



163
CYCLE
SPACES



4
NEW 21-PERSON
PASSENGER LIFTS

132
LOCKERS



THE SPECIFICATION



OVERVIEW

OCCUPATIONAL LEVELS

The floor plates are built to accommodate 1 person per 10 sq m, with the ability to enhance to 1 person per 8 sq m where required.

AIR CONDITIONING

The offices are heated and cooled by a centralised air conditioning system. The system provides 12 litres per person of fresh air based on 1 person per 8 sq m.

FLOOR TO CEILING HEIGHTS

- Level 8: 2750mm
- Level 7: 3000mm
- Levels 2-6: 2750mm
- Level 1: 2850mm
- Ground offices: 2800mm
- Reception (double height): 7150mm
- Reception (corridor area): 3025mm
- Lower Ground: 2850mm

SUSPENDED CEILING

Office areas will comprise of 750mm square micro-perforated metal ceiling tiles set on a concealed grid.

LIFTS

Four new 21-person (1600kg) passenger lifts will serve all floors. Two 13-person (1000kg) firefighting/goods lifts are provided in the north and south cores.

INTERNAL AREAS

WI-FI

Fully Wi-Fi enabled lounge area will provide scope for additional occupier amenities.

EXTERNAL FINISHES

ROOF AND TERRACE AREAS

The building features six private terraces, providing approximately 6,500 sq ft of external occupier amenity space.

TOILET PROVISION

Male, female and two disabled WCs are provided in the main (west) core on every floor.

CYCLING FACILITIES

Two-tier bicycle racks will provide spaces for up to 163 cycles at basement level, together with lockers for 15 folding bikes.

Shower areas will incorporate seven male and six female showers.

2.75M-3M
FLOOR TO CEILING
HEIGHTS

6
TERRACES

WI-FI
ENABLED
LOUNGE

5
CAR PARKING
SPACES AND
CHARGING POINTS

1
PERSON PER 8 SQ M
(GENERAL OFFICE LAYOUT)

