



BASE SPECIFICATION

FLOORS AND CEILINGS

- 4.9m clear floor to ceiling in reception
- 2.9m clear floor to ceiling on the upper floors
- Up to 4.5m floor to ceiling height on the seventh floor, with large roof terrace
- Raised access floors are 150mm overall (115mm minimum clear void)
- Suspended ceilings with LED lighting

MECHANICAL SERVICES

- VRV heat recovery cooling and heating on all floors and reception
- Four DDA-compliant 13 person passenger lifts
- Occupancy density of 1 to 8 sq.m throughout whole building

WCs & SHOWERS

- Male, female and disabled WCs on each floor
- Changing rooms, showers, male and female toilets, lockers and drying space in the basement

PARKING SPACES AND ACCESS

- 90 car parking spaces, of which 54 at basement level and 36 at ground level, a ratio of 1:952 sq.ft
- 98 cycle spaces
- 10 electric vehicle charging positions in the basement

SUSTAINABILITY TARGETS

- BREEAM 'Excellent' Rating
- 'A' rated EPC
- 25% reduction in CO2 emissions below Building Regulations Part L requirements