



YOUR TRUSTED PARTNER FOR MODULAR BUILDING

BUILDING TRUST



DELIVERING THE RIGHT SOLUTIONS TO MEET YOUR CHALLENGES



YOUR TRUSTED PARTNER

As modular and offsite construction continues to redefine how buildings are designed, manufactured, and assembled, Sika stands as your trusted partner for innovation, quality, and efficiency. With decades of experience in both the construction and industrial sectors, we understand the unique demands of modular production - from precision manufacturing and rapid assembly to long-term durability and performance.

Sika provides a complete portfolio of solutions for every stage of the process, including bonding, sealing, waterproofing, flooring, and structural reinforcement. Our expertise ensures that every module or component meets the highest standards for safety, comfort, and sustainability - delivered at the speed and consistency your production lines require.

Whether you're manufacturing entire modular buildings, bathroom pods, or prefabricated elements, Sika's technical support, global experience, and proven product systems help you achieve smarter, faster, and more reliable construction.



ACHIEVING FACTORY EFFICIENCY AND CONSISTENT QUALITY

In modular production, time and precision are everything. Every minute saved on the production line and every defect avoided counts. Sika's fast-curing adhesives, sealants, and coatings are designed for high-throughput environments, enabling faster handling times, automated application, and consistent quality across every unit - helping manufacturers deliver more, with less downtime.



ENSURING LONG-TERM DURABILITY AND PERFORMANCE

Modules and pods face demanding conditions—from transportation and lifting stresses to long-term exposure once installed. Sika's high-performance bonding, waterproofing, and protective systems ensure strength, flexibility, and resistance against movement, moisture, and environmental factors. The result: buildings that perform reliably over decades, with minimal maintenance.



MEETING SUSTAINABILITY AND REGULATORY STANDARDS

As the industry accelerates toward greener, more energy-efficient construction, manufacturers must meet evolving standards without sacrificing performance or productivity. Sika's low-VOC, energy-saving, and recyclable solutions support sustainable production while complying with strict environmental and fire-safety regulations - helping you build smarter and more responsibly.

YOUR CHALLENGES, OUR SOLUTIONS

1 WATERPROOFING

Sikalastic®, SikaCeram®

Ensuring that wet rooms are properly waterproofed is paramount to prevent water leakage and subsequent damage to the building structure. Sika's solutions for waterproofing bathroom pods cover all technologies - liquid membranes and sheet membranes provide the best production and are compatible with relevant substrates.

