

Summary Specification

Population density:

- Occupation of 1:10 per sq m

Key dimensions

- 1.5m planning grid
- All floors 15-18m (varies)

Floors and ceilings

- 200mm (nominal) raised access floor, 160 mm clear void
- Metal ceiling tiles

Lifts

- Two lifts serve basement to second floor inclusive, one lift serves ground to second floor
- One lift with removable internal car protection to act as a goods lift

Air conditioning

- VRF air conditioning system

Mechanical services – performance

- Internal design conditions 23°C +/- 2°C (summer), 21°C +/- 2°C (winter)

Electrical services

- Power supply to the building 1500 kVA
- Small power: 25 w/sq m
- Lighting: Offices 400 lux (target). Daylight dimming & PIR Control
- Central Building Management System (BMS)

WC and shower provision

- 60:60 male/female provision
- Disabled WCs and showers on all floors
- Showers provided in basement with lockers and drying room

Landscaping

- Landscaped terrace and central courtyard
- Extensive private gardens to the rear of the property

Sustainability

- BREEAM 'Excellent' rating
- EPC 'B' rating

Parking spaces and access

- Parking ratio of 1:447 sq ft
- 196 car spaces (152 in secure basement and 44 at grade)
- 48 bike racks
- 12 motorcycle spaces
- 3 electric car spaces and charging points