

### 1. Parking

353 parking spaces (1:280 sq ft) including 10 car charging points

72 cycle bays and 3 motorcycle bays

### 2. Occupancy

Means of escape 1 person/7 sq m

Internal climate 1 person/10 sq m

Lift provision 1 person/7 sq m

Sanitary provision 1 person/10 sq m  
(60% Male / 60% Female)

### 3. Air Conditioning

Four pipe fan coil air conditioning

Winter 20°C ± 2°C, Summer 24°C ± 2°C

### 4. Planning Module

1.5m

### 5. Structural Grid

9m

### 6. Floor Loadings

Office floors 5.0kN/sqm + 1kN/sqm for partitions

Capacity of supporting columns and foundations limited to equivalent total loading of 2.5kN/m<sup>2</sup> + 0.8kN/m<sup>2</sup> for partitions

Roof plant areas imposed load 5.0kN/sqm

### 7. Key Dimensions

Office floor to floor 3,950mm (Ground 4,850mm)

Raised floor 150mm overall (Ground 180mm)

Office floor to ceiling 2,800mm  
(Ground floor 3,600mm)

Ceiling lighting zone 100mm

Services zone 760mm between the beams

Structure 125mm

### 8. Reception

Quadruple height reception

**Floors:** Large format stone tiles. Service void within floor screed to facilitate introduction of security 'turnstiles' by tenant

**Ceilings:** Emulsion paint on plasterboard with recessed downlighters

### 9. Atrium

Open atrium at ground floor with full height glazing on upper levels

**Roof:** Exposed aluminium structure supporting glazed panels with louvres integrated into the walls at high level

### 10. Lifts

3 x 17 person passenger lifts in reception and 1 x 2,000kg goods and passenger lift provided to the rear core

### 11. Internal Finishes - Offices

**Walls:** Emulsion paint on plasterboard

**Floors:** 600 x 600mm modular fully accessible steel encapsulated raised floor

**Ceilings:** 600 x 600mm fully demountable perforated metal tile with plasterboard margins

**Doors:** Full-height metal framed glass doors to main core; walnut doors to secondary cores and lobbies; satin stainless steel ironmongery to all doors; service and duct doors painted

**Balcony Balustrades:** Frameless toughened laminated glass

**Lighting:** LED lighting

**Blinds:** Installation of recess for tenant to install blinds

### 12. WCs

**Wall and Skirting Finishes:** Painted, plastered or plasterboard walls

**Floor Finishes:** Floor screed with ceramic tiled floor

**Ceiling Finishes:** Plasterboard ceilings with polyester powder-coated access panels in WC cubicles

**Vanity Units:** Solid surface trough basins with wall mounted water saving taps

**Hand Dryers:** Recessed stainless steel combination paper towel dispensers and hand dryers

**Mirrors:** Mirrors to ceiling from vanity unit level and full height mirrors

### 13. Showers and Cycle Changing Facilities

**Shower Facilities:** 4 Shower units to each changing area, with 1 fully accessible shower within the rear core at ground floor (9 showers in total)

**Wall and Skirting Finishes:** Walls to shower cubicles to be tiled with 200 x 200mm module. Painted, plastered or plasterboard walls. Square edged MDF painted skirtings

**Floor Finishes:** Floor screed with vinyl sheet flooring finish throughout

**Ceiling Finishes:** 600 x 600mm fully demountable perforated metal suspended ceiling system with plasterboard margins to the locker rooms. Plasterboard ceilings with polyester powder coated access panels in the shower cubicles only

**72 Lockers:** Dedicated lockers and drying room within changing areas

### 14. External Finishes

**Curtain Walling:** Unitised system of polyester powder-coated Aluminium framing with double glazed solar control glass with external shading to front elevations

**Cladding:** Polyester powder-coated aluminium cladding panels on metal framework to concrete or block walls, aluminium louvres and panels for plant room walls

**Roof:** Glazed atrium roof

**Doors:** Metal framed and glazed polyester powder-coated escape doors