2 TILING SYSTEMS

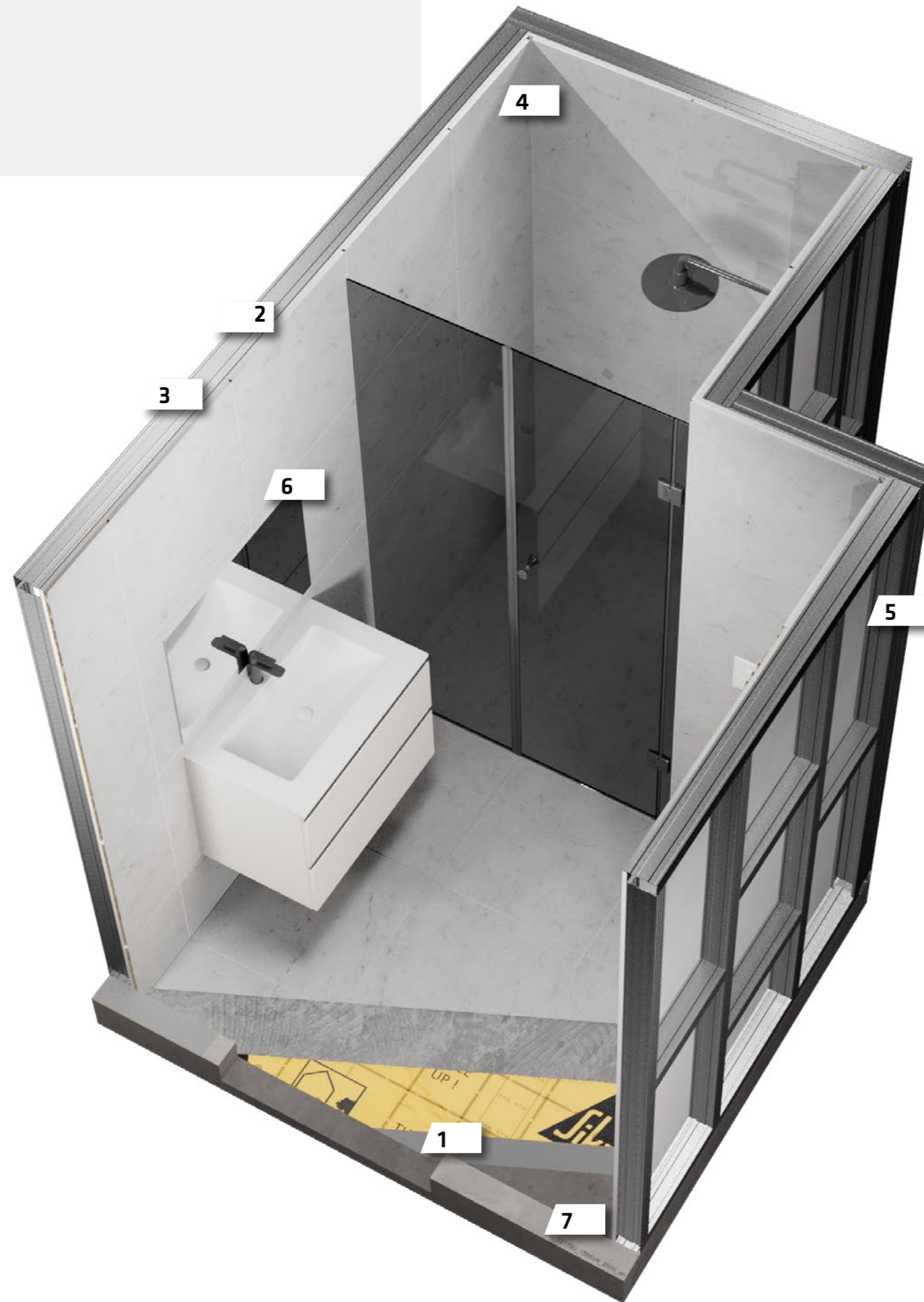
SikaCeram®

Many bathroom pod manufacturers across the world rely on Sika's portfolio of superior and fast-setting products in the SikaCeram® series. This includes tile adhesives and grouts for the installation of all types of stone and ceramic tiles and tile grouts with a vast visual and mechanical variety.

3 AUTOMATED TILING

Sikaflex®

Most modular building companies strive to increase their production efficiency throughout the entire manufacturing process. Sika's flexible STP adhesives are the key to automated tiling and hence a real efficiency boost. Read more about automated tiling by scanning the QR Code.



4 SANITARY SEALING

SikaSeal®, Sikasil®

Sika's hygienic silicone sealants are the perfect finish for any bathroom project - including a perfect color match with Sika's tile grouts.

5 BONDING SOLUTIONS

Sikaflex®, SikaForce®

Replacing mechanical fasteners with innovative adhesives has been our passion for decades and offers several benefits in modular construction: neat and penetration-free surfaces, improved mechanical stiffness and automatable processes.

6 INSTALLATIONS

SikaBond®, Sikaflex®

Sika's adhesive range will solve most of your installation-challenges in bathroom pods: mirrors, trims, decorative elements and many more

7 CONCRETE SOLUTIONS

Sika® ViscoCrete®, SikaRapid® SikaFiber® Sikacrete®

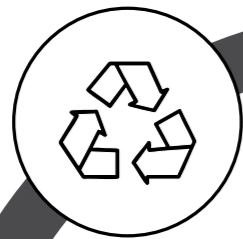
Many bathroom pods are built on concrete floor slabs or contain other concrete elements. Sika's vast experience with concrete admixtures, fibers, ultra-high-performance compounds and many other concrete related technologies can increase your product's efficiency and performance.

