipment or obstacles will help the design team develop a practical layout and provide a more accurate quotation.

Indicative Costs by Floor Size

Using the overall indicative installed rate of £300–£600 per m², the following examples show how floor area can affect the initial budget:

Floor size	Indicative installed cost
75 m ²	£22,500–£45,000
125 m ²	£37,500–£75,000
250 m ²	£75,000–£150,000
400 m ²	£120,000–£240,000
600 m ²	£180,000–£360,000

02 Loading and intended use

Design around how the floor will be used. The intended use of the mezzanine is just as important as its size because it determines the load the structure must safely support.

Oakway's standard mezzanine floors are designed for a load of 500 kg per square metre. If the floor needs to support heavier items, larger beams or additional steel may be required, which can increase the overall cost.

Shelving must also be considered during the early design stage. Provide details of the proposed shelving layout, the items being stored and the activities taking place on the mezzanine so the structure can be designed and priced for the actual requirement.

03 Slab and site conditions

The condition of the existing warehouse slab is an important part of planning and pricing a mezzanine floor. If the slab is uneven or in poor condition, installation may be more complex and take longer, which can increase the overall cost.

Access restrictions, fixed obstacles and the loads the mezzanine will carry may also influence the design and installation. A site survey allows these factors to be assessed at an early stage and reflected in an accurate quotation.

Why a site survey changes the conversation

A survey allows the proposed floor to be considered in the context of the building rather than as an isolated square-metre figure. It gives the design team an opportunity to understand the slab, practical constraints, intended use and relevant building requirements before producing a quotation.

A useful way to think about price

01**Requirement**

Define the space and what the mezzanine must support.

02**Building**

Review the slab, available area and site conditions.

03**Design**

Build the required use and loading into the solution.

04**Quotation**

Price the resulting scope, not a generic floor area.

Project briefing checklist

You do not need a finished design before speaking with us. A short, practical brief will help our specialists understand your requirements and make the site visit as productive as possible.

	Topic:	What to note:
☐	Purpose	How will the mezzanine be used: storage, workspace, retail, gym or another purpose?
☐	Approximate area	What footprint or part of the building should the floor cover?
☐	Loading	What items or activities will the floor support? Is anything particularly heavy?
☐	Shelving	Will shelving sit on the mezzanine, and is there an intended layout?
☐	Slab condition	Is the existing surface smooth, uneven or showing signs of age?
☐	Site constraints	What obstacles, access restrictions or operating areas must the project work around?
☐	Building requirements	Are there known requirements or questions to review during the design conversation?

Bring what you already have

Approximate dimensions, notes about the intended use and useful information about the existing space will make the initial discussion more productive. The site visit can then focus on validating the requirement and identifying the factors that shape the design and cost.

Comparing quotations

A quotation is most useful when every supplier is working from the same project brief. Before comparing prices, check that each proposal covers the same floor area, intended use, loading capacity, shelving requirements, slab conditions and installation constraints.

Check:	Questions to ask:
Floor area	Does the proposal cover the same footprint and layout?
Intended use	Is the design based on the way you plan to use the floor?
Loading	Does it reflect the required loading and any heavy items?
Shelving	Has the planned shelving arrangement been considered?
Slab and site	Have the slab condition and practical site constraints been assessed?
Scope	Is it clear what the supplier will design, provide and install?

Avoid false precision

A single headline cost cannot account for the differences between buildings and uses. Treat generic figures as incomplete until the floor area, load, slab, site and installation requirements have been assessed together.

The outcome you want

The goal is not simply the lowest-looking number. It is a quotation grounded in the building, the intended use and a design that supports the way the new level needs to work.

FAQs

Is a storage mezzanine cheaper than an office mezzanine?

Generally, yes. A storage mezzanine often has a simpler specification. An office mezzanine may also require fire protection, escape provisions, HVAC, lighting, plumbing, data infrastructure, partitions and floor finishes.

Does load capacity affect the price?

Yes. A floor supporting heavy stock, machinery, equipment or shelving may require larger beams, more columns or additional steelwork.

Does a clear-span mezzanine cost more?

It can. Longer distances between columns often require heavier beams. However, the additional structural cost may be justified when open space is needed for vehicles, machinery, storage or picking operations beneath the floor.

Do multi-level mezzanines cost more?

A multi-level mezzanine will generally cost more because of the additional structure, decking, access, edge protection, fire safety measures and building services required.

Is fire protection included in the price?

This depends on the supplier and quotation. Ask whether fire protection, alarm and detection systems, emergency lighting and related compliance work are included or priced separately.

Turn unused height into useful space.

Talk to an Oakway specialist about your mezzanine floor requirements and receive a free quotation based on your building and intended use.

Talk to a specialist

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