

TECHNICAL SPECIFICATION

Entrance lobby

- 20mm Terrazzo flooring
- Mesh laminated glass, framed in anodised metal in part
- Bespoke reception desk including horsehair fabric in lacquer finish metal framing panel
- Vertical ribbed timber panels to wall

Office finishes

- Full access raised floor with overall dimension of 85mm with enhanced depth in places to allow services cross-over
- Lacquered finish doors
- Predominantly plaster ceilings
- Flush mounted light fittings providing 400 lux at desktop level

WC accommodation

- Carrara stone vanity units
- Fussili Collection wall tiles
- Aarde Steen Collection 300x200mm floor tiles

Passenger lifts

- 2 x 13 person passenger lifts
- Terrazzo flooring to match entrance hall
- Lacquer finish wall panels incorporating horsehair panels
- Dark stained oak handrails

Air conditioning

- VRF air conditioning
- Small power chilling capacity of 25 watts per square metre
- Offices ventilation equal to a minimum of 1.2l/s/m²

Roof terraces

- Fourth and fifth floors

Cycling and shower facilities

- 32 bike racks, accessed at ground floor level
- 32 Bisley lockers with digital locks incorporated
- 5 showers (2 male, 2 female, 1 accessible)
- Showers to have similar finishes to WC accommodation, with timber benches installed

External glazing

- Hermetically sealed, high performance double glazing with low-E glass to maximise light transmittance and to reduce solar gain sustainably

Approximate floor to ceiling heights

- Fifth floor 2,600mm
- Fourth floor 2,555mm
- Third floor 2,600mm
- Second floor 2,600mm

Note: downstand beams below these dimensions

DDA provision has been incorporated to permit access without restriction

Certification

- A BREEAM rating of 'Very Good' is being targeted
- EPC rating B targeted