SUSTAINABLY DURABLE AND EFFICIENT

At Sika, we understand your commitment to sustainability in modular building. Our solutions support sustainability at every stage of your facility's lifecycle, from responsible product selection and efficient application to long-lasting performance and end of life considerations. Whether it is low emission flooring systems that improve air quality or energy efficient roofing that reduces overall energy consumption, we help you achieve your goals by delivering quantified sustainable benefits through reliable and environmentally conscious solutions. We carefully analyse all key sustainability aspects, including resource and material efficiency, waste reduction, durability, energy savings, health and safety, and CO₂ emissions, to help you identify how to optimise your project sustainably at every step.

END OF LIFE STAGE

Recyclable materials and support for circular construction



PRODUCT STAGE

Low-impact raw materials and efficient production processes



- CO₂ emissions
- Health & Safety
- Energy
- Durability
- Waste Management
- Resources / Material Consumption



USE STAGE

Durable, easy-to-clean systems extend life and reduced maintenance



CONCRETE PRODUCTION

CO₂-reduced concrete admixtures and optimized mix designs



CONSTRUCTION STAGE

Fast, low-waste application systems reduce on-site emissions



DRIVING DIGITALISATION

IN MODULAR BUILDING

Digital transformation is reshaping how manufacturers of modular buildings and components operate. As the industry faces increasing pressure for efficiency, compliance, and sustainability, Sika supports this evolution with advanced digital solutions tailored to meet these demands.

Sika understands the complexity of decision-making across the project lifecycle and the importance of minimising risk at every stage. Our technologies and experts provide reliable data for your BIM models, enabling smarter collaboration and informed decisions in your virtual design and planning environments.

Through SikaVision®, our comprehensive digital solutions portfolio, we offer a growing range of tools and services that help you monitor, optimise, and predict key aspects of your construction or refurbishment projects. This ensures improved outcomes, reduced downtime, and long-term value.



SikaVision® represents our commitment to the future of construction. By integrating these digital tools and products into your projects, you can:

- Enhance efficiency:** Streamline your processes, reduce errors, and achieve faster project completions.
- Make informed decisions:** Our simulators, visualizers, and real-time monitoring systems help you stay ahead with data-driven decisions.
- Maximise product performance:** Our digital products ensure that you are getting the most out of your Sika product investments.

Discover each of our digital tools and products in detail by exploring their dedicated webpages.



SikaVision® DIGITAL PRODUCTS & TOOLS

SIKA FULL RANGE SOLUTIONS:



LIQUID APPLIED ROOFING



SINGLE PLY ROOFING



BITUMINOUS ROOFING



CONCRETE



CONCRETE REPAIR



STRUCTURAL STRENGTHENING



BUILDING FINISHING



WATERPROOFING



JOINT SEALING



FAÇADES



FLOORING



INDUSTRY



DISTRIBUTION



MODULAR/OFFSITE

WHO WE ARE

Sika Limited and Sika Ireland Limited are part of the global Sika Group, specialising in the manufacture and supply of chemical based products. Sika has a global leading position in the development and production of systems and products for bonding, sealing, damping, reinforcing, and protection in the building sector and motor vehicle industry. Sika has subsidiaries in 102 countries around the world and, in over 400 factories, produces innovative technologies for customers worldwide. In doing so, it plays a crucial role in enabling the transformation of the construction and vehicle industries toward greater environmental compatibility. In 2025, Sika's 33,700 employees generated annual sales of CHF 11.20 billion (£10.35 bn).

In the UK and Ireland, we provide market-leading solutions for building finishing, concrete, waterproofing, roofing, flooring, refurbishment, sealing & bonding, and industry, and have manufacturing sites in Welwyn Garden City, Preston, Leeds, Wishaw, Redditch, Goole and Dublin with 1000 employees and a turnover of more than £306 million.

The information, and, in particular, the recommendations relating to the application and end use of Sika® products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The proprietary rights of third parties must be observed. Please refer to our homepage www.sika.co.uk for our current standard terms & conditions applicable to all orders. Users should always refer to the most recent issue of the Product Data Sheet for the product concerned, copies of which will be supplied on request.



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