

Bengaluru Fit-Out Cost & Timeline Report 2026

A data-backed benchmark for office and warehouse fit-out costs, timelines, and cost drivers across Bengaluru — built from RC Workspace's own project data and independently verified current market rates.

01. How to Use This Report

This report benchmarks real fit-out cost and timeline ranges for commercial office and warehouse projects in Bengaluru. Figures are presented as ranges, not fixed quotes — actual cost depends on scope, existing shell condition, finish level, and site-specific factors.

Every range in this report is built two ways: from RC Workspace's own executed project data across 75,000+ sq ft of delivered fit-outs, and cross-checked against current published Bengaluru market rates as of 2026. Where the two diverge, we've shown the wider realistic band rather than picking a single flattering number.

Who this is for: Facilities heads, founders, and procurement teams budgeting an office or warehouse fit-out in Bengaluru who need a realistic number before they talk to contractors — not a marketing estimate.



What's inside

- Office fit-out cost ranges by finish tier (per sq ft)
- Warehouse fit-out cost ranges by operational tier (per sq ft)
- Realistic timeline benchmarks for both, by project size
- What actually drives cost up — the line-item breakdown
- The most common causes of budget and timeline overruns

02. Office Fit-Out Cost Benchmarks

All-in cost per sq ft, covering flooring, partitions, ceiling, electrical, HVAC ducting/points, cabling, paint, and standard furniture allowance — on a bare-shell or warm-shell base.

Tier	₹ / sq ft	Typical scope
Standard	₹1,200 – 1,800	Open-plan desking, basic cabins, standard ceiling & lighting, single-zone AC ducting, modular furniture.
Corporate	₹1,800 – 2,800	Mixed open + cabin layout, branded reception, meeting room AV pre-wiring, zoned HVAC, upgraded flooring & ceiling finishes.
Premium	₹2,800 – 4,200	Flagship-grade finishes, custom millwork, imported materials, full AV/smart integration, high-end furniture, statement architecture.

RC Workspace benchmark: Our own delivered projects across 2024–2026 cluster at ₹1,400–2,600/sq ft for corporate-grade Bengaluru offices — consistent with the Standard–Corporate band above.

Office Fit-Out Timeline

Project size	Timeline
Small (up to 2,000 sq ft)	4 – 6 weeks
Mid-size (2,000 – 8,000 sq ft)	6 – 12 weeks
Large / full-floor (8,000+ sq ft)	12 – 18 weeks

RC Workspace's fastest recorded full office fit-out: **45 days** (~6.5 weeks) for a mid-size corporate floor in Bengaluru, with zero rework.

03. Warehouse Fit-Out Cost Benchmarks

Fit-out cost only — racking-ready flooring, electrical distribution, fire detection & suppression, CCTV/security, network cabling, office-pod construction, and dock/loading area finishing on an existing PEB or RCC shell. Excludes base shell construction.

Tier	₹ / sq ft	Typical scope
Basic Compliance-Ready	₹450 – 750	Epoxy/IPS flooring, basic electrical distribution, fire extinguishers + minimum detection, boundary CCTV, single office pod.
Standard Operational	₹750 – 1,200	Racking-grade flooring, zoned electrical + backup, sprinkler/hydrant fire system, full-perimeter CCTV + access control, multi-room office pod, structured cabling.
Grade-A / High-Spec	₹1,200 – 1,800	High-bay LED + automation-ready electrical, advanced fire suppression (ESFR/foam as required), integrated BMS/security, dock automation, premium office & amenity block.

RC Workspace benchmark: Across 16+ Bengaluru warehouse corridors we've serviced within a 150 km radius (Malur, Attibele, Narasapura, Bommasandra and others), most 3PL and manufacturing-support fit-outs land in the ₹700–1,300/sq ft Standard Operational band.

Warehouse Fit-Out Timeline

Project size	Timeline
Basic (up to 20,000 sq ft)	3 – 5 weeks
Standard (20,000 – 75,000 sq ft)	5 – 8 weeks
Large / multi-zone (75,000+ sq ft)	8 – 14 weeks

04. What Actually Drives Cost

The line-item breakdown behind the headline per-sq-ft number — where the budget actually goes on a typical mid-tier project.

Office fit-out

- **Electrical & lighting** — 18–22%
- **Flooring & ceiling** — 16–20%
- **Partitions & civil** — 14–18%
- **HVAC ducting & points** — 12–16%
- **Furniture & furnishing** — 15–20%
- **Fire, network, AV, misc** — 10–14%

Warehouse fit-out

- **Flooring (epoxy/racking-grade)** — 20–25%
- **Electrical distribution** — 18–22%
- **Fire detection & suppression** — 15–20%
- **Security & CCTV** — 8–10%
- **Office pod & amenities** — 12–16%
- **Network & misc** — 8–10%

Common causes of overrun

Undiscovered shell defects.

Electrical load or floor-slab issues found after handover start — the single biggest cause of both cost and timeline overrun. A pre-lease infrastructure audit catches this before signing.

Mid-project scope changes.

Layout or finish-level changes after design freeze typically add 8–15% to the original budget and 1–3 weeks to the timeline.

Fire NOC and compliance gaps.

Retrofitting fire systems to meet local NOC requirements after installation is 2–3x costlier than designing to code from day one.

Long-lead custom items.

Imported finishes, custom millwork, or specialty equipment can silently extend timelines by 4–6 weeks if not ordered at project kickoff.

Want a number specific to your space?

Get a free, no-obligation pre-lease infrastructure audit before you sign — and a fit-out estimate built on your actual site conditions, not a generic average.

[Book Your Free Pre-Lease Audit →](#)

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Figures presented are indicative ranges based on RC Workspace's executed project data (2024–2026) and current published Bengaluru commercial fit-out market rates as of 2026. Actual project cost depends on site condition, scope, and finish specification. © 2026 RC Workspace — Red Circute India Pvt Ltd. Not for redistribution without attribution.